

# NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1<sup>st</sup> Floor, Mala Link Road, Panaji – Goa.

Ref. No.: NGPDA/M/1416/ 1450 /2022

Date: - 9 MAR 2022

## MAPUSA PLANNING AREA

### ORDER

**(Development Permission under Section 46 of the Town & Country Planning Act. 1974)**

Whereas an application has been made by **Bharti Shripad Karekar & Others**, for development permission in accordance with the provision of section 46 of the Goa Town & Country Planning Act 1974 for **Renewal of Development Permission for construction of Commercial cum Residential building, Amalgamation and compound wall** with respect to his land Zoned as **Settlement 'S-1' zone as per ODP 2021 of Mapusa** situated at **Mapusa bearing Chalta Number. 17 of P.T. Sheet no. 102 & Chalta no. 25 of P.T. Sheet no. 107 of Mapusa** Earlier approval ref. number **NGPDA/M/1416/2519/15 dated 05/11/2015.**

And whereas, Development charge affixed at **Rs. 69,007/- and Infrastructure Tax at Rs. 5,50,880/- vide Challan no. M-34 dated 11/09/2015 has been paid earlier.**

The Planning and Development Authority has granted permission/renewal of the Development Permission issued 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) This permission shall be valid for a period of three year from **05/11/2021 to 04/11/2024** and not transferable.
- 2) The commencement of the development work and its completion shall be done under prior intimation to this Authority.
- 3) The permission is liable to be revoked if it is based on false information/wrong plans/calculation/documents or on other accompaniments of the application are found to be incorrect or wrong at any stage or after the grant of the permission and the applicant will not be in the event of course of the action will be entitled for any compensation.
- 4) Any change to be effected in the approved plans/change in the use of the approved built up space requires prior permission of this Authority.
- 5) Prior to commencement of development work, it will be incumbent upon the applicant to have valid conversion Sanad of use of land as contemplated under the Goa, Daman & Diu Land Revenue Code 1968.
- 6) Grant of development permission shall not mean to give any right to the applicant for making/ laying claim for water connection from the Government of Goa or any concerned Authorities.
- 7) The applicant/s shall obtain necessary License / Approval / permission etc. (Municipality / Forest Dept. / P.W.D. etc. as may be required under any other law of force before commencement of work/carrying out any development or cutting of tree/trees.
- 8) The developer / applicant should display a pucca hoarding / sign board (1 x 0.50 mts.) with write-up in black colour on white background at the site of development clearly indicating the Order Number with date of this Authority readable from a distant point. In case of no compliance appropriate action shall be taken as per the provisions of Town & Country Planning Act, 1974.
- 9) In case of property is adjacent to the National Highway, State Highway, permission be taken from P.W.D. before commencement of development work
- 10) The applicant himself or through his servants or agents or any other person shall not undertake the work of cutting of hill or sloppy land, in, over or upon any hilly or sloppy land having

gradient of 1:10 or more or filling up of any low lying land below 50 cms. or more from the adjoining ground level, without obtaining the prior written permission from the Chief Town Planner Goa as required under Section 17(A) of Town & Country Planning Act, 1974.

- 11) Traditional access, rain water drain, if any passing through the property should not be blocked and the status of it should be maintained to the satisfaction of the local Authority.
- 12) Completion Certificate should be obtained from this Authority before applying for Occupancy Certificate in Corporation / Panchayat.
- 13) Required building set backs from the property boundary, existing road should be strictly maintained.
- 14) Area affected by road widening shall be duly asphalted and surrendered to the local authority before obtaining Completion Certificate.
- 15) The balconies proposed should not be covered in any fashion, which may lead to excess F.A.R.
- 16) Distance between the buildings within the property should be maintained as shown in the site plan.
- 17) Any major changes in the proposed building should be got approved from this Authority before executing such changes, failure to which strict action will be initiated.
- 18) The building shall be planned, designed and constructed in accordance with Part IV of Fire Protection of
- 19) National Building Code of India, firefighting requirement, arrangement and installation required in such buildings shall also conform to the provision of Part IV of Fire Protection of National Building Code of India and hence N. O. C. from the Chief Fire Officer, Directorate of Fire & Emergency Services shall have to be obtained before commencement of work.
- 20) Necessary compliance to be followed for dust pollution, mitigation during the construction or demolition of the building by the developer as per the order of the Hon'ble NGT in O.A. 148/2016 (M.A. no. 686/2017).
- 21) Sewage Treatment Plant is mandatory for hotel building/residential complexes having 50 flats/residential unit and above. Sewage Treatment Plant will not be required if the area is already served by existing sewer lines.
- 22) The applicant shall follow the rule 18.1 & 18.2 of the Goa Land Development and Building Construction Regulation 2010, with regards to the planting & preserving of trees, which shall be checked by the local Authority.
- 23) The applicant shall fulfill the required clearance from the existing power lines in the vicinity, in conformity with the Indian Electricity Rules 1956, and as per the letter issued by the Chief Electrical Engineer of Electricity Department, vide letter No. 51(3)/CEE/Tech/(com)/2020-21/303, dated 01/07/2020 are to be maintained as under.

