MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY
VASCO DA GAMA, GOA

Ref. No. MPDA/7-G-87/2017-18/778

Date: 5/12/2017

GOA HOUSING BOARD
INWARD No. 2370
DATE 08/12/2017

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 **Group Housing** as per the enclosed approved plans in the property zoned as S-2 Zone in **ODP-2026** and situated at, **Sancoale Village, Mormugao Taluka** bearing **Sy. No. 89/1 of Plot D of approved Development Permission No. MPDA/7-G-87/2012-13/1582 dated 10/12/2012** 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.

887/P
12/12/17

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. 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.

19. Traditional access, if any, passing through the plot shall be checked by the Licencing Authority.

20. All set backs shown on the site plan has to be strictly adhered to.

21. Structural liability certificate issued by the Engg. Paresh Gaitonde Reg. No. ER/0057/2010 dated 22/08/2016.

22. Infrastructure tax is paid vide Challan No. 2017-18/37 dated 06/11/2017 for the amount of Rs. 1,64,565/- (Rupees one lakh sixty four thousand five hundred and sixty five only)

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 01/09/2016 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, TO THE MANAGING DIRECTOR.

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.

(Vertika Dagur)
MEMBER SECRETARY

To,
The Managing Director,
Goa Housing Board,
Porvorim, Goa.

Copy to:-
1. The Sarpanch, V.P. Sancoale, Sancoale, Mormugao, Goa.
2. Office copy.
3. Guard file.

*ssm

MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY
Commerce Centre, 2nd Floor,
VASCO-DA-GAMA, GOA

Ref. No. MPDA/7-G-87/2022-23/955 Date: 07/09/2022

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 Building " C " (Revision)** as per the enclosed approved plans in the property zoned as **' S-1 ' Zone** in **ODP-2030** and situated at **Sancoale Village, Mormugao Taluka in Sector " D "** bearing **Sy.No. 89/1 of approved Development permission/ Sub-division vide no. MPDA/7-G-87/2021-22/370 Dated 22/06/2021** 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 nôt 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 1.00 mtrs. x 0.50 mtrs. in writing in black color on a white background at the site, as required under the Regulations.
6. The soak pit should not be located within a distance of 15.00 mtrs. from any other existing well in the plot area/plan.
7. The commencement and the completion of the work shall be notified to the Authority in writing in appropriate forms.
8. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing Authority.
9. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
10. Adequate Utility space for the dustbin, transformer, etc. should be reserved within the plot area.
11. 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.
12. The Ownership of the property shall be verified by the licencing body before the issuing of the licence.
13. The 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.
14. The construction shall be strictly as per the provision of the Goa Land Development and Building Construction Regulation, 2010.
15. The Applicant should preserve as far as practicable existing trees, where trees are required to be felled, two trees shall be planted for every 100.00 m^2 or part thereof.
16. Applicant shall dispose its construction debris at his/her own land 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 Municipality.
17. Payment of prescribed cess of 1% of the total cost of construction project is prerequisite for obtaining Completion Order.

...2

18. (1) Where a low or medium voltage (voltage upto 650 volts) overhead line passes above or adjacent to or terminates on 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 when line passes over the structure
   ii) Horizontal clearance of 1.219 meters from the nearest point when line passes adjacent the structure.

b) For pitched roof:
   i) Vertical clearance of 2.439 meters immediately under the lines when line passes over the structure
   ii) Horizontal clearance of 1.219 meters from the nearest point when line passes adjacent the structure.

(2) Where a High or Extra- High voltage (11 KV and above) overhead line passes above or adjacent to a structure it shall 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) for voltage level 11 KV upto 33 KV-3.658 meters
   b) for voltage level above 33 KV-3.658 mets+ 0.305 mtrs for every additional 33KV or part thereof.

19. 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.

20. 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.

21. Infrastructure tax is paid vide Challan No.2017-18/37 dated 06/11/2017 for an amount of Rs. 1,64,565/- (Rupees One Lakh Sixty Four Thousand Five Hundred and Sixty Five Only).

22. The Development Permission is issued based on the Site Elevation Certificate issued by Engg. Mr. Paresh U. Gaitonde on 24/03/2021. The property falls in Blue Colour Zone beyond 4.00 kms radius from the Dabolim Airport as per the CCZM issued by the Navy. The Top of the structure is 79.70mtrs. Above Mean Sea Level. The Top Height of the Structure is 11.70 mtrs. including Stilt Floor.

23. As per the Notification in the Official Gazette, Government of Goa, Series I No. 51 dated 18/03/2021 bill no. 12 of 2021 (2) Amendment of section 30 which specifies the applicability of the code to land a new Proviso has been inserted namely: provided that the provision of the Section shall not be applicable to the land in occupation of the Government, Corporation of the City of Panjim, Muncipal Council or a Village Panchayat and Land to be used for installation of solar or wind power station.

24. Structural Liability certificate issued on 13/04/2022 by Eng. Mr. Ramesh Shrikant Raikar Reg. No. SE/0028/2012.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED: **10/01/2022** UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, TO **GOA HOUSING BOARD.**
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.

(Ritesh Shirodkar)
MEMBER SECRETARY

To,
Goa Housing Board
BT-15, 3rd Floor,
Campal Trade Centre,
Campal Panaji, Goa.

Copy to:-
1. The Sarpanch, V.P. Sancoale, Sancoale, Mormugao, Goa.
2. O/c.
3. Guard file.

Sdl/-