

# NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1<sup>st</sup> floor, Mala Link Road,

PANAJI-GOA

Ref. No. NGPDA/Parra/44/186 / 2932 / 21

Date: 20 JAN 2021

## Arpora - Nagoa - Parra Planning Area

### ORDER

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

Whereas an application has been made by, **R.S Developers**, for development permission in accordance with the provision of section 44 of the Goa Town & Country Planning Act 1974 for **Proposed Construction of Residential villas (Villa 1,2 & 3 ) swimming pool & compound wall** with respect to his land zoned as **Settlement Zone ( part) & No Development Slope (Part) as per RPG 2021 of Parra village** and situated at **Parra Village**, bearing **Survey Number 215/14** approved Building Plan reference number No.--- Dated: ----.

And whereas, Development charge affixed at **Rs.19469.00** and **Infrastructure Tax of Rs. 2,34,544.00** vide **Challan No. Parra-45 Dated 05/01/2021**.

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 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 mts. x 0.50 mts. with writing in black colour on a 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 any development/construction as per the permission granted by this order.
7. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
8. The commencement and the completion of the work shall be notified to the authority in writing in 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 effected 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 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 as per the provisions of Section 17(A) of The Goa Town and 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. 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 there from.
  - d) Structural or Engineering safety or the workmanship of the proposed development
15. The building shall be planned, designed and constructed in accordance with Part IV of Fire Protection of National Building Code of India, firefighting requirement, arrangement and installation required in such buildings shall also conform to the provision 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.
16. Necessary compliance to be followed for dust pollution, mitigation during the construction or demolition of the building by the developer as per the order of the Hon'ble NGT in O.A. 148/2016 (M.A. no. 686/2017).
17. Sewage Treatment Plant is mandatory for hotel building/residential complexes having 50 flats/residential unit and above. Sewage Treatment Plant will not be required if the area is already served by existing sewer lines.
18. The applicant shall follow the rule 18.1 & 18.2 of the Goa Land Development and Building Construction Regulation 2010, with regards to the planting & preserving of trees, which shall be checked by the local Authority.
19. The applicant shall fulfill the required clearance 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 clearance 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 where line passes adjacent the structure.
    - b. **For pitched roof:**
      - i. Vertical clearance of 2.439 meters immediately under the line when line passes over the structure.
      - ii. Horizontal clearance of 1.219 meters from the nearest point where 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 upto 33KV-3.658 meters.

For voltage level above 33KV-33.658+0.305 meter for every additional 33KV or part thereof.
20. Rain water harvesting tank for storage and re-use of water shall be mandatory for private Building in case of the plot is more than 4000sq.meters and having 40 units and more for secondary use such as flushing of WC, gardening, landcape, carwashing 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 4000sq. meters and having a floor



area of more than 2000sq. mts and all commercial/ industrial developments in plots having areas of more than 4000 sq. mts shall be provided with rain water harvesting tanks for stage and re- use.

- 22 The Construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulation 2010.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 03/02/2020 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, FROM R.S DEVELOPERS.

[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]



(Handwritten signature) (R.K.PANDITA) 20/11/2024 MEMBER SECRETARY

(Handwritten signature)

To, R.S Developers, C/o Flat no. A-204, Second Floor, Devashri Pinto Villa, Porvorim Goa.

Copy to:

- 1 The Sarpanch/Secretary, Village Panchayat Parra, Bardez Goa
- \* Not to issue Occupancy Certificate without submitting Completion Certificate from North Goa Planning and Development Authority.





GOVERNMENT OF GOA  
DIRECTORATE OF HEALTH SERVICES,  
PRIMARY HEALTH CENTRE, SIOLIM,

Phone: 0832-2272687

Email ID:- phcsiolim@rediffmail.com

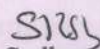
No: PHCS/NOC-Const/20-21/2639

DATE: 17 / 02 / 2021

**Provisional N.O.C. from sanitation point of view for Proposed Construction of Residential Villas  
(Villa 1,2& 3) Swimming Pool & Compound wall.**

With reference to your letter No. Nil dated 30/01/2021, it is to inform you that this Primary health centre has **NO OBJECTION** to issue NOC from the SANITARY POINT OF VIEW for Proposed Construction of Residential House (Revision) per NGPDA order No.: NGPDA/Parra/44/186/2932/2021 dated 20/01/2021 on property bearing survey No. 215/14, plot no. nil Parra, Bardez-Goa, subject to the following conditions:

1. The construction shall be carried out as per the approved plan submitted.
2. The septic tank/soak pit shall be at a distance of more than **15** meters from the existing well if any.
3. The capacity of the septic tank/soak pit should correspond with the dimensions/capacity shown in the chart submitted to this office for septic tanks of **50** persons.
4. Proper cleanliness and sanitation should be maintained at the construction site.
5. No health hazard or any other environmental pollution shall be created in the surrounding area.
6. The owner/contractor shall co-operate with the Health and Pollution Control Authorities whenever they visit the site for inspection.
7. As per section 75 A of Goa Public Health Act all labourers shall possess valid health cards, renewable every three months from its date of issue. Whosoever contravenes the above provision shall be fined Rs.10000/- per labourer Health cards should be available at the site for inspection.
8. All Sanitary facilities (Toilet/Soak pit for proper disposal of waste water, Mosquito nets) should be provided to the labourers at the construction site.
9. Adequate anti-larval measures shall be carried out at the construction site in consultation with the health authority.
10. The owner/contractor shall display the signboard at the site with details such as name of the Proprietor/Builder/Contractor, NOC details obtained from the various appropriate Authorities.
11. This office is not responsible for any court Litigation regarding the ownership and area of the property.
12. The N.O.C. is liable to be withdrawn if the conditions stipulated above are not complied with.

  
(Dr. Sathana Shetye)

HEALTH OFFICER  
PRIMARY HEALTH CENTER  
SIOLIM

To,  
R.S. Developers,  
C/o Flat no, A-204, Second Floor,  
Devashri Pinto Villa  
Porvorim-Goa.

Copy to:-

1. The Sarpanch/Secretary, Parra, Bardez-Goa.
2. O/c.