NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st floor, Mala Link Road, Panaji-Goa

Ref:NGPDA/44/TLG/ 1526 /2023 Date: 10 AUG 2023

TALEIGAO PLANNING AREA

ORDER

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

Whereas application has been made by **Mr. Omprakash N. Pariani,** for development permission in accordance with the provision of Section 44 of the Goa Town & Country Planning Act, 1974, for **proposed residential building block A & B and compound wall** with respect to his/her land zoned as **Commercial "C-2"** zone in ODP-2028 and situated at **Taleigao** village **bearing Survey No.76/1, Plot No.A, approved** sub-division reference number - - - - - dated - - - - -.

And whereas Development charges affixed at ₹ **26,76,083/-** and Infrastructure Tax at ₹ **88,30,494/-** vide Challan No.**TLG-21** dated **04-08-2023** has 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 Licensing 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.
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 license.
14) 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.

15) The building shall be planned, designed & constructed with part IV fire protection of National Building Code of India, firefighting requirement arrangement & installation required in such building shall also conform to the provision of Part IV of fire protection of National Building Code of India & hence NOC from the Chief fire officer, Directorate of fire and emergency service shall have to be obtained before commencement of work.

16) The Developer is directed to utilize treated sewage from STP Tonca for their construction activities in view of directions of the Hon'ble NGT in O.A No.148/2016 (M.A.No.686/2017) titled Mahesh Saxena V/S SMDC & Ors. in consultation with SIDCGL. 123

17) Necessary compliance to be followed for dust mitigation during the construction & demolition of the building by the developers as per the Environment (Protection) Amendment Rules, 2018.

18) **This Development Permission is subjected to the order of the Hon'ble High Court which said "We clarify that any further action, on the basis of impugned plan, will be subject to further order in this Petition. Further, the concerned Authorities to make it clear to the parties, while granting permissions, that such permissions will be subject to further orders in this Petition." (PIL/WP No.48/2019) Order dated 10-02-2020.**

19) The Applicant Shall follow the rule 18.1 & 18.2 of the Goa Land Development and Building Construction Regulations 2010, with regards to planting and preserving of trees, which shall be checked by the local Authority.

20) The applicant shall fulfill the required clearances from the existing power lines in the vicinity, in conformity with the Indian Electricity Rules 1956, and as per the letter issued by the Chief Electrical Engineer of Electricity Department, vide letter No.51(3)/CEE/Tech/(com)/2020-21/303, dated 01.07.2020 are to be maintained as under

For low or medium voltage (voltage up to 650 volts)

1) Where a low or medium voltage (voltage up to 650 volts) overhead line passes above or adjacent to or terminates any structure, the minimum clearances from any accessible point on the basis of maximum sag shall be observed:

   a. **For any flat roof, open balcony, verandah and lean to roof:**

      i. Vertical clearance of 2.439 meters from the highest point where line passes over the structure.

      ii. Horizontal clearance of 1.219 meters from the nearest point when line passes adjacent the structure.

   b. **For Pitched roof:**

      i. Vertical clearance of 2.439 meters immediately under the lines when line passes over the structure.

      ii. Horizontal clearance of 1.219 meters from the nearest point when line passes adjacent the structure.

For high or extra-high voltage (11KV and above)

2) Where a high or extra-high voltage (11KV and above) overhead line passes above or adjacent to a structure it shall still have on the basis of maximum sag, a vertical clearance above the highest part of the building immediately under such line, of not less than:

   a. Voltage level 11KV up to 33KV-3.658 meters

   b. For voltage level above 33KV-3.658 +0.305 meter for every additional 33KV or part thereof.

21) Rainwater harvesting tank for storage and re-use of water shall be mandatory for private buildings in case the plot area is more than 4000 sq. meters and having 40 units and more for secondary use such as flushing of WC, gardening, landscape, car washing and the like through a separate parallel line in the plot/premises. Similarly, for public/institutional buildings/complexes in plots having areas of more than 4000 sq. meters and having a floor area of more than 2000 sq. meters and all commercial/industrial developments in plots having area of more than 4000 sq. mts shall be provided with rain water harvesting tanks for storage and re-use.

22) The applicant shall pay labour cess of 1% of the total cost of construction project to the Commissioner of Labour & Employment & Secretary, Goa Building & other Construction Workers Welfare Board, before applying for Completion Certificate to this Authority.

23) **If any hill cutting/land filling is done which involves section 17-A of TCP Act, and approval/NOC has not been obtained from the Chief Town Planner (Land Use), then this Development Permission will stand null and void, if violated, the section 17-A of TCP Act, 1974, the Development Permission stands cancelled and revoked at the same instant without claiming any compensation or relief under any legal course.**

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

25) This Development Permission is issued under the delegation of powers issued to the Chairperson and Member Secretary as per the decision taken in its 84th Authority Meeting held on 26-09-2022.

26) Applicant shall make provision for Telecom room (size 3.00 x 3.40 mts.) as per the order of the Chief Town Planner (Admin) No.21/1/TCP/NISC/2023/720 dated 27-04-2023.

27) This is issued as per the decision taken in the 17th Adj. meeting held on 21-10-2021 of this Authority and conveyed vide letter No.GPPDA/594/TLG/1007/2021 dated 23-12-2021.

28) This Development Permission is issued based on the permission/NOC under section 17-A of Town and Country Planning Act, 1974 vide Ref.No.NGPDA/17-A/TAL/11/3453/2023 dated 08-03-2023 granted by this Authority for filling of land in the property bearing Sy.No.77/2 for construction of 8.00 mts. road which is issued with the concurrence of the Chief Town Planner (Land Use) vide letter No.NGPDA/17-A/TAL/11/06 dated 13-02-2023.

29) All the conditions laid in the permission/NOC under Ref.No.NGPDA/17-A/11/3453/2023 dated 08-03-2023 shall strictly be adhered to before commencement of work.

30) This Development Permission is issued based on the Conversion Sanad under Ref.No.RB/CNV/TIS/AC-II/16/2019 dated 16-09-2019 issued by the Additional Collector-II, Office of the Collector, North Goa District, Government of Goa, Panaji-Goa.

This permission is issued with reference to the application dated **30-11-2022** under Section 44 of Goa Town & Country Planning Act, 1974, from **Mr. Omprakash N. Pariani.**

This Permission is valid for three years from the date of issue of construction license, provided the construction license is issued within the period of three years.

NORTH GOA PLANNING & DEVELOPMENT AUTHORITY PANAJI GOA

(VERTIKA DAGUR)
MEMBER SECRETARY

To,
Mr. Omprakash N. Pariani,
Nichaldas Mall Residence, Flat No.301/302
Calangute, Bardez-Goa

Copy to:

1) The Secretary, Village Panchayat, **Taleigao** Goa – 403002.*

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

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