



MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY

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

Ref. No. MPDA/7-Z-67/2023-24/1314

Date: 16 /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 :-

Land Sub-Division (Final NOC/Completion Certificate) as per the enclosed approved plans in the property zoned as 'S-1' Zone in **ODP-2030** and situated at **Sancoale** Village bearing Survey No. **188/1-A** of approved Sub-division Provisional Vide reference No. **MPDA/7-Z-67/2022-23/1281** dated **06/12/2022** 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.
13. 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 per the provisions of Section 17(A) of the Goa Town and Country Planning Act, 1974.
14. 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.
15. Final NOC/Completion is issued based on the Conversion Sanad obtained by the Applicant vide Ref. No AC-11/MOR/SG/CONV/110/2021/111 dated 23/11/2022.
16. Final NOC/Completion Certificate is issued based on the letter issued by the Directorate of Panchayats Government of Goa. Vide reference No. 15/22/DP/ H.C/W. P. No. 176 of 2002/2022/161 dated 05/01/2022.
17. An Engineer who issued Structural Liability certificate is **Engg. Nayan J. Fatania Reg. No. ER/0028/2017 issued on 12/02/2024.**
18. NOC from National Highway Authority of India vide Ref. no. RO/MUM/GOA/NOC/Sancoale / 5.773/ 2021-22/1752 dated 01/02/2022 has been submitted and thereafter vide letter no. NHAI/VIU/GOA/NH-17B(NEW NH-566)/2023-24/608 Dated 12/02/2024 extension of time for construction of excess of residential commercial complex of Zuari Agro Chemicals has been submitted.
19. NOC is issued based on the Affidavit dated 13/02/2024 submitted by the applicant as stated at point no. 4 "that we have laid water pipeline and we further undertake the responsibility of making provisions for the availability of water for all the Future Plot Owners by means of bore well and rain water harvesting which is in process till the time the PWD does not release the water connection to the said sub divided Layout.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED **14/02//2024** UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974 FROM **ZUARI AGRO CHEMICALS LTD.,**

✓ Zuari Agro Chemicals Ltd.
Jaikishan Bhavan, Zuarinagar
Sancoale Goa.



(Signature)
(Sanjay A. Halornekar)
MEMBER SECRETARY

Copy to:

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

PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN