MORMUGAO PLANNING & DEVELOPMENT AUTHORITY
"Commerce Centre", IInd Floor
Vasco da Gama, Goa

Ref. No. MPDA/7-S-294/2022-23/1396. Date : 09/01/2023

TRANSFER OF DEVELOPMENT PERMISSION
under Section 44 of the Goa Town and Country Planning Act, 1974

Transfer of 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. **194/1-A-3** of approved Sub-division reference No. **MPDA/7-Z-65/2021-22/1375 (Provisional)** dated **29/11/2021** 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. Adequate Utility space for the dustbin, Transformer etc. should be reserved within the plot area.
12. 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 per the provisions of Section 17(A) of the Goa Town and Country Planning Act, 1974.

13. Road widening area, if any, shall be gifted to the Local Authority.
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 m^2 or part thereof.
15. The Development Permission is issued based on the provisional water availability certificate issued by the Asst Engineer (Tech), SD I(R) Vasco vide Ref. No. SDE-II,VSG/Tech-24/1275/22-23 dated 30/09/2022.
16. This Development Permission is issued based on the Conversion Sanad obtained by the Applicant vide Ref.No. AC-I/SG/CONV/16/2009 dated 10/6/2009.
17. 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 Village Panchayat.
18. Final NOC/Completion is issued based on the Provisional NOC issued by V.P. Sancoale vide Ref. no. **VP/S/21/2021-22/2623** dated 31/12/2021.
19. This NOC is issued based on the Affidavit dated 16/12/2022, submitted by the Applicant as stated at point no. 4 that " the Developer has laid water pipeline and we further undertake the responsibility of making provisions for the availability of water for all the residence / habitants in Mohidin's Hamlet by the Bay by means of bore well and rain water harvesting which has already been done on the site. These resources will sufficiently cater to the current water requirements of the residents / habitants till the time government does not make public water supply available to the said area".
20. Necessary NOC, if required from concern Authority under Building Bye Laws if any for project may be obtain prior to construction work.

An Engineer who issued Structural Stability certificate is **Engg. Madhav N. Kamat** Reg. no. **SR/0036/2010 issued on 03/10/2022.**

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 02/11/2022 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974 FROM **MR. AVEZ AZIM SHAIKH**

(Ritesh Shirodkar)
MEMBER SECRETARY

To,
Mr. Avez Azim Shaikh,
O-1, First Floor, Commerce Centre,
Next to Old Bus Stand,
Vasco da Gama, Goa 403 802.

Copy to : The Sarpanch, V.P. Sancoale, Goa.

PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN

Ssm(mf)/sub division(Final)/09/01