

To,

✓ Versatile Landbase Pvt. Ltd.,
C/o Mr. Gautam Desai,
Barreto Building,
Bernardo F. Costa Road,
Margao-Goa.

Sub: Proposed sub-division of land of property bearing sy. no. 34/1-C-I of village Goalim Moula Taluka Tiswadi by Versatile Landbase Pvt. Ltd., for provisional N. O. C. for sub-division of land purpose. The plot is zoned as Settlement as per Kadamba Outline Development Plan.

Ref: Applicant letter under inward No. 777 dt.18/5/2015.

Sir,

With reference to the above mentioned subject this is to inform you that, there is no objection from planning point of view to issue provisional N.O.C. for the proposed sub-division in sy.no. 34/1-C-I of Goalim Moula village with the following conditions:

- 1) 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.
- 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 Ownership of the property shall be verified by the licensing body before issuing of the license.
- 4) Necessary license is to be obtained from the panchayat.
- 5) Necessary permission should be sought from the Forest department before cutting of trees.
- 6) This NOC is valid for three years, from the date of issue unless renewed.
- 7) Final NOC has to be obtained from this office before sale of plot.
- 8) Plot should be clearly demarcated with distinct boundary stones and the dimensions and area of each plot should be clearly mentioned.
- 9) Roads, Open spaces and drains have to be developed as per the required standards and for the purpose.
- 10) Electricity, Water supply main connections are to be made available outside of every plot. Pipelines should be laid as per PWD specifications.
- 11) NOC's from Electricity department, PWD Highway Division should be obtained.
- 12) 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 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:-

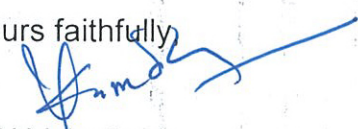
R/W of roads (Mts)	6	8	10	15
Carriage width(Mts)	4.00	5.00	6.8	9.00
Shoulder width	0.85 m on each Side	1.20m on each side	1.30 on each side	2.60 on each side
Footpath width(mts)				
Width on road side Drain (cm)	30	30+30	30+30	30 +30

- 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.
- 13) All road corners should be worked out in a smooth curve of 3.0mts radius for roads up to 10mts and 5 mts 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.
- 14) 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.
- 15) All such roads shall be treated as public roads.
- 16) All drains should have an adequate slope to facilitate surface water drainage effectively.
- 17) All drains should be lined or cemented and finished as per 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.
- 18) 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.
- 19) Cross drains and culverts shall be provided as per site conditions wherever required of pipes of minimum 300 mm diameters embedded in PCC of RCC slab drain supported on laterite masonry with PCC lining at the bottom.
- 20) No part of the plot which is having an inclination of more than 25% slope shall be permitted for development as feasible saleable plot.
- 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 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.
- 23) 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.

- 24) Necessary NOC from the Chief Town Planner has to be obtained in case of any cutting of the hills is involved.
- 25) The Valid Conversion sanad should be obtained before the commencement of the development
- 26) Wherever there is level difference between the plots necessary precautions/ care should be taken to strengthen the boundary to avoid land sliding in future.
- 27) Necessary permission may be obtained from any other competent authority /Department if necessary as per rules and regulations.
- 28) Adequate provision for dry and wet garbage disposal shall be made within the property.
- 29) Necessary permission may be obtained from any other competent authority /department if necessary as per rules and regulations.
- 30) Existing Nallah shown on the site plan should be strictly maintained and not blocked at any point of time.
- 31) This NOC is issued with the concurrence of the Chief Town Planner.
- 32) The main 15.00mts wide road shown on the site plan should be developed before applying for final sub-division of land.
- 33) The confirmation regarding Private Forest/fresh NOC shall be obtained from Forest Department before commencement of any development work.

(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).

Yours faithfully,


(R.N. Volvoikar)
Dy. Town Planner

To,
The Sarpanch/Secretary
Office of the Village Panchayat,
Batim, Tiswadi