

Ref No: DC/7281/BICH/TCP-20/ 132
Office of the Dy. Town Planner,
Town & Country Planning Dept.,
Bicholim/Sattari Taluka,
Bicholim -Goa.
Date:- 28/1/2020

To,
✓ Usha Padwal L& Others
POA by Vallabh Salkar
Omnimind Synergies LLP,
Sastiwada, Bicholim - Goa.

Sub:- N.O.C. for proposed Sub-division of land (provisional) of survey no. Sy. No. 192/1 (Part) of Mulgao village, Taluka Bicholim by Usha Padwal Lathers.

Ref. No:- Application dtd. 4/12/2019 under Inward No. 4235 dtd. 4/12/2019.

Sir,

With reference to the above cited subject this is to inform you that there is **No Objection** from the **planning point of view** over the proposed sub-division of land (provisional) in plot bearing survey no. 192/1 (Part) of Mulgao, Bicholim Goa. Duly approved plans with details there on annexed with this letter on the following conditions.

1. The permission recommended as per the plans hereby annexed.
2. Any change to be effected to the approved plans prior permission has to be obtained from this office.
3. The development work has to undertaken as per the plans approved with roads, plots etc. maintained as approved.
4. Ownership over the property may be verified by the Panchayat.
5. N.O.C. from electricity dept. as regards availability of power supply, N.O.C. from P.W.D. for making availability of water supply should be obtained and the same should be submitted at the time of final approval.
6. Verification of ownership with specific reference to tenancy position as on 2.11.1990 has to be made at your end before issue of permission / licence.
7. Traditional access if any passing through the property should be maintained for the satisfaction of local authority.
8. Conversion sanad should be obtained before obtaining final approval.
9. Any other permission, N.O.C. required under any other law, as applicable shall be obtained from concerned department.
10. If any power line/cable is passing over/under the property NOC from electricity dept., shall be obtained prior to the commencement of development works.

Cont.2/-

11. Plots should be clearly demarcated with distinct, boundary stones and the dimension and area of each plot should be clearly mentioned.
12. Roads, open spaces and drains have to be developed as per the required standard and for the purpose of development.
13. Final N.O.C. has to be obtained from this office before sale of plots.
14. Electricity and water supply main connection are to be made available outside of every plot, pipeline should be laid as per P.W.D. specification.
15. N.O.C. from electricity dept. /P.W.D. (Roads) should be obtained.
16. All roads within the layout or sub-division shall be of macadam with black top and shall follow the relevant P.W.D. specification.
17. All roads right of way of way shall have the carriage ways and other width determined in the following table.

R/W of roads (mts)	6.00	8.00	10.00	15.00	20.00
Carriage width(mts)	3.50	3.50	6.80	09.00	12.00
Shoulder width / Footpath width (mts)	1.10 on each side	1.95 on each side	1.30 on each side	2.70 on each side	3.70 on each side
Width or road side Drains (cms)	30	30+30	30+30	30+30	30+30

18. Road separator is to be provided for roads having R/W of 15:00 mts and above. In sloping road side drains may be provided only on one side i.e. on higher side across the slope.
19. All roads concern should be worked out the smooth curve of 3.0 mts radius for roads up to 10.00 mts and 5.00 mts radius for section invoicing roads of different R/W the corner should be worked out as per specification prescribed for the roads having wider R/W.
20. All such roads shall be treated as public roads.
21. All drains should have adequate slope to facilitate surface water drainage effectively.
22. All drain should be lined/cemented and finished as per the P.W.D. specification constructed on one side for roads up to 6.00 mts. R/W and on both the side for wider roads shall be P.C.C. (1:3:6) at bottom lines with P.C.C. or another approved material of cross section of 0.30 x 0.30 mts of as otherwise approved.
23. Cross drain and culverts shall be provided as per the site conditions whenever required of pipes lines of minimum 300 mm diameter masonry with P.C.C. lining at the bottom.
24. If any cutting or filling of low-lying land is involved prior permission as per section 17-A, from the office of the C.T.P. shall be obtained.

25. Rights of the mundkarials & Occupants rights shall be protected strictly.
26. Required numbers of trees shall be planted by the applicant in the said plot/property as per the Regulation 18 of the Goa Land Development and Building Construction Regulations, 2010 regarding landscaping of open spaces/trees plantain along the roads and in develop plots.
27. NOC from Forest Dept., Has to be obtained before issue of license.
28. Applicant shall dispose the construction debris at his/her own level and/or the same shall be taken to the designated site as per the disposal plan given by the applicant in the affidavit to be produced to the village Panchayat.
29. Necessary NOCs if required from concern authority may be obtained.

NOTE:

- a) This Technical Clearance Order is issued based on the order issued by the Chief Town Planner vide no. 29/8/TCP/2012-13/RPG-21/Status/1803 dated 04/06/2012 and 29/8/TCP/2018(Pt.file)/645 dated 06/04/2018 under Category IV pertaining to guideline for processing various applications.
- e) This NOC is issued based on the approval of the Govt. conveyed by the office of the Chief Town Planner (Planning), Panaji - Goa vide note no. DC/7281/BICH/TCP-19-20/124 dtd. 16/1/2020.

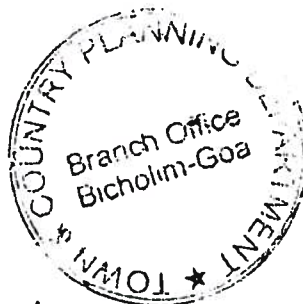
THIS NOC IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF NOC for Sub-division of land (provisional) PROVIDED THE Sub-division of land (provisional) LICENSE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.

Copy to:

1. The Sarpanch/ Secretary
Village Panchayat of Mulgao,
Bicholim - Goa
2. The Chief Town Planner (Planning)
Dempo Towers, 2nd floor,
Patto, Panaji - Goa.

----- for information.

(R. N. Volvoikar)
Dy. Town Planner



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25/1/2020

