

IN THE OFFICE OF THE DEPUTY COLLECTOR (L.A.)
COLLECTORATE OF NORTH GOA DISTRICT, PANAJI.

Case No. X/8/Dy.Coll/LA /2000

PROJECT:- LAND ACQUISITION FOR IMPLEMENTATION OF
HOUSING SCHEMES OF THE BOARD AT CURCA VILLAGE IN
TISWADI TALUKA

A W A R D

The Land Acquisition proceedings commenced with the publication of Notification issued under Section 4 of Sub-Section 1 of Section 17 of the Land Acquisition Act, 1894 (hereinafter referred to as the said Act) bearing No. 22/25/2000-RD dated 02.06.2000 published in the Official Gazette, on page 343-344, Series II, No. 11 dated 16.06.2000 and in two local newspapers viz. Herald dated 15.06.2000 (2) Navprabha dated 16.6.2000. The requisite public notices under Section 4(1) of the said Act were issued and published at the concerned places through the Mamlatdar of Tiswadi on 12.10.2000.

On receipt of the notice under Section 4(1) by this office one Shri Laxman Sazu Gawas Attorney & legal heirs of Sazu Deu Gawas (whose name was not figuring in the Notification u/s 4) has filed his objection dated 15.7.2001 stating that the name of his late father was figuring in other rights column of form I & XIV of survey NO. 24/1 of village Curca as a lessee and put the said property in their possession for last number of years as tenant. He has also stated that he has filed an application u/s 7 of the tenancy Act and the matter is subscribed before the court of Mamlatdar Tiswadi and that they depend on the Income of the said property and requested to join them as a interested parties and also to delete the said property from the acquisition proceedings.

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Another objection was filed by one Shri Gopal Undu Gawas (whose name was not figuring in the notification U/s 4) vide his application dated 2.8.2000 wherein he has stated that he is carrying out business of Bar and Restaurant with legal licence in Sy. No. 24/1 and for the purpose an area of 100 Sq. mtrs was leased to him by the Comunidade of Curca. He has also stated ~~that his name is recorded as a lessee in Sy. No. 38/1 of~~ village Curca and that he is a deem purchaser under 5th Amendment to the Agricultural Tenancy Act.

Further the Comunidade of Curca has filed their objections vide letter dated 6.11.2000 requesting to leave the land of the Comunidade to the present heirs of Gaonkars. A hearing was held on 20.11.2000 wherein the Attorney of Comunidade has stated that they have passed a resolution on 6.10.96 to develop the land under sy. No.24/1 for housing. They have no objection to acquire the land under Sy.No. 38/1. After giving the hearing to the interested parties, it was observed that there were no sufficient ground for the objections raised by the above interested parties and hence the same have been discarded by the Land Acquisition Officer.

3. During the course of site inspection, it is observed that the land proposed for acquisition under survey No.38/1 is cashew garden having 25% rock patches. This property have some scattered cashew trees surrounded by thick bushes and shrubs. As

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regards to sy. No.24/1 part, it is partly bharad land and partly cashew garden having 40 % rock patches. The property of this plot has also some scattered cashew trees having some bushes and shrubs and it is well levelled land.

4. Thereafter, a site inspection was carried out by my predecessor on 29.1.2001 and 5-A report was submitted to the Government which was approved. A declaration under Section 6 of the said Act was made in Government Notification No.22/25/2001-RD dated 10.10.2001 published on page No. 447-448 of Series II, No. 28 of the Official Gazette (Extra Ordinary) dated 12.10.2001 in two local newspapers, viz. 1. Navhind Times dated 12.10.2001 & (2) Gomantak dated 13.10.2001 declaring Govt's intention to acquire the land specified in the schedule attached to the said Notification for public purpose Viz. Land acquisition for implementation of Housing Scheme of the Board at Curca Village in Tiswadi Taluka. The Deputy Collector(LA) was appointed to perform the functions of the Collector for all proceedings in respect of the said land and was directed under Section 7 of the said Act to take order for the acquisition of the said land.

