

# NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Shanta Bldg., 1<sup>st</sup> Floor, Behind Vivanta Hotel, St. Inez Panaji Goa

Ref: NGPDA/M/2035/ 2359 | 2025

Date: 07 JAN 2025

## MAPUSA PLANNING AREA

### ORDER

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

Whereas application has been made by **Una Homes LLP**, represented by its partner **Mr. Ashwin Suresh Narwekar**, **Mr. Jasinder Singh Arora** and **Mrs. Deeya Singh Arora** for development permission in accordance with the provision of Section 44 of the Goa Town & Country Planning Act, 1974, for **Proposed Construction of Residential Building, Swimming Pool and Compound Wall** with respect to his/her land zoned as **Settlement S-2 zone (150 FAR & 20.50 mts. height)** based on the Government approval as per amendment rule 6.1.1(2) of Regulations-2023 zone as per Mapusa ODP-2021 and situated at **Cunchelim, Mapusa**, bearing **Chalta No.39 of P.T Sheet No.5**

And whereas Development charges affixed at ₹ 7,70,865/- and Infrastructure Tax at ₹ 11,57,947/- vide Challan No.M-33 dated 13/12/2024 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.

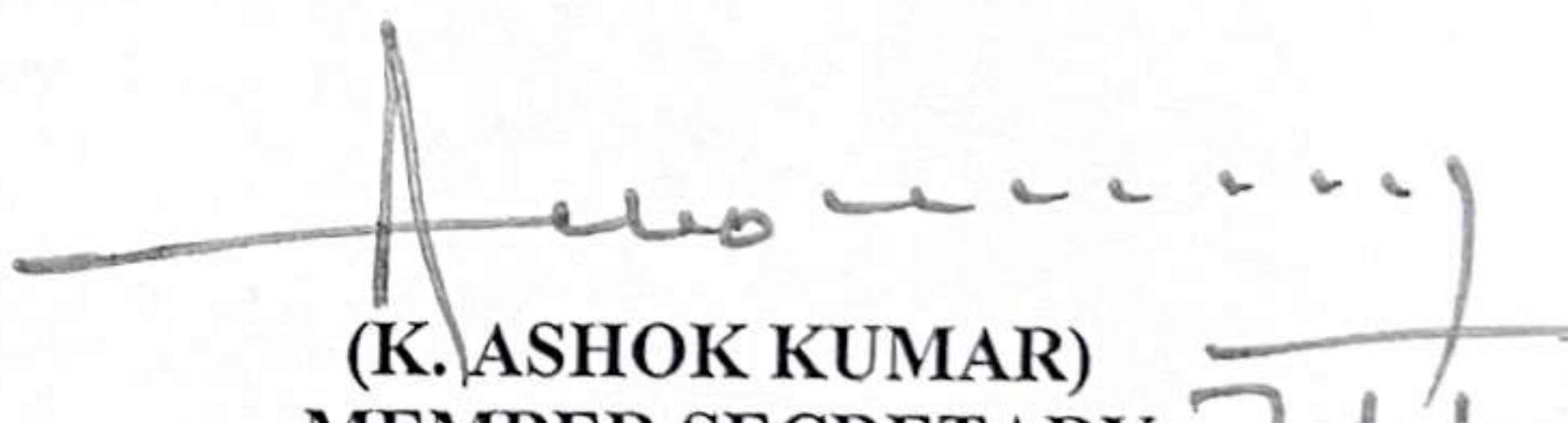



- 21) The construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulations 2010.
- 22) The applicant shall pay labour cess of 1% of the total cost of construction project to the Commissioner of Labour & Employment & Secretary, Goa Building & other Construction Workers Welfare Board, before applying for Completion Certificate to this Authority.
- 23) In case the proposal involves felling trees, the project proposed/owned shall obtain prior permission from Trees Officer/Forest Department as mandated U/S 8 & 9 of Goa Preservation of Trees Act.
- 24) 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.
- 25) Applicant shall make provision for Telecom room as per the order of the Chief Town Planner (Admin) No.21/1/TCP/NISC/2023/720 dated 27/04/2023.
- 26) This development permission is issued based on the approval of the Government as conveyed by the Chief Town Planner (Planning) vide Note Ref. No. NGPDA/M/2035/4103 dated 24/10/2024

This permission is issued with reference to the application dated 07/11/2023 under Section 44 of Goa Town & Country Planning Act, 1974, from Una Homes LLP, represented by its partner Mr. Ashwin Suresh Narwekar, Mr. Jasminder Singh Arora and Mrs. Deeya Singh Arora

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.



  
(K. ASHOK KUMAR)  
MEMBER SECRETARY  


✓ To,  
Una Homes LLP,  
Represented by its Partner,  
Mr. Ashwin Suresh Narwekar,  
Mr. Jasminder Singh Arora,  
Mrs. Deeya Singh Arora,  
Off; 304, 3<sup>rd</sup> floor, Plot No.506-A,  
Doli Chambers, Bhaskarrao Kargutkar Marg,  
Strand Cinema, Colaba, Mumbai-Maharashtra

Copy to:

- 1) The Chief Officer, Mapusa Municipal Council, Mapusa-Goa.
- \* Not to issue Occupancy Certificate without submitting Completion Certificate from North Goa Planning and Development Authority.

