



**OFFICE OF THE TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT
TISWADI TALUKA OFFICE, 5th FLOOR, KAMAT TOWER
PATTO- PANAJI-GOA.**

RefNo.: TIS/4800/CAR/TCP/2024/690

Dated: 21/4/2022

To,
M/s Jai Bhuvan Builders Pvt. Ltd.,
SM/101, Nova Cidade Commercial Complex,
Alto-Porvorim.

Sub: Proposed NOC for Revised Provisional Sub-division of plots at property bearing
Sy. No.291/1-A part, Phase - 5 of village Carambolim, Taluka - Tiswadi by M/s
Jai Bhuvan Builders Pvt. Ltd.,

Ref: Your application inwarded vide No. 630 dtd. 7/04/2022.

Sir,

With reference to the above mentioned subject this is to inform you that, Technical Clearance is hereby granted from planning point of view to issue for provisional approval for the Revised Provisional Sub-division in Sy. No. 291/1-A part, Phase - 5 of village Baiguinim, Taluka - Tiswadi with the following conditions:

- 1) Necessary license is to be obtained from the Panchayat.
- 2) Necessary permission should be sought from the Forest department before cutting of trees.
- 3) This NOC is valid for three years, from the date of issue unless renewed.
- 4) Final NOC has to be obtained from this office before sale of plot.
- 5) Plot should be clearly demarcated with distinct boundary stones and the dimensions and area of each plot should be clearly mentioned.
- 6) Roads and drains have to be developed as per the required standards and for the purpose.
- 7) Electricity, Sewerage, Water supply main connections are to be made available outside of every plot. Pipelines should be laid as per PWD specifications.
- 8) NOC's from Electricity department, as regards to power supply, PWD as regards to water supply should be obtained before obtaining final NOC.
- 9) 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 or sub division shall be of macadam with black top and shall follow the relevant PWD specification.
- 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)	3.50	4.50	7.00	9.00
Shoulder width on each Side	1.10 mts	1.35mts on each side	1.10mts on each side	2.50mts on each side
Footpath width(mts)				
Width on road side	.30	.40+.40	.40+.40	.50 +.50
Drain (cm)				

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- iv) Road separator is to be provided for roads having R/Ws of 15.0mts. and above. In sloping road side drains may be provided only on one side i.e. on higher side across the slope.
- 10) All road corners should be worked out in a smooth curve of 3.0mts radius for roads up to 10mts R/W and 5 mts that of radius for roads above 10 mts pavement width. In case of roads, 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.
- 11) All roads ending in Cul- de- Sac should be provided with a cul-de-sac head of 12 mts X 12 mts for all the width of the roads.
- 12) All sub- division roads shall be treated as public roads.
- 13) All drains should have an adequate slope to facilitate surface water drainage effectively.
- 14) All drains should be constructed, lined, cemented and finished as per PWD specifications, construction one side for roads up to 6 mts. 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 0.30 m X 0.30 m or as otherwise approved.
- 15) All roads having a right of way of 6 mts 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 6 mts. shall have side drains constructed on both sides of such roads pavements.
- 16) Cross drains and culverts shall be provided as per site conditions wherever required shall be either of pipes of minimum diameter of 300mm embedded in PCC or RCC slab drain supported on laterite masonry with PCC lining at the bottom.
- 17) No part of the plot which is having an inclination of more than 25% slope shall be permitted for development as feasible saleable plot.
- 18) Ownership of the property shall be verified by the licensing body before issuing of the license.
- 19) The traditional access if any passing from the property shall not be blocked.
- 20) Conversion sanad should be obtained before the commencement of the Development
- 21) Wherever there is level difference between the plots necessary precautions/care should be taken to strengthen the boundary to avoid land sliding in future.
- 22) Necessary permission may be obtained from any other competent authority /Department if necessary as per rules and regulations.
- 23) The open space/spaces left shall be provided with lined drains to drain out water in a satisfactory manner
- 24) The open space/spaces shall be duly maintained by the owner/owners of the sub-divided plots, if however the open space/spaces are transferred to the local authority the responsibility of maintenance passes on to them.
- 25) The recreational open space/ spaces shown on the plan are for the use of the residents of the plots of the said sub divided land.
- 26) The Village Panchayat shall take cognizance of any issue in case of any complaints/Court orders before issue of construction license.
- 27) 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.
- 28) Development shall be strictly as per approved plans. No change shall be effected in the approved plans without the prior permission of this authority.
- 29) The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the government of Goa

- 30) 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
- 31) Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
- 32) Adequate utility space for the dustbin, transformer etc. should be reserved within the plot area
- 33) Existing trees shall not be cut without prior permission from the competent authority.
33. Applicant shall plant one tree for every 100.00m² of area developed, land scaping on open spaces/tree plantation along roads and in developed plots.
34. This NOC is issued as a partial modification to the earlier NOC granted by this office vide letter no. TIS/4800/CAR/TCP/2021/910 dtd 28/05/2021 and Revised Provisional Sub-division of plots.
35. All the conditions imposed in our earlier Technical Clearance Order issued vide no. TIS/4800/CAR/TCP/2021/910 dtd 28/05/2021 has to be adhered to strictly.
36. This NOC issued with the concurrence of Senior Town Planner (North).
37. This NOC issued based on the recommendation by Member Secretary Committee, Goa Forest Department, Dhavli Ponda Goa vide letter no. 1/DCF(SC)/EST/TCP/55/2020-21/08 dtd 22/5/2020.
38. 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.
39. Necessary 1 % cess on the total cost of construction project shall be levied by the village Panchayat before issue of completion order by this office.

Yours faithfully,


(S.P. Surlakar)
Dy. Town Planner

Copy to:

The Sarpanch/Secretary
Office of the Village Panchayat,
Carambolim, Tiswadi – Goa.