5. The land to be acquired has been properly surveyed and demarcated with boundary stones and the plan and survey report prepared. The survey report incorporates the particulars of the land to be acquired. The plan so prepared which has been referred to in the last para of the Govt. Notification under Section 6 dated 10.10.2001 was kept for public inspection in this office alongwith the survey report.

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6. The requisite public notices under Section 9 & 10 of the said Act were issued and published at the appropriate places on 05.02.2002 through the Mamlatdar of Tiswadi. Individual notices were also served on the interested persons in the manner prescribed under Section 45 of the said Act. Thereafter, the site inspection was carried out by me on 22.03.2002 in order to ~~ascertain the area to be acquired as well as to verify the plots~~ of which Sales Statistics which were submitted for determining the market value in presence of the Representative of the Acquiring Department i.e. Managing Director, Goa Housing Board, Alto Porvorim, Bardez, Goa.

TRUE AREA AND NATURE OF THE LAND

7. The ~~total~~ area proposed in the Government Notification No. 22/25/2000-RD dated 2.6.2000 under Section 4 of the Act, was ~~1,48,166~~ sq.mts. but in the Notification No.22/25/2000-RD dated 10.10.2001 issued under Section 6 of the said Act only an area of 1,37,290 sq,mtrs which is actually required for the above purpose, was notified after preparing the survey report/survey plan. No one has objected to the measurement of the land proposed in the Notification under Section 6 of the Act and as such I hold that 1,37,290 sq.mts. is the true area of the land for the purpose of this Award. The land being acquired is Cashew garden.

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C O M P E N S A T I O N

8. The public and individual notices 9 & 10 were issued as per the names of the interested persons mentioned in the schedule attached to the above Notification and the claim of the compensation filed by them are shown in the statement "A" appended hereto.

9. The compensation in respect of land under acquisition is to be determined taking into consideration the various factors as stipulated in the ~~Section~~ ^{Section} 23 of the Land Acquisition Act, 1894. One of the factor is the market value of the land under acquisition on the date of publication of Notification under Section 4(1) of the Act, besides the nature, situation as well as potentiality of the land in question.

10. In response to the Public and individual notices under Section 9 & 10 issued and served on all the interested parties, they have claimed the compensation as follows:-

i) In respect of plot bearing Sy.No.38/1 Shri Gopal Ondu Gawas vide his application dated 25/2/2002 has claimed as a tenant as his name was notified under Section 6 as a lessee and stated that he has a house in the said property. He has claimed a compensation to the said plot Under Sy.No.38/1 @ Rs.250/- per sq.mt. without producing any documentary evidence and for the reasons same cannot be considered. Vide another application

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dated 25/2/2002, Shri Gopal Ondu Gawas has also claimed interest in the property surveyed under Sy.No.24/1 of Curca Village proposed to be acquired. In the said application he has stated that he runs his business of Bar and restaurant in the said Sy.No. and to prove this interest he has produced a Photograph showing his Bar and restaurant alongwith a Xerox copy of the licence from the Dept. of Excise in Tiswadi Goa which is valid from 1/4/96 to 31/3/97. Subsequently vide his letter dated 21/6/2002 Shri Gopal Ondu Gawas has withdrawn his claim for the compensation in respect of the structure existing in Sy. No.38/1 as the same has been settled amicably between himself and the Goa Housing Board. As regards to the Bar existing in Sy.No.24/1 part, the said area of the land has been excluded from the land acquisition and therefore he has conveyed his no objection for the compensation of the said structure.

(ii) Upon the issue of individual notices u/s 9 & 10 of the Land Acquisition Act, 1894 in respect of plot bearing Sy. No.24/1 vide application dated Nil but received by this office on 22/2/02 Shri Laximan Saju Gawas Kankonkar for self and behalf of the others legal heirs of late Shri Saju Deu Gawas filed a claim of compensation @ Rs.300/- per sq.mt. for the acquired area alongwith the compensation for trees and Solatium on the ground that the said property under acquisition is attached to the highway and plain and does not require much development for residential and commercial use and after conversion it can fetch price of Rs.2000/- per sq.mt. In support of his contention he has enclosed two copies of the Deed of Sale executed on 29/1/98

