

From,

1. Dr. Alvaro Alberto Mousinho De Noronha Ferreira,
 2. Maria Satya Dora Peres e Costa Ferreira
 3. Antonio Rui Diogenes De Noronha E Ferreira,
 4. Maria Julia Gomes Medeiros De Noronha Ferreira,
- C/o Dr. Alvaro De Noronha Ferreira,
La Campala Colony, Miramar,
Panjim – Goa.
12/04/2017

To,

The Member Secretary,

South-Goa Planning & Development Authority,

Margao, Salcete-Goa.

Sir,



In continuity to my development application (revisions to earlier approved plans SGPDA/P/5548/1039/15-16, dated 14/09/2015) inwarded on 13/10/2016, in the site or plot of land bearing **Chalta No.4, 5 & 9 (Amalgamated) of P.T.Sheet No. 92 of City Survey, Margao – Goa**, currently pending before the Authority, we now propose addition of building No.03 and hereby enclose the amended Plans with the necessary questionnaires.

Particular of proposed Construction: - **Proposed construction of Residential and Commercial buildings on Amalgamated plot bearing Chalta No.4, 5 & 9 of P.T.Sheet No. 92 of Margao city (Building 01,02&03).**

I/we forward herewith the following:-

1. A. Drawing Sheet No. 01:

Site Plan, Location Plan & Area Statement dt 10/04/2017..... 2Copies

B. Drawing Sheet No. 03:

Detailed floor Plans & Area Line Diagram (Bldg 01)12/10/2016..... 2Copies

C. Drawing Sheet No. 04:

Detailed Floor Plans floor & Area Line (Diagram Bldg 02)12/10/2016..... 2Copies

D. Drawing Sheet No. 05:

Detailed Plan of Basement 01, 02 & Area Line Diagram dt 10/04/2017..... 2Copies

E. Drawing Sheet No. 06:

Ground floor plan Bldg 03 & Area Line Diagram dt 10/04/2017..... 2Copies

F. Drawing Sheet No. 07:

First floor plan Bldg 03 & Area Line Diagram dt 10/04/2017..... 2Copies



E. Drawing Sheet No. 08:

Detailed Plan of Typical Second, Third, Fourth & Fifth floor & Area Line Diagram dt 10/04/2017

..... 2Copies

2. Documents duly Authenticated / Signed as prescribed:

(a) Questionnaire (ammended)..... 2Copies

(b) Survey Plan

(c) Copy of Index of land (Form -III/I & XIV/ Form-B/D

Note: Item b & c were enclosed earlier with the application dated 13/10/2016 pending before the Authority.

(d) Structural Liability Certificate from the Engineer responsible for the Structural Design of the Project...1Copy

(e) Affidavit from the Owner

(f) Conversion Sanad / Application for recommended for Conversion

(g) Power of Attorney

Note: Item e, f & g were enclosed earlier with the application dated 13/10/2016 pending before the Authority.

I request that the proposed development may be approved and that development permission may be accorded.

Yours faithfully,

Signature of Applicant



Signature of the Architect



ARMINIO BIBEIRO DE SANTANA
ARCHITECT
H. No- 161, Opp. St. Sebastian Chapel, Fontainhas,
Panjim-Goa Ph.: (0) 2226837 (R) 2424042
Reg. No. AR/0016/2010

**South Goa Planning &
Development Authority**



Ph: 2731781

Ph: 2714495

4th Floor, D Wing, Osia Commercial Arcade,
Near S.G.P.D.A. Market Complex, MARGAO - GOA.

Ref.: SGPDA/P/ 5548/1000/17-18

Date: 06/10/2017

**Development Permission under Section 44 of the
Goa Town and Country Planning Act, 1974.**

Development permission is hereby granted for carrying out the

- * ~~(a) Land sub-division (Provisional/Final)~~
- * **(b) Construction of building no. 3 and revised building no. 01 & 02**
- * ~~(c) Construction of compound wall~~
- * ~~(d) Change of use of (building/Land)~~ as per the enclosed approved plans in the property zoned as **Partly S - 1 & Partly C - 2** zone in ODP and situated at **Gogal, Margao** Town bearing Chalta No. **4, 5 & 9** of PTS No. **92** of approved sub-division reference no/development permission no. **SGPDA/P/5548/1039/15-16** date **14/09/2015** 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 1.00mts x 0.50mts 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 should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
8. The commencement and the completion of the work shall be notified to the Authority in writing in appropriate forms.
9. Completion Certificate has to be obtained from this Authority before applying for Occupancy certificate from the licensing Authority.
10. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
11. Adequate Utility space for the dustbin, Transformer etc. should be reserved within the plot area.

