



OFFICE OF THE VILLAGE PANCHAYAT CHICALIM

P.O. Chicalim, Mormugao, Goa-403711

Ph.: 0832-2540226

Email: vpchicalim@gmail.com

Ref. No. VP/CHI/90/ Provisional NOC/ 2020-21/728

Date: 03/09/2020.

DEVELOPMENT PERMISSION/PROVISIONAL NOC

Provisional NOC is hereby granted to Shantilal Real Estate Services, 301, Anand Trade Centre, Next to MMC Building, Vasco-da-Gama, Goa, to carry out, Amalgamation and Land Sub-Division (Provisional) as per the enclosed approved plans in the property zoned as S-2 and partly A-2 zone in ODP-2026 and situated at Dabolim Village bearing, Survey No.9/4-F and 9/4-G approved Development Permission Order No. MPDA/9-S-235/2020-21/432 dated 31/08/2020 under Section 44 of the Goa Town and Country Planning Act 1974 and in pursuance of Resolution No. 8/2/3 duly approved by the Village Panchayat Chicalim in its meeting held on date 31/08/2020 and as per his application under Inward No. VP/CHI/863 of V.P. Register dated 31/08/2020 for carrying out the:-

(a) Amalgamation and Land Sub-division (Provisional)

Subject to 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 the 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 colour on a white Board 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 spaces 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. 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 as per the provisions of section 17 (A) of the Goa Town and Country Planning Act, 1974.
12. Road within sub-division shall be of water bound Macadem with a asphalt topping and shall follow the relevant PWD Specifications.
13. All drains should have adequate slope to facilitate surface water drainage effectively and cross drainage has to be provided wherever necessary.
14. All the drains should be constructed lined, cemented and finished as per PWD specifications.
15. All plots and Open spaces shall be clearly demarcated with permanent boundary stones fixed at all corners.
16. All road corners should be worked out in a smooth curve of 3.00mts. radius for road upto 10.00 R/W.
17. Road widening area shall be gifted to the Local Authority.
18. NOC from Electricity Department, NOC from PWD for water connection has to be obtained before applying for Final NOC.
19. Applicant shall dispose its construction debris at his /her own land and/or the same shall be taken to the designated site.
20. 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.
21. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968 before the commencement of any development/Construction as per the permission granted by this Order.
22. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/Plan.
23. The commencement and the completion of the work shall be notified to the Authority in writing in appropriate forms.
24. Sub-division (Final) has to be obtained from this Authority after obtaining the provisional NOC from the licensing Authority.



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25. The traditional access and natural water drain if any passing through the property shall not be blocked and to be maintained to the satisfaction of local authority.
26. Electricity and water supply lines has to be provided to the Sub-divided plots before applying for final sub-division approval.
27. This permission is liable to be revoked:
 - a) If any information plans, documents, calculations and any other accompaniments are found to be incorrect or wrong at any stage.
 - b) wherever there is any false statement or any misrepresentation of any material /wrong plans/ Calculations / documents in any way incorrect or wrong at any stage
 - c) If any of the conditions from Sr.1 to 27 are not abided & complied with.

An Engineer who issued Structural Liability certificate is Engg. Mr. Deepak Ghorpade dated 14/05/2020 Reg. No. S.E./0014-2010.

This PROVISINAL NOC is issued based on the Development Permission issued by the Mormugao Planning and Development Authority, Vasco da Gama, Goa.

THIS PROVISINAL NOC IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE. RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.

HE/SHE HAS PAID THE LICENCE FEES TO THE TUNE OF RS. 4948=00 (FOUR THOUSAND NINE HUNDRED FORTY EIGHT ONLY) VIDE RECEIPT NO. 272/89 DATED 03/02/2020.