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and 5/5/99 of the plot situated at Curca Village. It is seen from the said Sale Deed that these plots are of well developed plots whereas the land under acquisition is a tenanted cashew land and therefore the rate fixed for the developed plots cannot be made applicable to the land being acquired.

iii) In respect of plots surveyed under Sy.No.24/1 and 38/1 Shri Antonio Manuel Elizabeth D'Costa, the Attorney of Comunidade Curca Tiswadi Goa vide application dated 26/2/2002 has filed the claim on behalf of the said Comunidade claiming the compensation for both the plots under acquisition being Owner thereof at the rate of Rs.1500/- per sq .mt. on the bases of the market rate prevailing in the locality. Further he has stated that the land is flat, rocky, and vast and very suitable for the purpose of putting up of any construction project either residential or commercial. He has also stated that the land has infrastructural facilities of transport, Water, Electricity and Telephone at a very short distance and also other amenities. However, he has not adduced any documentary evidence in support of his claim and hence said rate cannot be considered.

Further in order to determine the value of the land under acquisition, the Mamlatdar of Tiswadi was instructed to furnish the Sales Statistics of the plots sold in the vicinity of the land to be acquired. He has done so vide letter No. 10/11/TIS/CI-I/899/2000 dated 13.10.2000. The details of the Sales Statistics furnished by the Mamlatdar of Tiswadi Taluka pertaining to the Curca Village are as under:-

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S.No.	Regn.No.of Sale deed & Date	Survey No.	Area	Total value of land.	Rate per sq. mt.
1	2	3	4	5	6
1.	1132/97 8.8.98	33/17	825	1,02,000/-	Rs.124/-

2.	1947/97 23/12/97	53	300	76,000/-	Rs.253/-
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3.	238/98 4.2.98	67/4	1100	3,30,000/-	Rs.300/-
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4.	1027/98 15.6.98	39/4	15,375	23,00,000/-	Rs. 150/-
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5.	9804.97 8.6.98	89/31	394	78,800/-	Rs.200/-
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6.	2126 20.12.98	20/1	2800	90,000/-	Rs. 32/-
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12. The above plots mentioned in the Sales Statistics report, were personally inspected by me on 22.3.2002 alongwith Field Surveyor and U.D.C. attached to this office in presence of Shri Mario Raposo Talathi of Curca, Bambolim Talaulim village and (2) Shri Daulat Gaonkar Jr. Engineer as representative of the

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Acquiring Department. i.e. The Managing Director, Goa Housing Board, Alto Porvorim, Bardez Goa.

13. The details of the plots mentioned in the Sales Statistics are as under:-

(i) The plot sold vide execution Deed of Sale vide Regn. No.1132/97 dated 8.8.97 falling under Sy.No.33/17 is situated at Gaonkarwado Curca village is bharad land, having fruit bearing trees and Sy. No. 33/14 is Bharad land having only one tree. It is interior land from the main road and about 2.3 km away from the proposed land to be acquired. Area sold through this Sale Deed is 825 sq.mts @ Rs.124/- per sq. mt.

(ii) The plot sold vide execution Deed of Sale vide Regn. No. 1947/97 dated 23/12/97 falling under Sy.No. 53 of village Curca is coconut garden having residential house. It is a developed plot between the old residential houses and adjacent to the public road. It is about 3 km away from the land proposed to be acquired. Area sold through this Sale Deed is 300 sq. mt @ Rs. 253/- per sq. mt.

(iii) The Acquisition Deed of Sale vide Regn. NO. 230/98 dated 17/2/98 falling under the Sy. No. 67/4 situated at village Curca of Tiswadi Taluka is bharad land and sloppy in nature. It is a developed plot adjacent to the main road about 2.4 km away from the proposed land under acquisition. It is also shown in the Ghatt book of village Curca as paddy land having all

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required amenities, area sold through this Sale Deed is 1100 Sq. mts. @ Rs. 300/- per sq. mt.

