MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY
VASCO DA GAMA, GOA

Ref. No. MPDA/1A-F-18/2018-19/ 1731 Date: 29/03/2019

DEVELOPMENT PERMISSION
Under Section 44 of the Goa Town and Country Planning Act, 1974

Development permission is hereby granted for carrying out the **Amalgamation, Construction of Multi Family Dwelling & Compound wall as** per the enclosed approved plans in the property zoned as **Partly 'C-1' & Partly 'S-1'** Zone in **ODP-2026** and situated at **Vasco city, Mormugao Taluka** bearing **Chalta no. 18 to 22 & 83A, P. T. sheet no. 68** of approved Development permission of sub-division vide order no. --, dated -- on 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 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. in writing in black color on a white background at the site, as required under the Regulations.

7. All the setbacks shown in the approved site plan has to be strictly maintained.

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.

13. 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.

14. 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.

15. Trees if any, shall be cut with prior permission of the concerned Authority.

16. If HT/LT line are passing through the property, NOC from Electricity Department shall be obtained by the Applicant, prior to putting the foundation of construction. Demarcation of road alignment in case of plot sub-division.

17. In case of high rise 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.

18. In case the plot is falling within the Funnel zone, NOC from the Civil Aviation Authorities may be obtained and produced at the time of applying of Completion Certificate.

19. The applicant shall obtain Conversion Sanad under The Goa Land and Revenue Code. 1968 before the commencement of any development/construction as per permission granted by this order.

20. Applicant shall dispose its 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 produce to the Corporation/Municipal Council/Village Panchayat.

21. 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.

22. Gate of the compound wall should be opened inwards and not outwards towards the road.

23. Stilt floor area has to be used for parking of vehicle only and shall not be enclosed at any point of time.

24. Basement floor area has to be used for parking of vehicle only.

25. Infrastructure tax paid vide challan no. 2018-19/171, dated 25/03/19 for an amount of Rs. 54,49,632/-

26. Structural Liability certificate issued by Eng. Madhav N. Kamat, Reg. No. TCP/SE/0036/2010 dated 21/01/2019.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 21/01/2019 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, TO **FABRICA DE IGREJA DE ST. ANDRE.**

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.

VASCO-DA-GAMA PLANNING & DEVELOPMENT AUTHORITY GOA

(Vertika Dagur)
MEMBER SECRETARY

To,
The President,
Fabrica de Igreja de Vasco da Gama alias
Fabrica de Igreja de St. Andre, Vasco da Gama,
C/o St. Andrew's Church,
Vasco da Gama..

Copy to:-
1. The Chief Officer, MMC, Vasco da Gama, Mormugao Goa.
2. O/c.
3. Guard file.

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