

MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY
VASCO DA GAMA, GOA

Ref. No. MPDA/5-S-84/2015-16/ **763**

Date: **03rd** /09/2015

DEVELOPMENT PERMISSION

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

Development permission is hereby granted for carrying out the –

*(a) Construction of Building : **Commercial/Residential Building, Swimming Pool and Compound Wall.**

*(b) Change of use of (building/Land) Commercial/Residential Building, Swimming Pool and Compound Wall as per the enclosed approved plans in the property zoned as 'C-1' Zone in **ODP/CDP/Regional Plan** and situated at **Chicalim Village, Mormugao Goa** bearing **Sy. No. 9/1-A** of approved Development Permission reference No. --- dated --- 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 is issued having regards to Section 44(4)(i)(ii)(iii)(iv), Section 42, Section 55 and Section 134 of TCP Act, 1974.
5. The Development Permission will not entitle the Applicant for making/ laying any claim on water and any other connection from the Government of Goa.
6. 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.
7. 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.
8. The soak pit should not be located within a distance of 15.00 mtrs. from any other existing well in the plot area/plan.
9. The commencement and the completion of the work shall be notified to the Authority in writing in appropriate forms.
10. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing Authority.
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 as per the provisions of Section 17(A) of the Goa Town and Country Planning Act, 1974.
13. Construction shall be done strictly as per the plans approved.
14. All set backs shown in the site plan has to be strictly maintained.

15. Permission from Chief Town Planner, Govt. of Goa shall be obtained before commencement of work in case of any hill cutting or slopy land having gradient of 1:10 or more and filling of any low lying land below 50cm. or more from adjoining ground level as per provision of section 17(A) of Town & Country Planning Act.
16. Traditional access and natural water drain if any passing through the property shall not be blocked and to be maintained to the satisfaction of local Authority.
17. Trees if any shall be cut with prior permission from concerned Authority.
18. If HT/LT electric lines are passing through the property, NOC from Electricity Dept. shall be obtained, prior to putting the foundation of construction, demarcation of road alignment in case of sub-division of plots.
19. Licencing Authority should confirm the ownership documents prior to issue of construction licence.
20. In case of hirise building, NOC from the Directorate of 'Fire Fighting Services' to be obtained by the applicant & produced along with application for Completion certificate to this Authority.
21. If the area is falling within the Funnel zone, NOC from the Civil Aviation Authority may be obtained and produced at the time of applying for Completion certificate.
22. 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.

Applicant has paid the infrastructure tax for an amount o Rs. 1,14,54,216/- (Rupees one crore fourteen lakhs fifty four thousand two hundred and sixteen only) vide challan no. 2015-16/33 dated 31/08/2015

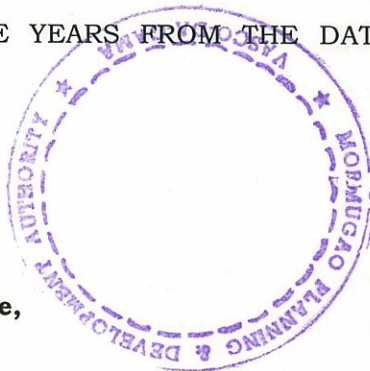
An Engineer who designs the RCC structure of the project proponent is liable for structural designs and stability of the project, structural liability certificate issued by **Engg. Dinesh S. Madali, dated 10/8/2015 Reg. No. TCP/ER/0010/2012.**

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 12/08/2015 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, FOR **M/S SHANTILAL REAL ESTATE SERVICES POA HOLDER MR. ANAND CHANDRA BOSE.**

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

To,

**M/s Shantilal Real Estate Services,
POA Holder Mr. Anand Chandra Bose,
11-12, Apna Bazaar, 1st Floor,
Vasco da Gama Goa.**



(Vertika Dagur)
Member Secretary

Copy to: (a)*The Town Planner, Town & Country Planning Dept, Mormugao Goa, for information.
(b)*The Sarpanch, V.P. Chicalim, Chicalim, Mormugao, Goa, for information.

PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN