



OFFICE OF THE VILLAGE PANCHAYAT CHICALIM

P.O. Chicalim, Mormugao, Goa-403711

Ph.: 0832-2540226

Email: vpchicalim@gmail.com

Ref. No. VP/CHI/90/ Final NOC/ 2020-21/2382

Date: 17/03/2021.

DEVELOPMENT PERMISSION/FINAL NOC

Final NOC is hereby granted to Mrs. Andrea D'Costa, POA Mr. Bernard D'Costa, C/o. Shantilal Real Estate Services, 301, Anand Trade Centre, Next to MMC Building, Vasco-da-Gama, Goa, to carry out, Land Sub-Division (Final) as per the enclosed approved plans in the property zoned as S-2 zone in ODP-2026 and Situated at Dabolim Village bearing, Survey No. 12/1 Plot B approved Development Permission Order No. MPDA/9-D-150/2020-21/1107 dated 26/02/2021 under Section 44 of the Goa Town and Country Planning Act 1974 and in pursuance of Resolution No. 2/3 duly approved by the Village Panchayat Chicalim in its meeting held on date 15/03/2021 and as per his application under Inward No. VP/CHI/11/2802 of V.P. Register dated 04/03/2021 for carrying out the:-

(a) Land Sub-division (Final)



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 color 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. 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.
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 as 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. All drains should have adequate slope to facilitate surface water drainage effectively and cross drainage has to be provided wherever necessary.
15. All the drains should be constructed lined, cemented and finished as per PWD specifications.
16. All plots and Open spaces shall be clearly demarcated with permanent boundary stones fixed at all corners.
17. All road corners should be worked out in a smooth curve of 3.00mts. radius for road upto 10.00 R/W.
18. Road widening area shall be gifted to the Local Authority.
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. 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 produce to the Village Panchayat.



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21. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/Plan.
22. The commencement and the completion of the work shall be notified to the Authority in writing in appropriate forms.
23. Development Permission/Final NOC is issue based on the Development Permission issued by the Member Secretary, Mormugao Planning and Development Authority, Vasco da Gama.
24. An architect who designs the RCC Structure of the project proponent is liable for Sub-Division of land of the project, conformity certificate issued by Engg. Deepak Ghorpade, Vasco da Gama, dated Nil Reg. No. SE/0014/2010.
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. **The Applicant has to compulsorily make provision for rain water harvesting in their individual Sub-Divided plot area and inform this Office accordingly.**
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 26 are not abided & complied with.

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

THIS FINAL 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 VALIDTY OF THE LICENCE.

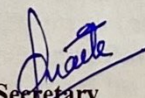
HE/SHE HAS PAID THE LICENCE FEES TO THE TUNE OF RS. 3920.00 (RUPEES THREE THOUSAND NINE HUNDRED TWENTY ONLY) VIDE RECEIPT NO. 300/89 DATED 17/03/2021

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

To,
Mrs. Andrea D'Costa,
POA Mr. Bernard D'Costa,
C/o. Shantilal Real Estate Services,
301, Anand Trade Centre,
Next to MMC Building,
Vasco-da-Gama, Goa.

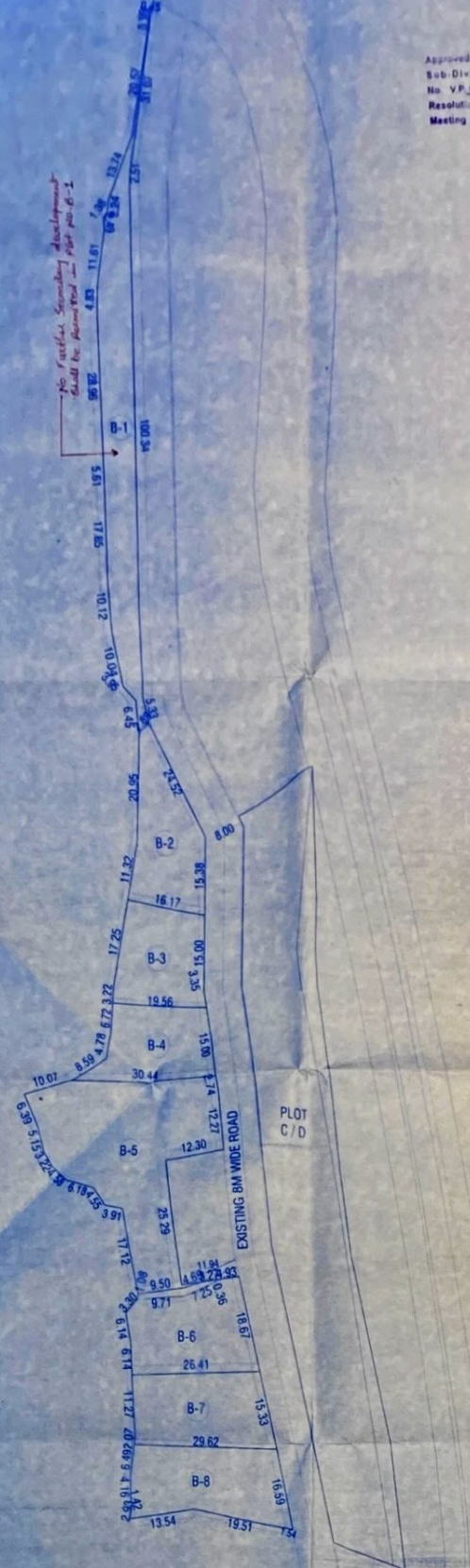
O/c
G/c




Secretary
V.P. Chicalim

Approved proposed construction
 Sub-Division plan License
 No. VP_211/2021 (Final) dated 29/12/2021
 Resolution No. 613
 Meeting Held: 15/12/2021

Secretary
 VP CIRCULAR



S/NO. 12/1 PLOT B

TO DABOLIM AIRPORT/
 VASCO

TO MARGAO

LOCATION PLAN (N.T.S)

AREA STATEMENT

1.	AREA OF PLOT B	3937.00 SQM
2.	AREA UNDER DRAIN	20.00 SQM
3.	NET EFFECTIVE PLOT AREA	3917.00 SQM
4.	AREA OF PLOT B1	660.00 SQM
5.	AREA OF PLOT B2	380.00 SQM
6.	AREA OF PLOT B3	343.00 SQM
7.	AREA OF PLOT B4	346.00 SQM
8.	AREA OF PLOT B5	954.00 SQM
9.	AREA OF PLOT B6	395.00 SQM
10.	AREA OF PLOT B7	395.00 SQM
11.	AREA OF PLOT B8	444.00 SQM

APPROVED
 FOR
 DEVELOPMENT PERMISSION (Final)
 Regd. Order No. HEAD 9-D-158/2021/B.1107
 Date: 26/02/2021

NOTES

1. ALL DIMENSIONS ARE IN MTS. UNLESS OTHERWISE SPECIFIED.

FOR APPROVAL

PLAN SHOWING PROPOSED SUBDIVISION OF LAND - FINAL N.O.C FOR MRS. ANDREA D COSTA AND OTHER CO-OWNERS THROUGH POWER OF ATTORNEY HOLDER MR. BERNARD D COSTA IN C/O M/S SHANTILAL REAL ESTATE SERVICES ON PROPERTY BEARING SURVEY NO - 12 / 1 PLOT B (NATURAL DIVISION) AT DABOLIM VILLAGE OF MORMUGAO TALUKA, GOA

SCALE - 1:500 OR OTHERWISE SPECIFY DATE - 29-12-2020

CLIENT'S SIGNATURE

GUTTER

ARCHITECT'S SIGNATURE

Basant Dal
 ANEESHA A. CHOLERA
 CDA Reg No. CA/2018/97667

CROSS SECTION OF ROAD