12. The applicant/occupier of any hilly or sloppy land or any low-lying land shall by himself or through his servants or agents or any other person, shall not undertake the work of cutting of any hilly or sloppy land or filling up of any low-lying land before the commencement of the work, without obtaining the prior permission as required under section 17(A) of the Goa TCP Act, 1974.
13. In case of compound wall, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
14. The ownership of the property shall be verified by the licensing body before the issuing of the licence.
15. The road widening area shall be gifted to MMC/local Authority before applying for completion certificate in case the same is utilized for F.A.R.
16. The setbacks, coverage & F.A.R shall be strictly maintained as per approved plans & as per rules in force.
17. All the areas shown as stilt parking shall be kept open and shall not be covered by any means at any point of time.
18. The structure that is shown for demolition shall be demolished before applying for completion certificate.
19. The tenancy/mundkarial right if any shall be protected as per Tenancy Act/prevaling rules.
20. The incorporation of "Rain Water Harvesting" is mandatory and building shall be planned, designed and constructed with provisions for "Rain Water Harvesting" as per guidelines issued by government.
21. Minimum 15% open space will have to be strictly maintained exclusively for recreational use.
22. The building shall be planned, designed and constructed with barrier free access and non-discriminatory access as required under Section 44, 45 and 46 of "The Persons with Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995 (in case of public buildings.)
23. The building shall be designed & constructed in accordance with Part IV of the Fire Protection of National Building Code of India. The provisions of firefighting requirements, arrangements and installations such as Fire escape staircase shall be mandatory for high rise buildings and NOC from Fire Department shall be obtained for high rise buildings.
24. Sufficient arrangement shall be made within the plot itself for collection and onward disposal/treatment of the garbage and that proper arrangement should also be made for segregation of biodegradable waste and non-biodegradable waste caused by the residential/commercial activities in the plot and the same shall be treated within the plot by creating adequate waste/garbage treatment facilities like vermi-compost etc. such that the same shall not be detrimental to the surrounding residential area by emission of smoke, noise, offensive odour or harmful waste. This arrangement shall be made available from hygiene point of view. This arrangement/composting unit shall be developed and made available on site as per directives issued by Hon'ble high court.

25. The access to the rear shall be kept free from all obstructions at all times.
26. 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.
27. This development permission shall not in any way construed to be a document confirming any or all of the following:
 - i) Title or interest of the holder of the permission to be the relevant land or building or both.
 - ii) Boundaries of the relevant site for which permission has been obtained or.
 - iii) Any easement thereon or there from.
28. Adequate care shall be taken so as to make available the parking provision as approved and it shall be seen that the proposed development does not create any traffic congestion by virtue of parking of vehicles along the public roads.
29. Parking of vehicles shall be strictly carried out as per provision shown in basement and stilt and the entire parking arrangement shown on the plan shall be strictly developed and made available on site inclusive of all the entry, exit points, ramps with required gradient etc. complete and free from any obstruction/hindrances of any type which may in any reduce the parking availability.
30. In case of any area acquired by any government/other depts. adjoining the property or through the property the same shall be duly verified and confirmed with the concerned acquiring department before commencement of work.
31. All drains existing on the site shall be strictly maintained with dimensions in width and depth as per the site conditions and as per prevailing storm water flow during monsoons at the time of filling the land in question.
32. No openings of any type shall be allowed along the dead wall and at no stage the rainwater from sloping roof or otherwise shall flow into adjacent property.
33. The road widening area shall be properly developed along with the gutter constructed before applying for completion/occupancy certificate.
34. The development has to be strictly carried out in accordance with the provisions of the Goa Land Development and Building Construction Regulations 2010.
35. This development permission has been issued based on the provisions of finally notified ODP of Margao, which is in force and as per the provisions of Section 44(4) of the TCP Act, 1974.
36. All the condition shall be strictly followed as per earlier order dated 14/09/2015, 27/09/2004 and 30/09/2002.
37. The parking spaces shown on the site plan shall be effectively developed and made available on the site.
38. The internal roads shall be developed as per the P.W.D specification.

