OFFICE OF THE SENIOR TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT,
SOUTH GOA DISTRICT OFFICE,
OSIA COMMERCIAL ARCADE,4TH FLOOR'B'WING
MARGAO-GOA.

REF:-TPM|35185|Sub-div|Nuvem|264|1-C|2025|334 **DATE:-**15/01/2025

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the

* (a) Land sub-division (Provisional)
as per the enclosed approved plans in the property zoned as **Settlement zone** in **Regional Plan for Goa 2021** and situated at **Nuvem** Village bearing Survey no.**264/1-C** in Salcete Taluka with the following conditions:-

1. 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.
2. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
3. The Developer/applicant should display a sign board of minimum size 1.00mts. x 0.50mts. with writing in black color on a white background at the site, as required under the Regulations.
4. 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.
5. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
6. Necessary licence is to be obtained from the Panchayat.
7. The Ownership of the property shall be verified by the licensing body before the issuing of the licence.
8. Necessary permission should be sought from the Forest Department before the cutting of trees if any.
9. Plot should be clearly demarcated with distinct boundary stones and, the dimensions and area of each plot should be clearly mentioned.
10. Final NOC has to be obtained from this office before sale of plot.
11. Roads, open spaces and drains have to be developed as per the required standards and for the purpose.
12. Electricity, sewerage, water supply main connections are to be made available outside every plot. Pipe lines should be laid as per PWD, specifications.
13. NOC's from Electricity Department/PWD with regard to availability of power and water supply respectively, shall be obtained before applying for final NOC.

14.i) No roads within the layout or sub-division shall have a gradient of more than 1:10 along its longitudinal section.
ii) All roads within the layout of sub-division shall be of macadam with black top and shall follow the relevant of PWD specifications.

iii) All roads right of ways shall have the carriage ways and other widths determined in the following table.

R/W of roads(mts)	6	8	10	15
Carriage width (mts)	3.5	4.50	7.0	9.00
Shoulder width	1.10	1.35	1.10	2.50
Footpath width(mts)	On each side	On each side	On each side	On each side
Width or road side Drains(cms)	0.30 on one side	0.40+0.40	0.40+0.40	0.50+0.50

iv) Road separator is to be provided for roads having R/Ws of 15.0m and above. In slopping road side drains may be only on one side i.e. on higher side across the slope.

14. All roads corners should be worked out in a smooth curve of 3mts. radius for roads upto 10mts. and 5mts radius for roads above 10mts. pavement width. In case of road intersections involving roads of different R/W, the corners should be worked out as per the specifications prescribed for the roads having wider R/W.
15. All roads ending in cul-de-sacs should be provided with a cul-de-sac head of 12mts x 12mts for all the width of the roads.
16. All such roads shall be treated as public roads and shall be transferred to the local Authority by a gift deed before obtaining final approval.
17. All drains should have an adequate slope to, facilitate surface water drainage effectively.
18. All drains should be lined or cemented and finished as per PWD specifications, construction one side for roads upto 6mts. R/W and on both sides for wider roads shall be of PCC(1:3:6) at bottom lines with PCC or any other approved material of cross section 0.30m x 0.30m or as otherwise approved.
19. All roads having a right of way of 6mts. or less shall have a side drain constructed on at least one side of such road pavements. All roads having a right of way of above 6mts. shall have side drains constructed on both sides of such road pavements.
20. Cross drains and culverts shall be provided as per site conditions wherever required of pipes of minimum 300mm distance embedded in PCC or RCC slab drain supported on laterite masonry with PCC lining at the bottom.
21. The open space/spaces left shall be provided with lined drains to drain out water in a satisfactory manner.
22. The open space/spaces shall be transferred to the local authority by a gift deed by the owner/developer before obtaining final approval, unless the entire sub-divided area is enclosed by a compound wall. If the open spaces are transferred to the local authority, the same shall be developed and maintained by the local authority for the purpose mentioned at sub-clause (d).
23. Applicant shall obtain NOC before applying for final NOC for sub-division from the Office of Executive Engineer,Works Div XII(PHE)-SWSP),PWD,Sanguem-Goa.
24. Proper drainage system and connectivity to the existing drainage network shall be ensured to smooth flow of rain water.

Note:-This Provisional NOC for sub-division has been issued with approval of Government vide note no.TPM/35185/Sub-Div/264/1-C/2024/5998 dtd. 25/7/2024.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED **12/7/2024** FROM **M/S. FAIRPLAY PROPERTIES PVT. LTD.**

THIS ORDER 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.

(S.P.Surlakar)
Town Planner

To,
M/s. Fairplay Properties Private Limitd.
C/o Mr. Sebastia Jose Anslem Noronha,
F/4, First Floor, Osia mall,
Near KTC Bus Stand,
Margao,Salcete-Goa.
Copy to:-
The Sarpanch/Secretary,
Village Panchayat of **Nuvem,**
Salcete Goa.

emp/-

TOWN & COUNTRY PLANNING DEPT. ★ SOUTH GOA DIST. OFFICE ★ MARGAO-GOA