This carries the embossed seal of Panchayat Office of Village Panchayat Chicalim

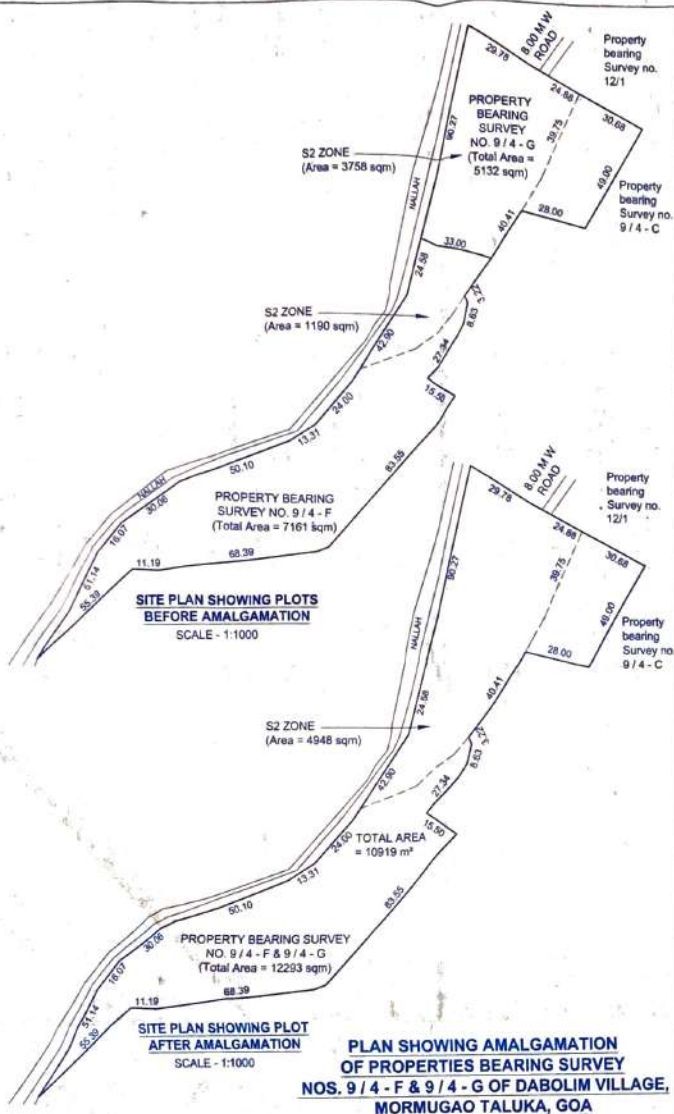
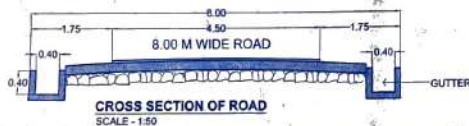
To,
Shantilal Real Estate Services,
301, Anand Trade Centre,
Next to MMC Building,
Vasco-da-Gama, Goa



Secretary
V.P. Chicalim

O/c

G/f



PROPOSED SUB-DIVISION IN S2 ZONE

SITE PLAN
SCALE - 1:2000

Approved proposed construction
Sub-Division prior licence
No. VP/2020-21/217 dt. 3/9/2020
Resolution No. 82/13
Meeting held on: 31/07/2020

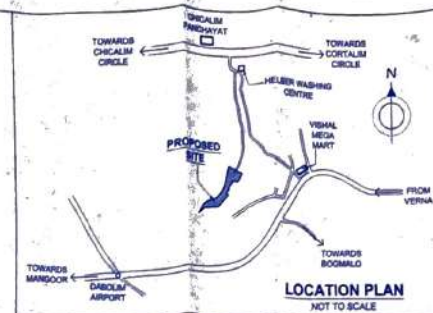
VP CHOLIM



(b) AREA UNDER EXISTING ROAD = 204 SQ.M.



(c) AREA not suitable for development = 121.00 SQ.M.



AREA STATEMENT

1	AREA OF THE PLOT	= 12293.00 SQ.M.
2	AREA OF THE PLOT IN S2 ZONE	= 4948.00 SQ.M.
S2 ZONE SUB-DIVISION :		
3	AREA OF EXISTING ODP ROAD (a)	= 336.00 SQ.M.
4	AREA UNDER EXISTING ROAD (b)	= 204.00 SQ.M.
5	EFFECTIVE PLOT AREA (2) - (3+4)	= 4408.00 SQ.M.
6	AREA REQUIRED UNDER OPEN SPACE (15%)	= 661.20 SQ.M.
7	AREA UNDER OPEN SPACE	= 686.00 SQ.M.
8	AREA UNDER INTERNAL ROADS	= 677.00 SQ.M.
9	AREA UNDER PLOTS	= 2924.00 SQ.M.
10	AREA - NO DEVELOPMENT (c)	= 121.00 SQ.M.

S2 ZONE :

PLOT NO	PLOT AREA	PLOT NO	PLOT AREA
01	237.00	06	310.00
02	253.00	07	272.00
03	278.00	08	243.00
04	451.00	09	258.00
05	383.00	10	241.00

OWNER:	ARCHITECT:
SHANTILAL REAL ESTATE SERVICES 301, Anand Trade Centre, Next to MMC building, Vasco da Gama, Goa 403802	VIDHYA TAPDIA AR/0021/2011
DATE - 14-05-2020	SCALE - 1:500
PROJECT: PROPOSED SUB-DIVISION AT PROPERTY BEARING SURVEY NO. 9/4 - F & 9/4 - G OF DABOLIM VILLAGE, MORMUGAO TALUKA, GOA	
ARCHITECT: AR. VIDHYA TAPDIA AXIOM DESIGN (Architects and Interior Designers) 12/6 Upper Orchard, Alto-Dabolim, Goa-26 email: vidhyatapdia@gmail.com Ph: 09370276046	