39. The organised open space shall be effectively developed and made available for recreational purpose.

40. Necessary provision of space for a dustbin/space for electric transformer/dust-bin have to be maintained as shown in the site plan.

41. The provision for telephone connection has to be made for each units in order to avoid drawing of open telephonic line.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 12/04/2017 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT 1974, FROM SHRI/SMT DR. ALVARO NORONHA FERREIRA & OTHERS

THIS PERMISSION IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF THIS PERMISSION FOR BUILDING NO. 03 ONLY AND BUILDING NO. 01 & 02 IS VALID UP TO 13/09/2018

(K. Ashok Kumar)
Member Secretary

To,
Dr Alvaro Alberto Mousinho De Noronha Ferreira & Others,
La Campala Colony,
Miramar,
Panjim – Goa.

Copy to: (a) Chief Town Planner, Town & Country Planning Dept., Panaji
(b) Chief Officer, Margao/Ponda Municipal Council, Margao/Ponda

PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN.

Dated:- 31/10/2017

No. UHC/NOC/17-18/1496

The Chief Officer,
Margao Municipal Council,
Margao- Goa.

NO OBJECTION CERTIFICATE

Report of Health Officer from Sanitation Point of View for construction of Residential and Commercial Building (building 1, 2 & 3) in Chalta No: 4, 5 & 9 of P.T.S. No 92. Ref: SGPDA/P/ 5548/1000/17-18 dated 06/10/2017 of Mr Alvaro Alberto Mousinho De Noronha Ferreira. Ref Application No. 1211 Dtd: 11/10/2017 of Mr Alvaro Alberto Mousinho De Noronha Ferreira. This is to certify that the Health Officer along with the Sanitary Inspector has inspected the site of the construction of Residential and Commercial Building (building 1, 2 & 3) in Chalta No: 4, 5 & 9 of P.T.S. No 92 at Gogol, Margao-Goa and this office No Objection for the construction from the sanitary point of view as under:-

- a) No. of unit for residential:- 3
- b) No. of unit for commercial:- 3
- c) Total:- -
- d) Size of the septic tank & soak pit :-
for the above person.
- e) Whether the septic tank/Soak pit :-
has been shown on the plan. So at
which site
- f) Whether the size of the Septic tank/ :-
Soak pit is adequate to the above
unit and persons, if not what should
be the size
- g) Whether the drains in the complex:-
have been properly shown to discharge
of rain water
- h) Whether there is any possibility of :-
contaminating the water by the near
by wells due to the construction of
septic tank Soak pit.

connected to sewage line

yes

No

The Applicant/ Builder shall further observe the following conditions: -

- 1) The Applicant/ Builder should ensure that all the labourers posses cards and the same should be renewed every three months. No labour shall be engaged by the Contractor/ Builder at the construction sites unless he/she has a Health Card.
- 2) The soak pit of the septic tank should be constructed at minimum distance of 15.00meters away from any well, whose water is used for domestic purpose or for providing water.
- 3) The N.O.C. shall be revoked if the construction of the Septic tank/ Soak pit drainage system of the building as not existing as per the approved plans.
- 4) The Applicant should construct a separate soak pit in order to absorb in the sullage water from Kitchen and other non sewage sources.
- 5) Accumulation of water shall be prevented in pits in around the site so as to avoid breeding of Mosquitoes.
- 6) The Builder/ Contractor etc. to take adequate anti- larval measures at to construction sites in consultation with the concerned Health officer.
- 7) N.O.C. from this Authority be obtained before issuing Occupancy Certificate.
- 8) The N.O.C. Certificate issued is liable to be withdrawn is conditions stipulated above are not complied with.
- 9) Temephos (Abate/Nolar) mixing proportion 2.5ml in 10 lit of water to be sprayed once in 7 days.
- 10) Board should be displayed with builder name & contact no., Municipal License No./ Health NOC No., SPDA Order/ License No.



Arkanangel
Health Officer.

Copy to.

- ✓ 1. Mr Alvaro Alberto Mousinho De Noronha Ferreira, La Campala Colony, Miramar, Panaji-Goa.
2. The Dy. Labour Commissioner, South Goa.

HEALTH OFFICER
URBAN HEALTH CENTRE
MARGAO