MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY,
VASCO DA GAMA, GOA

Ref. No.MPDA/9-S-235/2020-21/432 Date: 31st August, 2020

DEVELOPMENT PERMISSION
under Section 44 of the GoaTown and Country Planning Act, 1974

Development permission is hereby granted for carrying out the :-

Amalgamation and Land Sub-Division (Provisional) as per the enclosed approved plans in the property zoned as partly **S-2** Zone and partly **A-2** zone in **ODP-2026** and situated at **Dabolim** Village bearing Survey No. **9/4-F and 9/4-G** 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.

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12. Adequate Utility spacefor 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 per the provisions of Section 17(A) of the Goa Town and Country Planning Act, 1974.

13. Road within sub-division shall be of water bound Macadem with a asphalt topping and shall follow the relevant PWD specifications.
14. All drains should have adequate slope to facilitate surface water drainage effectively and cross drainage has to be provided wherever necessary.
15. All drains should be constructed lined, cemented and finished as per PWD specifications.
16. All plots and open spaces shall be clearly demarcated with permanent boundary stones fixed at all corners.
17. All road corners should be worked out in a smooth curve of 3.00 mts. radius for roads upto 10.00 R/W.
18. Road widening area shall be gifted to the Local Authority.
19. NOC from Electricity Department, NOC from PWD for water connection has to be obtained before applying for Final NOC.
20. The Development in any plot of land shall be such as to preserve, as far as practicable, existing trees. Where trees are required to be felled, two trees shall be planted for every tree felled.
21. Every plot of land shall have at least one tree for every 100 m2 or part thereof, of the plot area. Where the number of existing trees in the plot is less than the above prescribed standards, additional trees shall be planted.
22. NOC from Forest Department has to be submitted before applying for Final NOC, so as to ascertain the Forest Line/Area.
23. Conversion Sanad has been obtained vide Ref. No. AC-II/MOR/SG/CONV/38/2020/8258 dated 13/7/2020 and vide Ref. No. AC-II/MOR/SG/CONV/37/2020/8259 dated 13/7/2020
23. 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 Municipal Council.

An Engineer who issued Structural Liability certificate is **Engg. Mr. Deepak Ghorpade dated 13/05/2020 Reg. No. SE/0014/2010.**

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 14/05/2020 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974 FROM **SHANTILAL REAL ESTATE SERVICES.**

THIS PERMISSION IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF THIS PERMISSION.

TOWN & COUNTRY PLANNING & DEVELOPMENT AUTHORITY VASCO-DA-GAMA GOA

(K. Ashok Kumar)
MEMBER SECRETARY

To,

Shantilal Real Estate Services,
301, Anand Trade Centre,
Next to MMC Building,
Vasco da Gama, Goa.

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

PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN

Ssm/-