NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archidiocese Bldg., 1st floor, Mala Link Road,
PANAJI-GOA

(9)

Ref. No. NGPDA/ 1477/ 1991 **/18** **Date:** 19 JAN 2018

ORDER

(Development Permission under Section 44 of the Town & Country Planning Act. 1974)

Whereas an application has been made by **Mrs. Maria Josephina Piedade Fernandes & Others, Represented by Mr. Sunil Morajkar, P. O. A. holder** for development permission in accordance with the provision of section 44 of the Goa Town & Country Planning Act 1974 for for **Addition of five floors on existing building for construction of commercial building** with respect to his land zoned as **Commercial "C-1" Zone as per O.D.P** and situated at **Ribandar** bearing **Chalta Number. 55 of P.T Sheet Number. 14, Plot No. --** approved sub-division reference number No. ---- dated----------

And whereas, a Development charge affixed at **Rs. 1,10,290/- and Infrastructure Tax of Rs. 31,18,552/- has been paid.**

The Planning and Development Authority has granted permission to carry out the development in respect of the property above mentioned subject to the terms and conditions hereinafter stipulated upon receipt of the development charges levied for the said development. The terms and conditions upon which the permission has been granted by the Authority are the following.

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 signboard of minimum size 1.00 mts x 0.50 mts 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 shall not be located within a distance of 15 mts. from any other well in the plot area/plan.
8) The commencement and the completion of the work shall be notified to the Authority in writing in the appropriate forms.
9) Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the Licencing Authority.

10) Strom water drain should be constructed along the boundary of the affected plot abutting to the road.

11) **Adequate utility space for the dust bin, transformer, etc. should be reserved within the plot area. In case of any cutting 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 Provision of Section 17(A) of the Goa Town and Country Planning Act, 1974**

12) In case of compound wall the gate shall open inwards only and traditional access, if any passing through the property shall not be blocked.

13) The ownership of the property shall be verified by the licencing body before the issuing of the Licence.

14) 1) This 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.

15) The permission has been granted as per the approved plans hereby annexed.

16) **This Development Permission is issued by having regard to Section 44 & Section 44 (4) (ii) & (iii) of Town & Country Planning Act and also having regard to letter for adoption and put in operation the Draft Panaji ODP – 2021, by the Chief Town Planner vide Ref. No. 40/9/TCP/2015-16/pt. file/5078 dated 16/12/2016.**
This Development Permission will be provisional in nature, pending finalization of the Draft ODP of Panaji 2021.

17) **Condition laid down in the earlier development permission order vide no. NGPDA/1477/3172/12 dated 07/03/2012 shall be strictly adhere too.**

18) **The Construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulation 2010**

This Development permission is issued with reference to the application dated **22/05/2016** under Section 44 of the Goa Town and Country Planning Act, 1974, **Mrs. Maria Josephina Piedade Fernandes & Others, Represented by Mr. Sunil Morajkar, P. O. A. holder.**

This permission is valid for three years from the date of issue of construction license provided the construction licence is issued within the period of three years

NORTH GOA PLANNING & DEVELOPMENT AUTHORITY ★ PANJIM GOA

(R.K.PANDITA)
MEMBER SECRETARY

To,
Mrs. Maria J. P. Fernandes & Others,
Mr. Sunil Morajkar, P. O. A. holder,
Plot no. 10, Lake View Colony,
Miramar, Panaji – Goa.

Copy to:

The Commissioner, the Corporation of City of Panaji, Panaji Goa 403001.
The Secretary, Village Panchayat