(iv) The Execution Deed of sale vide Regn. No.1027/98 dated 15.6.98 surveyed under sy. No. 39/4 was a cashew land and hilly area. At present construction is carried out in the said land. It is situated adjacent to the main road and about 2.5 kms. away from the land to be acquired. The said plot is having fruit bearing and jungle trees. Area sold through this sale deed is 15.375 sq. mtrs @ Rs. 150/- per sq. mts.

(v) The Execution Deed of sale vide Regn. No. 980 dated 8.6.99 surveyed under sy. No. 89/3 of village Bambolim is almost Rocky area and it is approved developed plot with existing tar road. It is situated about 1/2 kms away from the land to be acquired and interior from the NH 17 from Panaji to Margao. Area sold to this Sale Deed is 394 Sq. mt. @ Rs. 200/- per sq. mt.

(vi) The Execution Deed of sale vide regn. No. 2129 dated 20.12.98 surveyed under sy. No.20/1 is hilly area with jungle and cashew trees. It is situated at Wadwadda in Curca village adjourning to the land under acquisition. It is sloppy land and touching the Palem Siridao village boundary. Area sold through this Sale Deed is 2809 Sq. mt @ Rs. 32/- per sq. mt.

14. After inspecting all the above plots it is observed that plots at Sr.No.1 & 3 are in village of Curca and both are at a distance of 2.4 km away from the land under acquisition. Both

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the plots are bharaad land in nature and also are developed plots. Plot at Sr.No.2 is Coconut garden having residential house. It is well developed plots and is about 9 km. away from the proposed land. Plot at Sr. No.5 falls in Bambolim is almost Rocky area and it is approved develop plot having tar road. Plot at Sr. No.4 and 6 are cashew land in nature. But the plot at Sr. No.4 is likely developed plot wherein at present new construction is coming up. It is about 2.5 km. away from the land being acquired whereas plot at Sr.No.6 is falling under Sy.No.20/1 is situated at Wardwada in Curca Village and adjoining to the land under acquisition. Area of this plot sold through the said Sale Deed is 2809 sq.mt. @ Rs. 32/- per sq.mt. Type of land of this plot and the land being acquired seems to be similar in nature. So after discarding all the above mentioned plots of the Sale Statistics, I give one of my consent to the plot at Sr.No.6 to determine the market value in the instant award.

15) In the circumstances considering the present situation, nature, potentiality and topography of the land in question, I have found at the time of inspection that the land of the plot at Sr. No.6 of the Sales Statistics sold at the rate of Rs.32/- from the vicinity of the land proposed to be acquired is similar in nature with the land presently being acquired. The date of execution of deed of sale of the said plot is 20.12.1998 and the date of Notification u/s 4 of the present award is 2.6.2000, i.e. after a gap of 1.5 years and after giving 10%

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increase every year for 1.5 years, i.e. w.e.f. 1998 to 2000, it works out to Rs. 37/- per sq. mt. I therefore, fix the rate of compensation to the land @ Rs. 37/- (Rupees thirty seven only) per sq . mtrs which is reasonable for the instant award.

17. The Acquiring Department has furnished the valuation report of the trees vide letter NO. GHB/TECH/PLC/25/02 dated 10th April, 2002 has conveyed by the Zonal Agricultural Officer, Tiswadi Goa vide their letter NO. 2/4/21/ZAOT/2002-03/ 21 dated 4.4.2002 and vide No. 19/Valuation/PAJM/2002-03/78 dated 15.4.2002 from the Range Forest Officer, Panaji-Goa. The requisite valuation report has been prepared survey No.wise by the said Zonal Agriculture Officer, Tiswadi Goa and the Range Forest Officer, Panaji-Goa. They have shown the total valuation of the standing trees and fruit bearing trees in the land proposed to be acquired to the tune of Rs.1,19,879/- (Rupees One lakh Nineteen thousand eight hundred and seventy nine only). I accept the same being done by the technical experts.

18. Besides these, I award 30% solatium charges in terms of Section 23(2). I also award 12% interest in terms of Section 23(1-A) of the Land Acquisition Act, 1894 from the date of publication of Public notices under Section 4(1) at the appropriate places i.e. on 12.10.2000 till the date of Award. The details of compensation awarded is shown in the statement "B" appended hereto.

