

GREATER PANAJI PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg, 1st Floor, Mala Link Road, Panaji Goa – 403001.

Ref: GPPDA/335/TAL/919/2020

Date: 19 FEB 2020

ORDER

(Development Permission under Section 44 of the Town & Country Planning Act, 1974)

TALEIGAO PLANNING AREA

Whereas application has been made by Adarsh Co-operative Housing Society Ltd. for development permission in accordance with the provision of Section 44 of the Goa Town & Country Planning Act, 1974, for Re-development of existing Adarsh Co-operative Housing Society, Swimming Pool & Gymnasium with respect to his/her land zoned as Commercial "C-1" zone in O.D.P and situated at Panaji city bearing Chalta No.5 to 19 & 36 of P.T Sheet No.143 approved sub-division reference number ----- dated -----

And whereas Development charges affixed at ₹ 7,75,977 /- and Infrastructure Tax at ₹ 1,57,13,207/- vide Challan No. Tis-46 dated 03.02.2020 have been paid.

The Planning and Development Authority has granted permission to carry out the development in respect of the property above mentioned subject to the terms and conditions hereinafter stipulated upon receipt of the development charges levied for the said development. The terms and conditions upon which the permission has been granted by the Authority are the following:

- 1) Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
- 2) The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
- 3) The permission shall be revoked if found expedient to such an action under the provision of Section 50 of the Goa Town & Country Planning Act, 1974.
- 4) The Development Permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
- 5) The Developer/applicant should display a signboard of minimum size 1.00 mts. x 0.50 mts. with writing in black colour on white background at the site, as required under the regulations.
- 6) The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968 before the commencement of development/construction as per the permission granted by this order.
- 7) The soak pit shall not be located within a distance of 15.00 mts. from any other well in the plot area/plan.
- 8) The commencement and the completion of the work shall be notified to the Authority in writing in the appropriate forms.
- 9) Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the Licensing Authority.
- 10) Storm water drain should be constructed along the boundary of the affected plot abutting to the road.
- 11) Adequate Utility space for the dustbin, transformer, etc. should be reserved within the plot area. In case of any cutting of sloppy land or filling of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works as per the provision of Section 17(A) of the Goa Town & Country Planning Act, 1974.
- 12) In case of compound wall, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
- 13) The ownership of the property shall be verified by the licensing body before the issuing of the license.

- 14) This Development Permission shall not in any way construed to be a document conforming any or all the following :
- a) Title or interest of the holder of the permission to the relevant land or building or both.
 - b) Boundaries of the relevant site for which permission has been obtained; or
 - c) Any easement thereon or therefrom.
 - d) Structural or engineering safety or the workmanship of the proposed development.
- 15) The building shall be planned, designed & constructed with part IV fire protection of National Building Code of India, firefighting requirement arrangement & installation required in such building shall also conform to the provision of Part IV of fire protection of National Building Code of India & hence NOC from the Chief fire officer, Directorate of fire and emergency service shall have to be obtained before commencement of work.
- 16) The Developer is directed to utilize treated sewage from STP Tonca for their construction activities in view of directions of the Hon'ble NGT in O.A No.148/2016 (M.A.No.686/2017) titled Mahesh Saxena V/S SMDC & Ors in consultation with SIDCGL.
- 17) Necessary compliance to be followed for dust mitigation during the construction & demolition of the building by the developers as per the Environment (Protection) Amendment Rules,2018
- 18) This Development Permission is subjected to the order of the Hon'ble High Court which said "We clarify that any further action, on the basis of impugned plan, will be subject to further order in this Petition. Further, the concerned Authorities to make it clear to the parties, while granting permissions, that such permissions will be subject to further orders in this Petition."
- 19) The construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulations 2010.
- 20) Environmental Clearance Certificate shall be obtained from competent Authority before commencement of the work and a copy of the same shall be submitted to this Authority.
- 21) Proposed Road of 8.00 mts wide as shown in the ODP-2028 of Taleigao Planning Area shall be constructed as per the CPWD specifications within 1 year from the date of construction Licence and the CCP shall give the proposed road alignment.

This permission is issued with reference to the application dated 503/23.10.2019 under Section 44 of Goa Town & Country Planning Act, 1974, from Adarsh Co-operative Housing Society Ltd.

This Permission is valid for three years from the date of issue of construction license, provided the construction license is issued within the period of three years.



(R. K. PANDITA)
MEMBER SECRETARY

To,
Adarsh Co-operative Housing Society Ltd.
Caranzalem, Tiswadi-Goa-403 002

Copy to:

- 1) ~~The Secretary, Village Panehayat,~~ Taleigao Goa-403002.*
- 2) The Commissioner, The Corporation of City of Panaji, Panaji Goa - 403001. *

* Not to issue Occupancy Certificate without submitting Completion Certificate from Greater Panaji Planning and Development Authority.