

**Office of the Town Planner,
Town & Country Planning Department,
Ponda Taluka Office,
Ponda Goa**

Ref. No.:- TPP/1150/sub-Div/5/0/25/1790

Dated: 13/06/2025

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the **Sub division of land (final NOC)** for **Plot No. C-01, C-02A, C-02B, C-12, C-13, C-14, C-15, C-16, C-17, C-18, C-19, C-20, C-21, C-22, C-23, C-24, C-25, C-26, C-27, C-28, C-29 and C-30** as per the enclosed approved plans in the property zone as **Settlement Zone** as per the **Regional Plan for Goa 2021**, situated at **Curti Village, Ponda Taluka**, bearing Sy. No. **5/0 (Part)** with the following conditions:-

1. Construction shall be strictly as per the approved sub division plan. No changes shall be effected in the approved plans without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and 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 and the traditional access if any passing through the property shall be verified by the Village Panchayat Office before issue of NOC.
4. Road widening area shown in the approved sub division plan has to be strictly maintained free from any construction/ encroachment. The same shall not be sold to any party.
5. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the license.
6. As regards, complaints pertaining to encroachment, Judicial Orders/ directives and other legal issues, the same may be verified and confirm by the concern Village Panchayat before issuing license/ NOC.
7. The open space may be transferees to the local authority by a gift deed if desired by the owner /developer before obtaining final approval. If the open space is transferred to the local authority, the same shall be developed and maintained by the such local authority for recreational and community purpose of occupant of plots. However purchasers of plots shall be entitled to free access and use of open space.
8. All sub division road shall be treated as public road.
9. Traditional access, if any, passing through the property shall be verified by the Village Panchayat office before issue of NOC.
10. The village Panchayat shall take cognizance of any issue in case of any complaints/ Court Orders before issue of licence.
11. The proposed sub-division layout shall be limited only within the property bearing Sy. No. **5/0, Plot No. Plot No. C-01, C-02A, C-02B, C-12, C-13, C-14, C-15, C-16, C-17, C-18, C-19, C-20, C-21, C-22, C-23, C-24, C-25, C-26, C-27, C-28, C-29 and C-30** falling in **Settlement Zone** on Regional Plan for Goa- 2021 of village **Curti** and not in other Survey Number at any point of time.

P.T.O

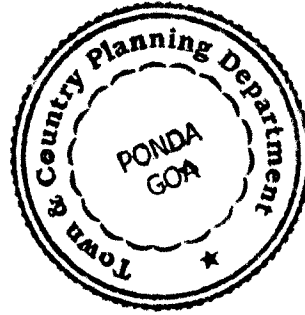
12. The cutting of land in the property under reference shall not be undertaken after grant of final NOC from Village Panchayat beyond the permissible limits.

13. This final NOC is issued based on the submission of following documents:-

- (a) Licence issued by Village Panchayat for provisional NOC No. VPCC/Licence/2022-23/681 dtd 13/06/2022 .
- (b) The water availability certificate issued by Executive Engineer-III vide letter No. PWD/DIV-III(WS)/ASW-I/F.30/2024-2025/42 dtd 28/05/2024.
- (c) The certificate of availability of power supply issued by Chief Electrical Engineer vide letter No. 152/1/CEE/Tech/PLG/22-23/1632 dtd 24/03/2023.
- (d) Conversion Sanad by Collector of North vide letter No. RB/CNV/PON/COLL/04/2011/1039 dtd 21/12/2018.
- (e) Technical Clearance Order is issued based on the Letter Ref No. 6TTR/606/Q/Camp No. 03 Dated 15/04/2025. From Major Quartermaster for Commanding Officer showing 100 mts line from unit fencing.
- (f) Plot Nos. C-30 & C-12 are partially affected as per the letter dated 15/04/2025 from Major Quarter Master for Commanding Officer, wherein construction shall be not allowed within the 100 mts line from unit fencing as shown in the Plan.

This Order is issued with reference to the application dated **10/01/2025** from **Matches Goa Pvt Ltd.**

This order is valid for three years from the date of issue of Technical Clearance Order for sub-division of land, provided the license is issued within the period of three years.



R Shirodkar
(Ritesh R Shirodkar)
Dy. Town Planner

JSF

✓ To,
Matches Goa Pvt Ltd
Anand Bhavan, Old Station Road,
Margao-Goa 403601

Copy to:-

The Sarpanch/Secretary
Village Panchayat of **Curti-Khandepar,**
Ponda Goa.