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CLAIM OF APPORTIONMENT

19. At the time of issue of Notification under Section 6 of the Land Acquisition Act, 1894, the following persons were notified being believed to be interested.

Sy.No.	Name of the person believed to be interested.	Approximate area (in sq.mts.)
1	2	3
24/1 Part	O: Comunidade of Curca Lessee: Saju Deu Gawas	71440
38/1 Part	O: Comunidade of Curca Lessee : Gopal Ondu Gawas,	65850
Total area		1,37,290

20) During the course of proceedings, Shri Antonio Manuel Elizabeth Da Costa, the attorney of Comunidade of Curca, Tiswadi Goa, vide application dated 26/2/2002 has claimed the entire compensation stating therein that the Comunidade of Curca is the owner of the property surveyed under Sy.No.24/1 and 38/1 proposed to be acquired. He said that their ownership is in terms of the Tombacao Plan prepared under the Code of Comunidade and no other person has any interest in the land other than the Comunidade of Curca. The name of Shri. Gopal Ondu Gawas is

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notified as lessee in respect of Sy.No.38/1 (part), vide application dated 25/2/2002 he has claimed his interest as a tenant in Sy.No.38/1(part) being acquired. However, he has not produced any documentary evidence in order to confirm tenancy right or any other rights required as per law. Shri Sazu Deu Gawas, who has been notified as lessee of Sy. No.24/1 part in Notification under Section 6 and who is since deceased. Shri Laxman Sazu Gauns Kankonkar for self and on behalf of the other legal heirs of late Shri. Sazu Deu Gauns has claimed as the sole tenant of the said property and also has stated that, no other person has got any right or interest in the aforesaid property surveyed under Sy.No.24/1 besides them. Further Shri Laxman has claimed full amount of Compensation in respect of the land acquired being the only tenants. In support of his claim for tenancy rights, he has produced a copy of Judgement Order issued by the Mamlatdar of Tiswadi in the Tenancy Case No.TNC/14/93/DECL/JM-III dated 3.6.2002. However vide his another letter dated 22.7.2002 Shri Laxman Sazu Gawas Kanconcar has informed that they have not yet filed an application for the purchase of the said property and hence unable to produce the purchase certificate.

21) Interested persons who have been notified as owner/lessees have raised objections in respective property proposed to be acquired and accordingly, there exist dispute in the following manners:

(a) In respect of Sy.No.24/1(part) dispute arised in between Comunidade of Curca V/S Shri Sazu Deu Gawas since

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deceased, through his legal heirs, Shri Laxman Sazu Gauns Kankonkar and others.

(b) In respect of Sy.No.38/1(part), dispute arisen in between Comunidade of Curca V/S Shri Gopal Ondu Gawas.

22) Considering all the above facts and contradictory statements and replies, it is observed that there exist dispute under Section 30 as regards to the ownership/tenancy rights of the said property surveyed under No.24/1 (part) and 38/1 (part) and therefore the matter is to be referred to the Hon'ble District & Session Court Panaji and the amount of compensation awarded for both the Sy. Nos. ordered to be deposited in the said Court under Section 30(1) of the Land Acquisition Act, 1894.

23) All the interested persons who may receive the compensation under this Award are given to understand that they will be liable under the third proviso to section 31(2) of the said Act to refund the said amount of compensation or a portion thereof in the event of any other person being adjudged to be lawfully entitled thereto.

24) The Acquiring Department should ensure that the records of rights and all the relevant documents relating to the ownership of the land are accordingly modified showing that the transfer of the plots indicated in the Award vest solely in the Government consequent to the taking over of possession of land and payment of the awarded amount of the compensation to the concerned interested parties.

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This Award is declared with the prior approval of the Government vide letter No. 22/25/2000-RD dated 6.2.2003 as conveyed by the Collector of North Goa District, Panaji, under the powers delegated in terms of Section 11(1) of the said Act, vide his Office Memorandum No.COL/CONF/38/2003/LA dated 18/2/2003.




(A.P. Halarnkar)
Deputy Collector(L.A.) Panaji.

Place:- Panaji.

Dated:-18/2/2003.