**For low or medium voltage (voltage up to 650 volts)**

- 1) Where a low or medium voltage (voltage up to 650 volts) overhead line passes above or adjacent to or terminates any structure, the minimum clearance from any accessible point on the basis of maximum sag shall be observed:
  - a. **For any flat roof, open balcony, verandah and Lean to roof:**
    - i. Vertical clearance of 2.439 meters from the highest point where line passes over the structure.
    - ii. Horizontal clearance of 1.219 meters from the nearest point where line passes adjacent the structure.
  - b. **For pitched roof:**
    - i. Vertical clearance of 2.439 meters immediately under the line when line passes over the structure.
    - ii. Horizontal clearance of 1.219 meters from the nearest point where line passes adjacent the structure.

**For high or extra-high voltage (11KV and above)**


- 2) Where a high or extra-high voltage (11KV and above) overhead line passes above or adjacent to a structure it shall still have on the basis of maximum sag, a vertical clearance above the highest part of the building immediately under such line, of not less than:

- a. Voltage level 11KV up to 33KV-3.658 meters.  
b. For voltage level above 33KV-3.658+0.305 meter for every additional 33KV or part thereof.
- 24) The applicant shall pay labour cess of 1% of the total cost of construction project to the Commissioner of Labour and Employment and Secretary, Goa Building & other construction workers Welfare Board, before applying for completion certificate to the Authority.
- 25) **The Construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulation 2010.**
- 26) **This Renewal of Development Permission is issued based on the decision of the Authority taken in its 82<sup>nd</sup> Adjourned Meeting held on 23/12/2021.**
- 27) **This Renewal Order issued is based on the original approval i.e. first approval issued dated 05/11/2015 and Renewal Order dated 02/01/2019, therefore this Renewal Order validates the approved plan with all its conditions mentioned in Development Permission Order dated 05/11/2015 and Renewal Order dated 02/01/2019 and this Renewal Order is to be read with the plan issued vide dated 05/11/2015. Therefore this Authority does not attach any new plan with this Renewal Order as also in the case of earlier renewal order issued dated 02/01/2019. The concerned agencies, whomsoever it may concern, may take note of it and accept this renewal Order and read this Renewal Order with building plan approved vide no. NGPDA/M/1416/2519/2015 dated 05/11/2015.**
- 28) **All the conditions laid in the earlier Development Permission Order dated 05/11/2015 and 02/01/2019 are valid and in force.**

This permission is granted subject to the provisions of the Town & Country Planning Act, 1974 and Rules and Regulations framed thereunder.

By order from the North Goa Planning and Development Authority.



  
(R.K.PANDITA) 9/3/2020  
MEMBER SECRETARY

To,  
Bharti Shripad Karekar  
Mr Rasifo Victor Antonio De Souza  
Mr Alvito Rafael De Souza  
C/o. M/s. Talak Developers Pvt. Ltd.  
Ashiyana Comba, Margao Goa.

Copy to:

\* The Chief Officer, Mapusa Municipal Council, Mapusa Goa  
\* Not to issue Occupancy Certificate without submitting Completion Certificate from North Goa Planning and Development Authority.

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