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# NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Shanta Bldg., 1<sup>st</sup> Floor, Next to Vivanta Hotel, St. Inez, Panaji-Goa

Ref: NGPDA/M/2035/ 2169/2024

Date: 10 DEC 2024

## MAPUSA PLANNING AREA

### ORDER

Read 1) The Goa Tax on Infrastructure Act, 2009 (Goa Act 20 of 2009)

2) Your application under Inward No.2356 dated 07/11/2023

Whereas the Infrastructure Tax towards your application for proposed construction of residential building, swimming pool & compound wall in the property bearing Chalta No.39 of P.T Sheet No.5 situated at Cunchelim, Mapusa city has been assessed as Rs.11,57,947/- (Rupees Eleven Lakhs Fifty-Seven Thousand Nine Hundred and Forty-Seven Only)

The Calculation of the tax has been assessed @Rs.350/- per square meter of floor area for Residential building and @Rs.1200/- per square meter of floor area for Commercial building as per the provisions of the said Act.

Infrastructure Tax due:

		No. of units	Built up area in m <sup>2</sup>		Amount
(i)	Commercial Area	---	---	@ Rs.1200.00/m <sup>2</sup>	= Rs. ----
(ii)	Residential	17	3266.27	@ Rs.350.00/m <sup>2</sup>	= Rs.1143194.50
(iii)	Swimming Pool	1	42.15	@ Rs.350.00/m <sup>2</sup>	= Rs.14752.50

Total Amount of Rs.11,57,947/- (Rupees Eleven Lakhs Fifty-Seven Thousand Nine Hundred and Forty-Seven Only) for the total Built-up Area admeasuring 3308.42 sq.mts.

Now, therefore the said amount shall be deposited in the State Bank of India (Treasury Branch), Panaji, by way of challan in the following Budget Head:

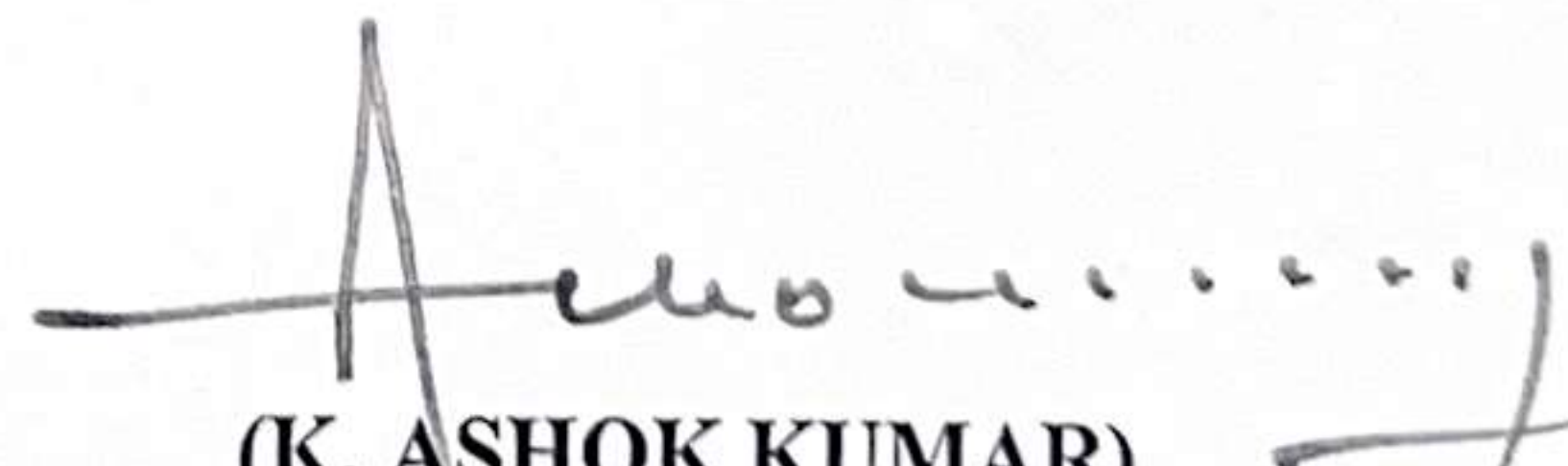

0217- Urban Development

60 – Other Urban Development Schemes

800 – Other Receipts

01 - Receipt under Goa Tax on Infrastructure Act, 2009.



  
(K. ASHOK KUMAR)  
MEMBER SECRETARY  


To,  
Una Homes LLP,  
Represented by its Partner,  
Mr. Ashwin Suresh Narwekar,  
Mr. Jasminder Singh Arora,  
Mrs. Deeya Singh Arora,  
Off; 304, 3<sup>rd</sup> floor, Plot No.506-A,  
Doli Chambers, Bhaskarrao Kargutkar Marg,  
Strand Cinema, Colaba, Mumbai-Maharashtra

Copy to: The Accountant, NGPDA, Panaji- Goa.

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