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# PROJECT DETAIL

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**Project Name: “DODAMARG HEiGHTS”**

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**Project Type: Residential + Commercial**

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**M/s Realty and Manufacturing Group. RMG**

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## 1. Project Background:

With Government of Goa declaring MOPA International Airport in Taluka Pernem-GOA and Government of Maharashtra vide Tourism Policy (2006) declaring Sindhudurg district as a Tourism district and in open arms supporting developers to develop the district as an International tourist destination.

M/s Realty and Manufacturing Group (RMG), Considering the benefits and vision of Government and to enhance the tourism activity and set up abodes for the tourists and all set proper accommodations for locals and to set up their business activity, have decided to launch residential cum commercial project by name “Dodamarg Heights “ within walking distance from Goa border and close vicinity of Upcoming MOPA International Airport.

### **A Location at a distance of:**

- 35 Km from Panajim
- 19 Km from Mapusa
- 25 Km Beach belt of Anjuna ,Calangute and Baga
- 14 Km From Tivim Railway station.
- 15 Kms from upcoming Mopa Airport site,
- Within the Limits of Dodamarg Town. (Old Goa Mumbai Highway)
- Foothill of Kashinath Mountain (Holy Siva temple) (Renowned Tourist Destination)
- 13 Km from Tilari Dam
- 07 Km from upcoming Goa sports village, Bicholim (Goa).
- 07 Km from upcoming international cricket stadium by BCCI.
- 09 km from Mayem Lake, Bicholim (Goa).

A perfect Location to build out a distant and fascinating home, where one can choose their own pleasures of life, a perfect blend of aesthetics with amenities.

## 2. Project Objectives:

Development objectives: The project of M/s Realty and Manufacturing Group of residential cum Commercial building in the name and style of “Dodamarg Heights “ is a project with well-planned layout for Residential Flats considering present and futuristic requirements in the ambience of lush greens of konkan foothills .

## 3. Expected Project Results:

Project shall provide a location/property which will be available for

§ A well maintained society that gives you Satisfaction of living.

§ Second Home – Far from Concrete Jungles, full of life in warmth of nature.

§ A perfect place to set up business enterprises with huge expected footfalls.

## 4. Project Introduction:

DODAMARG HEiGHTS: A Project on the foothill of Kasinath Mountain in the town of Dodamarg with a perfect Balance of individual space away from the cluster city and costal, easy connectivity via road, railway station and Airport with perfect receipt to develop a second home or vacation homewith its strategic location.

The Project planned over 1000 Sq Mtr. of land and will comprise of residential and commercial units of various size as under:

## 5. Project Implementation Company:

M/s Realty and Manufacturing Group.

Office at: FF-03, 4<sup>th</sup> Floor,

Rani Pramila Arcade, 18 June Road,

Panjim Goa-403001.

Contact: +91-706690060/ 9890237798

Email id: dodamargheights@gmail.com

Architect: G M and Associates.

