

# NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1<sup>st</sup> floor, Mala Link Road,  
PANAJI-GOA

Ref. No. NGPDA/1762/ 1327 /15

Date: 15 JUL 2015

## ORDER

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

Whereas an application has been made by **M/s. Vaastu Estate Developers**, for development permission in accordance with the provision of section 44 of the Goa Town & Country Planning Act 1974 for **construction of Residential Building Block 2 and construction of Commercial building block 1A (Revision) with** respect to his land zoned as **Settlement S-2 Zone** in O.D.P./Zoning Plan/Regional plan and situated at **Panaji City bearing Chalta Number 8, 8-A & 15 P.T.Sheet Number 12** approved sub-division reference number No. ---- dated--

And whereas, a Development charge affixed at **Rs. 37,629/- and Infrastructure Tax of Rs. 7,82,582/- vide Challan No. P- 73 dated 29/10/2013 and Rs. 2, 61,800/- vide Challan No. P-25 dated 29/06/2015** has 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 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 signboard of minimum size 1.00 mts x 0.50 mts with writing in black colour on a 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 any development/construction as per the permission granted by this order.
- 7) The soak pit shall not be located within a distance of 15 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.

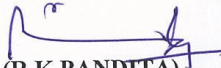
- 9) Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the Licencing Authority.
- 10) Storm water drain should be constructed along the boundary of the affected plot abutting to the road.
- 11) **Adequate utility space for the dust bin, transformer, etc. should be reserved within the plot area. In case of any cutting 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 and Country Planning Act,1974**
- 12) In case of compound wall the gate 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 licencing body before the issuing of the Licence.
- 14) 1) 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.
- 15) The permission has been granted as per the approved plans hereby annexed.
- 16) Condition laid down in the earlier development permission order vide No. NGPDA/1762/1951/2013 dated. 31/10/2013 shall be strictly adhere too.
- 17) **The Construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulation 2010**

This permission is issued with reference to the application dated **06/01/2015** under Section 44 of the Goa Town and Country Planning Act, 1974, from **M/s. Vaastu Estate Developers,**

**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**

To,  
M/s. Vaastu Estate Developers,  
A-10, La Campala Colony,  
Behind Magsons Supercentre,  
Miramar Goa-403001.



  
(R.K.PANDITA)  
MEMBER SECRETARY

Copy to:

- The Commissioner, The Corporation of City of Panaji, Panaji Goa 403001**
- \* **Not to issue Occupancy Certificate without submitting Completion Certificate from North Goa Planning and Development Authority.**

at

No.RB/CNV/TIS/AC-II/37/2012

Government of Goa,  
Office of the Collector,  
North Goa District,  
Panaji – Goa.

Dated :- 7/07/2014

**Read:Application dated 21/11/2012, from Vaastu Estate Developers, A.10 La Campala Colony, Miramar,Tiswadi – Goa through its Partner Shri. Sunil Morajkar.**

**SANAD  
SCHEDULE-II**

( See Rule 7 of the Goa,Daman and Diu Land Revenue (Conversion of use of land and non-agricultural Assessment ) Rules, 1969).

Whereas an application has been made to the Collector of North Goa (Hereinafter referred to as "the Collector" which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under section 32 of the Goa, Daman and Diu Land Revenue Code,1968 (hereinafter referred to as 'the said code which expression shall, where the context so admits include the rules and orders thereunder) **Vaastu Estate Developers**, being the occupants of the plot registered under **P.T.Sheet No. 12, Chalta No. 8** known as - Situated at **Panaji City, Tiswadi Taluka** (hereinafter referred to as "the applicants, which expression shall, where the context so admits include his/her heirs,executors,administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part **P.T.Sheet No.12, Chalta No.8, admeasuring 6242.00 Square Metres** be the same a little more or less for the purpose of **Residential Purpose**.

Now,this is to certify that the permission to use for the said plots is hereby granted, subject, to the provisions of the said code, and rules thereunder, and on the following conditions,namely:-

1. **Levelling and clearing of the land**-The applicants shall be bound to level and clear the land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted to prevent insanitary conditions.

2. **Assessment** – The Applicants shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules there under with effect from the date of this sanad.

3. **Use** – The applicants shall not use the said land and building erected or to be erected thereon for any purpose other than **Residential use**, without the previous sanction of the Collector.

4. **Liability for rates** – The applicants shall pay all taxes, rates and cesses leviable on the said land.

5. **Penalty clause** – (a) if the applicants contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicants may be liable under the provisions of the said Code continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(b) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

6.a)The Information, if any,furnished by the applicant for obtaining the Sanad is found to be false at later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the Construction/Development carried out shall be at the cost and risk of the applicants.

c) The necessary road widening set-back to be maintained before any development in the land.

d) Traditional access passing through the plot, if any, shall be maintained.

e) No trees shall be cut except with prior permission of the competent authority.



7. Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.

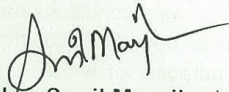
APPENDIX - I


Sr. No.	Length and		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
	North to South	East to West			North	South	East	West	
1	1	2	3	4	5				6
1	182.80 Mts.	66.70 Mts.	6242.00 Sq.mts	8(Part)/12	7/12 9/12 ROAD	Village Chimbel 7/12	6/12, 59/12, 74/12, 17/12	Road 9/12, 18/12, 19/12, 22/12	NIL
				City: Panaji Taluka: Tiswadi					

Remarks:-

1. The applicant has paid conversion fees of Rs1123560.00/- (Rupees Eleven Lakhs Twenty Three Thousand Five Hundred Sixty Only) vide receipt No. CN04022014794 dated 04/02/2014.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Tiswadi vide his report No. TIS/7760/PNJ/TCP/13/879 dated 07/06/2013.
3. The development/construction in the plot shall be governed as per rules in force.
4. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.

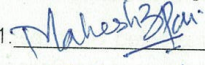
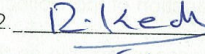
In witness whereof the **ADDITIONAL COLLECTOR - II** North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and **Shri. Sunil Morajkar, Partner of Vaastu Estate Developers** also hereunto set his hands this 7<sup>th</sup> day of July, 2014.

  
(**Shri. Sunil Morajkar**)  
Partner/Authorised Signatory

  
(**S. P. M. Surkar**)  
Additional Collector-II



Signature and Designation of Witnesses

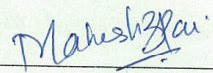
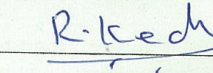
1.  **Mahesh Pai Venenkar**
2.  **R. Kedh Rajendra B. Kedhkar.**

Complete address of Witnesses

1. Kamat Harmony, 102, Bldg 1, St Inez
2. H.No. E/A/155B, Ambedkar - Vercy  
Barddez - Goa



We declare that **Shri. Sunil Morajkar** has signed this Sanad is, to our personal knowledge, the person he/she represents himself to be, and that he/She has affixed his/her signature hereto in our presence.

1. 
2. 

To,

1. The Town Planner, Town and Country Planning Department Panaji
2. The Mamlatdar of Tiswadi Taluka.
3. The Inspector of Survey and Land Records, Panaji.
4. The Commissioner, Corporation of City of Panaji.