MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY

Commerce Centre, 2nd Floor,
VASCO DA GAMA, GOA

Ref. No. MPDA/1-R-221/2021-22/996 Date: 23/09/2021

DEVELOPMENT PERMISSION

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

Development permission is hereby granted for carrying out the construction of **Multi-Family Dwelling Unit & Compound Wall** as per the enclosed approved plans in the property zoned as ' **C-1** ' Zone in **ODP-2026** and situated at **Vasco City, Mormugao Taluka** bearing **Chalta No.7 (Part) and 8 of P.T.S No.86** on 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. in writing in black color on a white background at the site, as required under the Regulations.

6. The soak pit should not be located within a distance of 15.00 mtrs. from any other existing well in the plot area/plan.

7. The commencement and the completion of the work shall be notified to the Authority in writing in appropriate forms.

8. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing Authority.

9. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.

10. Adequate Utility space for the dustbin, transformer, etc. should be reserved within the plot area.

11. 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 provisions of Section 17-A of the Goa Town and Country Planning Act, 1974.

12. The Ownership of the property shall be verified by the licencing body before the issuing of the licence.

13. The 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.

14. The construction shall be strictly as per the provision of the Goa Land Development and Building Construction Regulation, 2010.

15. 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 m^2 or part thereof.

16. 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 Municipality.

17. (1) Where a low or medium voltage (voltage upto 650 volts) overhead line passes above or adjacent to or terminates on any structure, the minimum clearance from any accessible point on the basis of maximum sag shall be observed:

a) For any flat roof, open balcony, verandah and lean to roof:
   i) Vertical clearance of 2.439 meters from the highest point when line passes over the structure
   ii) Horizontal clearance of 1.219 meters from the nearest point when line passes adjacent the structure.

b) For pitched roof:
   i) Vertical clearance of 2.439 meters immediately under the lines when line passes over the structure
   ii) Horizontal clearance of 1.219 meters from the nearest point when line passes adjacent the structure.

(2) Where a High or Extra- High voltage(11 KV and above) overhead line passes above or adjacent to a structure it shall have on the basis of maximum sag, a vertical clearance above the highest part of the building immediately under such line, of not less than:
   a) for voltage level 11 KV upto 33 KV-3.658 meters
   b) for voltage level above 33 KV-3.658 mets+ 0.305 mtrs for every additional 33KV or part thereof.

18. An adequate opening at the bottom of the compound wall shall be kept, so that no cross drainage is blocked for the free flow of water, so as to avoid the stagnation of water in whatever form.

19. The gates shall open inwards only and Traditional access and natural water drain if any passing through the property shall not be blocked and to be maintained to the satisfaction of the local Authority.

20. Basement to be used for Parking Only.

21. Stilt Parking to be used for Parking only and shall not be enclosed at any point of time.

22. Infrastructure Tax Paid Vide. Ch. No.IT/31 Dated:09/09/2021 Rs.18,27,112/- (Eighteen Lakh Twenty Seven Thousand One Hundred and Twelve Only)

23. The Applicant has obtained NOC from the Flag Officer Commanding, Goa Naval Area, for the height clearance vide No. 46/210/1/2020/110 dated 23/03/2021.

24. The Applicant has obtained Conversion Sanad vide Ref. No. AC-II/MOR/SG/CONV/36/2021/8547 Dated 30/07/2021.

25. Structural Liability certificate issued on 03/08/2021 by Eng. Abhay U.Kunkolienkar, Reg. No. SE/0013/2010.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED: 19/11/2018 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, TO MR.RIZWAN SHAIKH.

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.

(K.Ashok Kumar)
MEMBER SECRETARY

MORMUGAO PLANNING & DEVELOPMENT AUTHORITY
VASCO-DA-GAMA
GOA

To,
Mr.Rizwan Shaikh
H.No.118, Ranghavi Estate,
Post Dabolim, South Goa.

Copy to:-
1. The Chief Officer, MMC, Mormugao, Goa.
2. O/c.
3. Guard file.

Sdl/-