

GREATER PANAJI PLANNING AND DEVELOPMENT AUTHORITY

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

Ref: GPPDA/187/Tal/1386/2019

Date:

11.8 JAN 2019

ORDER

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

Whereas application has been made by **M/s. Devashri Nirman LLP**, for development permission in accordance with the provision of Section 44 of the Goa Town & Country Planning Act, 1974, for **Proposed Construction of Residential Building Block "A" & "B", Basement parking with Club House, Swimming Pool & Compound Wall (Revised Plan)** with respect to his land zoned as **Commercial "C2" Zone** as per draft O.D.P-2028 and situated at **Taleigao** Village bearing Survey No. **172/15**, approved sub-division reference number ----- dated -----

And whereas Development charges affixed at ₹ **305837/-** and Infrastructure Tax at ₹ **2,62,098/-** vide Challan No. **P-249** dated **22.11.2010** and additional Infrastructure Tax ₹ **5325276/-** paid vide Challan No. **Tis- 63** dated **16.01.2019** 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:

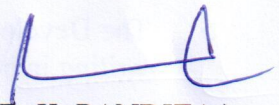
- 1) Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
- 2) The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments 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 Licencing 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 of 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 licence.

- 14) Parking area should be developed as per the specification of P.W.D.
- 15) 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.
- 16) The construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulations 2010.
- 17) 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 & emergency service shall have to be obtained before commencement of work.
- 18) This development permission is issued based on "conversion sanad" obtained from Collector North under No. RB/CNV/TIS/COLL/02/2011 dated 31/08/2015 admeasuring 3132.00 sq.mtr and for the remaining area applicant shall obtained conversion sanad before commencement work of building.
- 19) This Development Permission granted is provisional in nature & will be specifically made subject to ODP-2028 finalized in terms of section 37(1) of the Town & Country Planning Act, as per the legal opinion received which is based on the decision of Authority taken in its 8th meeting.
- 20) The earlier permission issued by NGPDA vide order No. NGPDA/1452/1396/14 dated 13/10/2014 is stand cancelled.

This permission is issued with reference to the application dated **07/12/2018** under Section 44 of Goa Town & Country Planning Act, 1974, from **M/s. Devashri Nirman LLP.**

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




(R. K. PANDITA)
MEMBER SECRETARY

To,
M/s. Devashri Nirman LLP,
7th floor, Dempo Tower,
Patto Panaji Goa.

Copy to:

1) The Secretary, Village Panchayat, Taleigao Goa - 403002*

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

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