

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

Ref.: SGPDA/P/5332/ 429 /21-22

Date: 17/08/2021

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

Development permission is hereby granted for carrying out the revision of site plan earlier approved vide no. SGPDA/P/5332/1065/19-20 dated 24-10-2019. In the amalgamated properties as per the enclosed approved plans in the property zoned as Commercial C-2 Zone in ODP-2028 and situated at Margao Town bearing Chalta No. 18,21, 25, 41 & 51 of P. T. Sheet No. 289 & 290 with the following conditions: -

1. 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.
2. 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.
3. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
4. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
5. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
6. Adequate Utility space for the dustbin, Transformer etc. should be reserved within the plot area.
7. 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.
8. In case of compound wall, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
9. The ownership of the property shall be verified by the licensing body before the issuing of the licence.
10. 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.
11. The setbacks, coverage & F.A.R shall be strictly maintained as per approved plans & as per rules in force.
12. All the areas shown as stilt parking shall be kept open and shall not be covered by any means at any point of time.
13. The structure that is shown for demolition shall be demolished before applying for completion certificate.
14. The tenancy/mundkarial right if any shall be protected as per Tenancy Act/prevaling rules.
15. 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.

16. Minimum 15% open space will have to be strictly maintained exclusively for recreational use.
17. 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.)
18. 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.
19. 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.
20. The access to the rear shall be kept free from all obstructions at all times.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. The owner shall take all precautionary measures to ensure that no damage is caused to the adjoining building while carrying out proposed Construction.
29. 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/Village Panchayat (as the case may be).
30. 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.

31. As per order dated 17.02.2020 passed in PIL W.P. 65/2019 the development permission is granted subject to further order in this petition.
32. NOC/Clearance from the Directorate of Fire and Emergency Services shall be insisted before issuing the construction license by the local bodies.
33. The development has to be strictly carried out in accordance with the provisions of the Goa Land Development and Building Construction Regulations 2010.
34. 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.
35. This development permission is only limited to revision of site plan and area statement earlier approved vide no. SGPDA/P/5332/1065/19-20 dated 24.10.19, in view of amalgamation of property under reference with adjacent properties bearing Chalta No. 18, 21, 25, 41 & 51 of P. T. Sheet No. 289 & 290 allowed by this office vide no. SGPDA/P/5332/360/21-22 dated 23.07.2021.
36. This Development Permission has been issued based on the submission of Affidavit dated 03.07.2021 by applicant having registration no. 4029/2021 executed before notary Sandeep B. Dessai from Margao, on stating that the developer/owner did not sold any residential units and commercial shops from the already constructed building in Chalta no. 18 & 41 of PTS No. 290 & 289 and the ownership is still with developer/owner. The Margao Municipal Council shall verify the ownership before issuing licence.
37. The access shown to the mundearial houses within the amalgamated properties should be strictly maintained as shown in the amalgamation plan.
38. The open spaces as shown in the revised site plan shall have to be strictly maintained and should not be altered without prior permission of this Authority.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 27-07-2021 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT 1974, FROM Swapna Developers.

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 Swapna Developers,
Osia Commercial Arcade,
SGPDA Market, Margao-Goa.



(Ranjit M. Borkar)
Member Secretary

Copy to: Chief Officer, Margao Municipal Council, Margao

PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN.
VOTING IS OUR DUTY, VOTE WITHOUT FEAR.

**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/5332/ 360 /21-22

Date: 23 / 07 / 2021

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

Development permission is hereby granted for carrying out the Amalgamation of property as per the enclosed approved plans in the property zoned as Commercial C - 2 zone in ODP-2028 and situated at Margao Town bearing Chalta No. 18 & 21, 25, 41 & 51 of PTS No. 289 & 290 with the following conditions: -

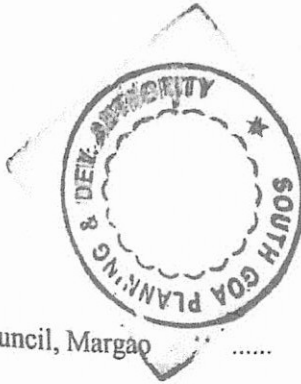
1. Amalgamation of the properties referred above shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents 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. This 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. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
8. 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.
9. The ownership of the property shall be verified by the licensing body before the issuing of the licence.
10. 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.
11. The setbacks, coverage & F.A.R shall be strictly maintained as per approved plans & as per rules in force.
12. The tenancy/mundkarial right if any shall be protected as per Tenancy Act/prevaling rules.
13. Minimum 15% open space will have to be strictly maintained exclusively for recreational use.
14. 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.

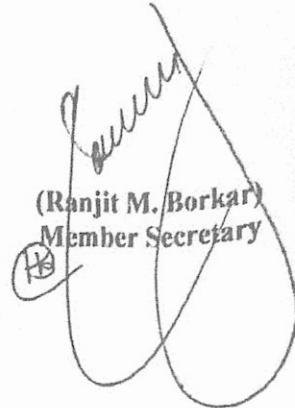
15. This development permission shall not in any way construed to be a document confirming any or all of the following:
 - i) Title or interest of the holder of the permission to be the relevant land or building or both.
 - ii) Boundaries of the relevant site for which permission has been obtained or.
 - iii) Any easement thereon or there from.
16. 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.
17. 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.
18. 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.
19. The road widening area shall be properly developed along with the gutter constructed.
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/Village Panchayat (as the case may be).
21. As per order dated 17.02.2020 passed in PIL W.P. 65/2019 the development permission is granted subject to further order in this petition.
22. The development has to be strictly carried out in accordance with the provisions of the Goa Land Development and Building Construction Regulations 2010.
23. 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.
24. This Development Permission has been issued based on the submission of Affidavit dated 03.07.2021 by applicant having registration no. 4029/2021 executed before notary Sandeep B. Dessai from Margao, on stating that the developer / owner did not sold any residential units and commercial shops from the already constructed building in Chalta no. 18 & 41 of PTS No. 290 & 289 and the ownership is still with developer/owner. The Margao Municipal Council shall verify the ownership before issuing licence.
25. The site plan approved earlier vide no. SGPDA/P/5332/2110/11-12 pertaining to existing building constructed of Margao based on SGPDA Development Permission stands cancelled herewith in view of the proposed amalgamation plan now approved. The applicant has to submit the revised site plan for the building already approved in incorporating the amalgamated properties, existing building already constructed and modified area statement.
26. The applicant should not make sale transaction of the residential & commercial units in the existing building already constructed until approval for the site plan is obtained from this office.
27. The access shown to the mundcarial houses within the amalgamated properties should be strictly maintained as shown in the amalgamation plan.
28. The open spaces as shown in the amalgamation plan shall have to be strictly maintained and should not be altered without prior permission of this Authority.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 06/01/2021 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT 1974, FROM M/S SWAPNA DEVELOPERS

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 Swapna Developers,
Osia Commercial Arcade,
SGPDA, Margao - Goa.




(Ranjit M. Borkar)
Member Secretary

Copy to: Chief Officer, Margao Municipal Council, Margao

to take note of the
cancellation of the site plan
earlier approved

PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN.

VOTING IS OUR DUTY, VOTE WITHOUT FEAR.