



MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY

Commerce Centre, 2nd Floor,
VASCO DA GAMA, GOA

Ref. No. MPDA/7-P-165/2023-24/1254

Date: 02/02/2024

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 **Multi Family Dwelling, Villas Type A, B & Swimming Pools** as per the enclosed approved plans in the property zoned as ' C-1 ' Zone in ODP-2030 and situated at **Sancoale Village, Mormugao Taluka** bearing Sy. No. 257/1 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 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 licensing body before the issuing of the license.
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 m² 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. (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.
18. Payment of prescribed cess of 1% of the total cost of construction project is prerequisite for obtaining Completion Order.
19. Stilt floor area has to be used for parking of vehicle only and shall not be enclosed at any point of time.
20. Basement Floor has to be used for parking of Vehicles only.
21. The Development Permission is issued based on the Site Elevation Certificate issued by Engg. Mr. Sanjay Belurkar on 08/12/2023. 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 31.50 mtrs Above Mean Sea Level (A.M.S.L.). The Height of the proposed structure is 99.50 mtrs.
22. Infrastructure tax is paid vide Challan No. IT/79 dated 02/02/2024 for an amount of Rs. 4,00,00,000/- (Rupees Four Crore Only) & Challan No. IT/80 dated 02/02/2024 for an amount of Rs.3,85,36,784/- (Rupees Three Crore Eighty Five Lakh Thirty Six Thousand Seven Hundred and Eighty Four Only)..
23. The Development Permission is issued based on Conversion Sanad issued vide Ref. No. CAD/MOR/09-23-185/317 dated 08/11/2023.
24. Structural Liability certificate issued on 12/12/2023 by Engineer Mr. Rajesh M. Raiker Reg. No. TCP/SE/0009/15.
25. (a) This Development Permission shall not be construed to be a document confirming 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 the Permission has been obtained or (c) Any easement thereon or there from and (d) Structural or engineering safety or the workmanship of the proposed Development.




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26. NOC from Ministry of Environment & Forest has to be obtained before commencement of work on the site and copy of the NOC has to be submitted to this Office for information.
27. The Sewerage Treatment Plant has to be Developed before Completion Certificate is obtained and required necessary precautions / abetments has to be ensured by the developer every time its operation in order to avoid any sort of odour/ leakage/ overflow. Etc.
28. Rainwater Harvesting has to be developed on the site as reflected on the Approved Plans.
29. Openspaces as shown in the Approved Plan has to be developed and maintained.
30. NOC from the Water Supply Department (PWD) shall have to be obtained before applying for Completion Certificate.
31. NOC from the Electricity Department shall have to be obtained for installation of separate Transformer before applying for Completion Certificate.
32. The Quality of treated effluents, solid waste, emissions and noise level from the project site must conform to the standards laid down by the competent Authority. The untreated effluents if any and solid waste should not be discharged into the water/ land.
33. The area marked for solid waste composting shall have to be developed before applying for Completion Certificate.
34. Permission from the Chief Town Planner, Govt. of Goa. has to be obtained under Section 17(A) of the Town & Country Planning Act before commencement of work on the site.
35. This Development Permission is approved based on the Government Approval obtained vide Note No. 28/1-7/PDA/Section 44/Permission/Meeting-2/TCP/2023/321 dated 25/01/2024 and the file forwarded to this Authority vide ref No. MPDA/7-P-165/2023-24/456 dated 01/02/2024 & Inwarded under Inward No. 1919 dated 01/02/2024.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED: **21/11/2023, 15/12/2023 & 08/01/2024** UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, TO **M/S PARMESH CONSTRUCTIONS COMPANY LIMITED**.

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.




(Sanjay A. Halornekar)
MEMBER SECRETARY

To,

✓ M/s Parmesh Constructions Company Limited
Off : 7th Floor, Plot No. 1, Alphathum Tower-C,
Janpath Marg, Sector 90, Noida, Gautambuddha
Nagar, Uttar Pradesh-201305.

Copy to:-

1. The Sarpanch, Village Panchayat Sancoale, Sancoale, Goa.
2. O/c.
3. Guard file.

Sd/-

Development Permission for House 2021-2211/* 02/02*