

**South Goa Planning &
Development Authority**



Ph:2731781

2714495

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

Ref.: SGPDA/P/2985/49/21-22

Date:- 14/06/2021

**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 building B-6 (fresh Development Permission)** as per the enclosed approved plan in the property zoned as **Settlement S-1** in **O.D.P. 2028** Ponda and situated at **Ponda** bearing **Survey No. 209/1-A** approved sub-division Development Permission 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 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 color 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. The Ownership of the property shall be verified by the licensing body before the issuing of occupancy licence.
12. The setbacks, coverage & F.A. R shall be strictly maintained as per approved plans & as per regulations in force.
13. All the areas shown as stilt parking shall be kept open and shall not be covered by any means at any point of time.
14. The access to the rear shall be kept free from all obstructions at all times.
15. This development permission shall not in any way construed to be a document confirming any cession of the following:
 - i) Title or interest of the holder of the permission to 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.
16. 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 of the land in question.
17. No openings of any type shall be allowed along the dead wall and at no stage the rainwater from a sloping roof or otherwise shall flow into adjacent property.
18. The road widening area shall be properly developed along with the gutter constructed before applying for completion./occupancy certificate.
19. The owner shall take all precautionary measures to ensure that no damage is caused to the adjoining buildings while carrying out proposed construction.
20. Applicant shall dispose the construction debris at his/her own level 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 Corporation/ Municipal Council (as the case may be).
21. Trees if any shall be cut with prior permission of the concerned Authority.
22. The development has to be strictly carried out in accordance with the provisions of the Goa Land Use, Development and Building Construction Regulations 2010.
23. This development permission has been issued based on the provisions of finally notified OD/OC of Ponda which is in force and as per the provisions of Section 44(4) of the TCP Act, 1974.

24. This Development Permission is issued based on the past commitment of this Authority in granting Development Permission vide No. SGPDA/P/2985/32/15-16 dtd. 20/04/2015 and mentioned all the conditions therein should be strictly followed.

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 Engineer Mr. Olavo Carvalho, dated 15/12/2020 Reg. No. SE0015/2010.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 16/03/2021 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT 1974, FROM M/s. Maharudra Real Estates.

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. Maharudra Real Estates.
Khadpabandh, Ponda- Goa.


(Vertika Dagur)
Member Secretary

Copy to: Chief Officer, Ponda Municipal Council, Ponda

PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN.

VOTING IS OUR DUTY, VOTE WITHOUT FEAR.