

**MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY,
VASCO DA GAMA, GOA**

Ref. No. MPDA/7-Z-65/2021-22/1375

Date : 29th Nov., 2021.

DEVELOPMENT PERMISSION

under Section 44 of the Goa Town and Country Planning Act, 1974

Development permission is hereby granted for carrying out the :-

Land Sub-Division (Provisional) as per the enclosed approved plans in the property zoned as **S-1** Zone in **ODP-2026** and situated at **Sancoale** Village bearing Survey No. **194/1-A-3** with 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 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. with writing in black color on a white background at the site, as required under the regulations.
6. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
7. The Ownership of the property shall be verified by the licensing body before the issuing of the licence.
8. Internal sub-divisional roads and open space has to be maintained to the satisfaction of the Local Authority.
9. Secondary development shall be dealt with the regulations in force i.e. Goa Land Development and Building Regulation, 2010.
10. As regards to complaints, pertaining to encroachments, Judicial orders/directives and other legal issues, the same may be verified and confirmed by the concerned village Panchayat before issuing licence/NOC.
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. In case of any cutting of sloppy land of

filling of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town and Country Planning Act, 1974.

13. Road within sub-division shall be of water bound Macadem with a asphalt topping and shall follow the relevant PWD specifications.
14. NOC from Electricity Department, NOC from PWD for water connection has to be obtained before applying for Final NOC.
15. The Development in any plot of land shall be such as to preserve, as far as practicable, existing trees. Where trees are required to be felled, two trees shall be planted for every tree felled.
16. This Development Permission is issued based on the Conversion Sanad submitted by the Applicant vide Ref. No. AC-I/SG/CONV/16/2009 dated 10/06/2009.
17. NOC is to be obtained from the Flag Officer Commanding, Goa Naval Area for Staff Officer (Aviation), Headquarters Goa Naval Area, Vasco da Gama, Goa, prior to undertaking any construction in the individual plot.
18. Every plot of land shall have atleast one tree for every 100.00 m² or part thereof, of the plot area where the numbers of existing trees in the plot is less then above prescribed standards, additional trees shall be planted.
19. The 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 Village Panchayat.

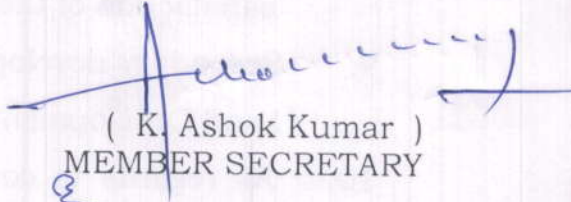
An Engineer who issued Structural Liability certificate is **Mr. Madhav N. Kamat**
Reg. No. SE/0036/2010 issued on 07/09/2021.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 25/10/2021 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974 FROM **M/S ZUARI GLOBAL LTD..**

THIS PERMISSION IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF THIS PERMISSION.

To,
✓ M/s Zuari Global Ltd.,
Flat No. 321, Kamat Royale,
Kerant, Caranzalem, Goa.




(K. Ashok Kumar)
MEMBER SECRETARY

Copy to: (a) The Sarpanch, V.P. of Sancoale, Sancoale, Mormugao-Goa.

PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN

Ssm/-