



Office of the Village Panchayat

CHICOLNA-BOGMALO

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Ref. No: VP/CB/Final NOC/2021-2022/1007

Date: 27/12/2021

Final N.O.C. for Land Sub- Division.

Final NOC for Land Sub-Division is hereby granted in property bearing Sy. No. 2/1-M, of Chicolna Village in Mormugao Taluka subject to following conditions:-

1. The Final N.O.C. is conveyed for the plots on the basis of the following approvals
 - (i) No. MPDA/10-V-7/2021-22/842 dated 13-08-2021 with the conditions laid on the said approval.
 - (ii) In pursuance to Panchayat Resolution No. VII(15), dtd. 30-11-2021.
2. The Final N.O.C. is issued as per the site plan annexed herewith.
3. Prior permission from the Chief Town Planner, Panaji, shall be obtained in case of further development under Section 17 (A) of the Town & Country Planning Act.
4. Open spaces shall be reserved as per the Approvals in the approved plan.
5. The Roads & Open spaces of the Sub-division is to be handed over to the Panchayat and the same remain as the property of the Panchayat and Developer and other occupant of the plots, in case if any, ceases to hold any rights over the same.
6. In case of any legal dispute, Panchayat shall not hold any liability towards the same, parties concern shall be solely responsible for such disputes if any.
7. This Final N.O.C. stands revoked if any of the above condition is not fulfilled, without giving any prior notice to any of the interested parties thereon.

This bears the Seal of the Office of the Village Panchayat Chicolna Bogmalo.



(Asha S. Mesta)

Secretary

V.P. Chicolna-Bogmalo.

To,
M/S Vishwas Ware Housing & Trading Pvt. Ltd.,
Suvarna Bandekar Building, P.O Box No. 11,
Vasco-da-Gama, Goa.

**MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY,
VASCO DA GAMA, GOA**

Ref. No. MPDA/10-V-7/2021-22/312

Date: 13/08/2021.

DEVELOPMENT PERMISSION

under Section 44 of the Goa Town and Country Planning Act, 1974

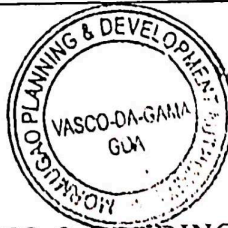
Development permission is hereby granted for carrying out the :-

Land Sub-Division (Final) as per the enclosed approved plans in the property partly zoned as **S-1 zone** in **ODP-2026** and situated at **Chicolna Village**, bearing Survey No. **2/1-M** of approved Sub-division reference No. **MPDA/10-V-7/2018-19/319** dated **09/05/2018** with the following conditions:-

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 and 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 sign board of minimum size 1.00 mtrs. x 0.50 mtrs. with writing in black color on a white background at the site, as required under the regulations.
6. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
7. The Ownership of the property shall be verified by the licensing body before the issuing of the licence.
8. Internal sub-divisional roads and open space has to be maintained to the satisfaction of the Local Authority.
9. Secondary development shall be dealt with the regulations in force i.e. Goa Land Development and Building Regulation, 2010.
10. As regards to complaints, pertaining to encroachments, Judicial orders/directives and other legal issues, the same may be verified and confirmed by the concerned village Panchayat before issuing licence/NOC.
11. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.

12. 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 per the provisions of Section 17(A) of the Goa Town and Country Planning Act, 1974.
13. Road widening area, if any, shall be gifted to the Local Authority.
14. The Applicant should preserve as far as practicable existing trees, where trees are required to be felled, two trees shall be planted for every 100.00 m² or part thereof.
15. The Development Permission is issued based on the provisional water availability certificate issued by the Exe. Engineer, Work Division (IX), PWD vide ref. no. **PWD-IX/2455/270/2019-20 dated 21/01/2020** and NOC issued by the AE, Electricity Department for availability of Power Supply, vide **ref. No. AE-II/VSG/TECH-22/2669/2019-20 dated 05/11/2019**, all the conditions laid in the above NOC shall be strictly adhere to.
16. This NOC is issued based on the Conversion Sanad obtained by the Applicant vide **Ref. No COL/SG/CONV/42/2012/10925 dt 19/10/2012**, Sanctioned for housing purpose with permissible F.A.R 50% and accordingly F.A.R will be restricted to 50% at the time of secondary development within the said Sub-divided plots.
17. Applicant shall dispose its construction debris at his/her own land and/or the same shall be taken to the designated site as per the disposal plan given by the applicant in the Affidavit to be produced to the Village Panchayat.
18. Completion certificate is issued by Orty Soares Architect Reg. no. **AR/0032/2010 dated 22/04/2019**.
20. Structural Stability Certificate is issued by Engg. Prakash Parabhakar Samant **Dt. 29/05/2019 reg no. ER/0012/2010**.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED **21/01/2020** UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974 FROM **M/S VISHWAS WARE HOUSING & TRADING PVT LTD.**



(K Ashok Kumar)
MEMBER SECRETARY

To,

M/S VISHWAS WARE HOUSING & TRADING PVT LTD,
Suvarna Bandekar Building, P.O Box No. 11
Vasco-da-Gama, Goa

Copy to: (a) The Sarpanch, V.P. of Chicolna-Bogmalo, Bogmaol, Mormugao-Goa.

PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN