

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st Floor, Mala Link Road, Panaji – Goa.

Ref. No.: NGPDA/M/1878/ 980 /2021

Date: 28 OCT 2021

MAPUSA PLANNING AREA

ORDER

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

Whereas an application has been made by **M/s. Isprava Luxury Realty Four LLP**, for development permission in accordance with the provision of section 44 of the Goa Town & Country Planning Act 1974 for **Residential houses and swimming pool** with respect to his land Zoned as **Settlement 'S-2' zone as per ODP 2021 of Mapusa** situated at **Mapusa bearing Chalta No. 72/15(Part) P.T. Sheet No.9** Earlier approval reference number No. _____ dated _____.

And whereas, Development charge affixed at **Rs.44224/-** and **Infrastructure Tax at Rs.718342/-** vide **Challan no. M-31 dated 28/10/2021** 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 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

23. 1/10/2021

This Development Permission is issued on (i) Deed of right of way dated 9/9/2021 (ii) Partition shall be done before applying for Completion Certificate and obtain separate Survey number and survey plan and form D shall be submitted to this office.

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 30/9/2021 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, FROM M/s. Isprava Luxury Realty Four LLP,

[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].

To:

M/s. Isprava Luxury Realty Four LLP,
C/o Agnelo De Oliveria,
Gomes Catao Complex
Raj vaddo, Mapusa Bardez Goa



(R.K PANDITA)
MEMBER SECRETARY

Copy to:

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The Chief Officer, Mapusa Municipal Council, Mapusa Bardez Goa.
Not to issue Occupancy Certificate without submitting Completion Certificate from North Goa Planning and Development Authority.