NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archidiocese Bldg., 1st Floor, Mala Link Road, Panaji Goa – 403001.

Ref: NGPDA/M /1379 /1412/2014

Date: 14 OCT 2014

ORDER

(Development Permission under Section 44 of the Town & Country Planning Act, 1974)

Whereas application has been made by Mr. Mayank Haldankar - for development permission in accordance with the provision of Section 44 of the Goa Town & Country Planning Act, 1974, for **Construction of residential building** - with respect to his/her land zoned as **Settlement S-1 Zone** - - - - - - - - - - - in O.D.P. and situated at **Mapusa** - - - - - - - - - - - City / ~~village~~ bearing Survey No. - - - - - - - - - - - - Chalta No. 14 - - - - P.T.Sheet No. 30 - - - - - - plot No. - approved sub-division reference number - - - - - - - - - - - - - dated - - - - - - - - -

And whereas Development charges affixed at ₹ 26,304/- and Infrastructure Tax at ₹ 4,21,454/- vide Challan No. M-54 dated 25-09-2014 have been paid.

The Planning and Development Authority has granted permission 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) 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 & 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 signboard of minimum size 1.00 mts. x 0.50 mts. with writing in black colour on white background at the site, as required under the regulations.
6) The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968 before the commencement of development/construction as per the permission granted by this order.
7) The soak pit shall not be located within a distance of 15.00 mts. from any other well in the plot area/plan.
8) The commencement and the completion of the work shall be notified to the Authority in writing in the appropriate forms.
9) Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the Licencing Authority.
10) Storm water drain should be constructed along the boundary of the affected plot abutting to the road.
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 provision of Section 17(A) of the Goa Town & Country Planning Act, 1974.
12) In case of compound wall, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.

13) The ownership of the property shall be verified by the licensing body before the issuing of the licence.

14) Parking area should be developed as per the specification of P.W.D.

15) This 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.
   d) Structural or engineering safety or the workmanship of the proposed development.

16) The construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulations 2010.

17) The building shall be planned, designed and constructed in accordance with Part IV of Fire Protection of National Building Code of India, fire fighting requirement, arrangement and installation required in such buildings shall also conform to the provisions 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.

This Development Permission is issued with reference to the application under Section 44 of Goa Town & Country Planning Act, 1974, from Mr. Mayank Haldankar.

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.

(R. K. PANDITA)
MEMBER SECRETARY

To,
Mr. Mayank Haldankar,
Mapusa Bardez Goa - 403507.

Copy to:

1) ~~The Secretary, Village Panchayat,~~ ------------ ~~Goa.~~ *

2) ~~The Commissioner, The Corporation of City of Panaji, Panaji Goa—403001.~~ *

3) The Chief Officer, Mapusa Municipal Council, Mapusa Goa - 403507. *

* **Not to issue Occupancy Certificate without submitting Completion Certificate from North Goa Planning and Development Authority.**

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