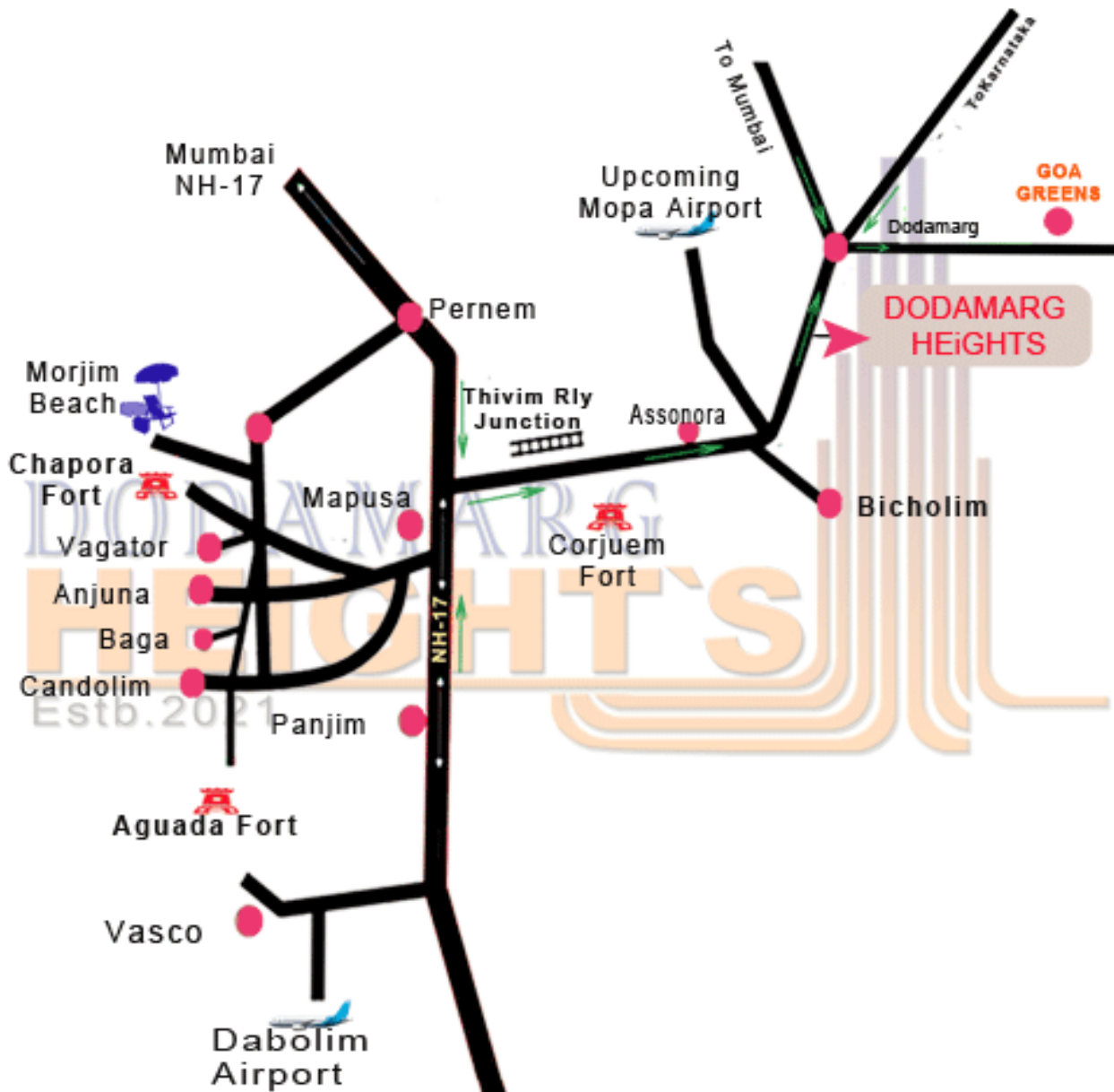
Mr. Gitesh Murkar

## 6. Project location: Project located at:

Village Kasai Dodamarg, Taluka Dodamarg, Distt. Sindhudurg, Maharashtra. India. Location Geo Coordinates 15°40'32.8"N 73°58'03.1"E

<https://maps.app.goo.gl/4XGRh2AtzyoG3JsM9>

## 7. Location Map:






## 8. Project Layout Plan:





## 9. Construction License:

	<b>Kasai-Dodamarg Nagar Panchayat</b> APPENDIX D-1 SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE					
<div style="display: flex; justify-content: space-between;"> <div>           Building Permit No - 128750            Proposal Code : NPKDG-22-41541         </div> <div>           Permit No. : NPKDG/B/2022/APL/00005            Date : 22/08/2022         </div> </div>						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Building Name :</td> <td style="width: 20%;">Varma Building(Mixed)</td> <td style="width: 10%;">Floors :</td> <td style="width: 40%;">GROUND FLOOR,FIRST FLOOR,TYP. SECOND THIRD AND FORTH FLOOR</td> </tr> </table>			Building Name :	Varma Building(Mixed)	Floors :	GROUND FLOOR,FIRST FLOOR,TYP. SECOND THIRD AND FORTH FLOOR
Building Name :	Varma Building(Mixed)	Floors :	GROUND FLOOR,FIRST FLOOR,TYP. SECOND THIRD AND FORTH FLOOR			
<p>To,</p> <p>i) REALITY &amp; MANUFACTURING GROUP RMG,          KASAI DODAMARG, TAL. DODAMARG, DIST. SINDHUDURG.</p> <p>ii) Gitesh Murkar (Architect)</p> <p><b>Sir/Madam,</b></p> <p>With reference to your application No <b>NPKDG202200016</b>, dated <b>25-07-2022</b> for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with - , to carry out development work / Building on Plot No <b>14</b>, Revenue S.No. / Khasra no. / Gut no <b>188</b>, City Survey No , Mouje <b>Kankavli</b> situated at Road / Street , Society . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :</p> <ol style="list-style-type: none"> <li>1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.</li> <li>2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.</li> <li>3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.</li> <li>4. This permission does not entitle you to develop the land which does not vest in you.</li> <li>5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.</li> <li>6. Information Board to be displayed at site till Occupation Certificate.</li> <li>7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority with in 6 month from the commencement certificate.</li> <li>8. All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.</li> <li>9. Provision for recycling of Gray water ,where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.</li> <li>10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.</li> <li>11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.</li> <li>12. Authority will not supply water for construction.</li> <li>13. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.</li> <li>14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)</li> </ol>						
<div style="display: flex; justify-content: space-between; align-items: center;"> <div>  <p>Scan QR code for verification of authenticity.</p> </div> <div> <p>Chief Officer,            Kasai-Dodamarg Nagar Panchayat.</p> </div> </div>						
<p>1/1</p>						



# 11. Area Sheet:

GROUND FLOOR SHOP	
SHOP	SALEABLE AREA
1	25.65
2	21.03
3	25.65
4	25.65
5	22.29
6	25.65
7	25.65
8	40.98
9	21.21
10	20.01
<b>TOTAL</b>	<b>253.76</b>

FIRST FLOOR FLAT	
FLAT	SALEABLE AREA
101	56.81
102	60.71
103	58.51
104	80.34
105	57.39
106	55.77
<b>TOTAL</b>	<b>369.52</b>

SECOND FLOOR FLAT	
FLAT	SALEABLE AREA
201	56.81
202	60.71
203	58.51
204	80.34
205	57.39
206	55.77
<b>TOTAL</b>	<b>369.52</b>

THIRD FLOOR FLAT	
FLAT	SALEABLE AREA
301	56.81
302	60.71
303	58.51
304	80.34
305	57.39
306	55.77
<b>TOTAL</b>	<b>369.52</b>

FOURTH FLOOR FLAT	
FLAT	SALEABLE AREA
401	56.81
402	60.71
403	58.51
404	80.34
405	57.39
406	55.77
<b>TOTAL</b>	<b>369.52</b>

\* ALL AREAS IN SQ MTR

Regards:

Realty and Manufacturing Group RMG

\*\* Please feel free to contact us for further information and quarries.

M/s Realty and Manufacturing Group RMG