STATEMENT "B"

Case No. X/8/Dy. Col/LA/2000

Sl. No.	Survey No./Sub Div. No.	Nature of land.	Area in sq.mt.	Rate per sq. mt.	Valuation of land. (in Rs.)	Valuation of trees (in Rs.)	Valuation of structures. (in Rs.)	Total compensation. (in Rs.)	30% solatium charges.	Addl. rest w.e.f. 12.10.2000 to 13.02.2003. (23 months & 08 days)	12% interest. (in Rs.)	Total Compensation. (in Rs.)
1	2	3	4	5	6	7	8	9	10	11	12	
1.	24/1	Cashew part	71,440	Rs. 37/-	26,43,280/-	42,314/-	--	26,85,594/-	8,05,678/-	7,59,030/-		42,50,302/-
2.	38/1	Cashew part	65,850	Rs. 37/-	24,36,450/-	77,565/-	--	25,14,015/-	7,54,205/-	7,10,536/-		39,78,756/-
		Total	1,37,290/-		50,79,730/-	1,19,879/-	--	51,99,609/-	15,59,883/-	14,69,566/-		82,29,058/-

Place: Panaji

Dated: 18/02/2003.

(A.P. HALARNKAR)
DEPUTY COLLECTOR (L.A.) &
LAND ACQUISITION OFFICER
PANAJI-GOIA

Village/ Taluka.	Survey No./ Sub.Div.No.	Area in sq. mts.	Nature of land.	Name of the person believed to be interested.	Nature of claim.	Compensation Basis if any.	Remarks.		
1	2	3	4	5	6	7	8	9	10
1. Curca/ Tiswadi	24/1 part	71,440/-	Cashew	O: Comunidade of Curca Lessee: Saju Deu Gauns	Owner Tenant	1500/- 300/-	---	---	Sale Deed dated 29/1/98 & 05/05/1999
2. -do -	38/1 part	65,850/-	Cashew	O: Comunidade of Curca Lessee: Gopal Ondu Gawas	Owner Tenant	1500/- 250/-	---	---	---
Total								1,37,290/-	

Place:- Panaji

Dated :- 18/02/2003.

(A.P. HALARNKAR)
DEPUTY COLLECTOR (L.A.), &
LAND ACQUISITION OFFICER,
PANAJI.

STATEMENT "C"

Case No.X/8/Dy.Col/LA/2000

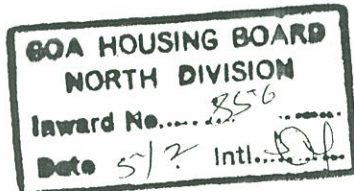
Sr. No.	Survey No./ Sub.Div. No.	Amount of Compensation. (in Rs.)	Name of the interested parties to whom the compensation has been apportioned.	Amount of Compensation apportioned.	REMARKS
1	2	3	4	5	6
1.	24/1 part	42,50,302/-	O: Communitade of Curca } vs Lessee : Saju Deu Gauns }	42,50,302/-	Being disputed matter to be referred to the District Court under section 30 regarding Tenancy Right.
2.	38/1 Part	39,78,756/-	O: Communitade of Curca V/S Lessee: Gopal Ondu Gawas	39,78,756/-	Being disputed matter to be referred to the District Court under Section 30 regarding Tenancy Right.
Total		82,29,058/-		Rs. 82,29,058/-	

Place: Panaji.

Dated: 16/02/2003.

(A.P.HALANKARR)
DEPUTY COLLECTOR (L.A.) &
LAND ACQUISITION OFFICER,
PANAJI





Ref. No. TIS/3429/CUR/TCP/2019/283
Town & Country Planning Department,
Tiswadi Taluka office, Kamat Tower, 5th floor,
Patto, Panaji-Goa.
Dated:- 4/2/2019



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

To,
The Managing Director,
Goa Housing Board,
Alto Porvroom,
Bardez – Goa.

GOA HOUSING BOARD
INWARD No. 2798
DATE 04/02/2019

Sub: Revised Final NOC for Sub-division of land at property bearing Sy.no.24/1-A(Part),
plot no.1 to No.40 of village Curca, Tiswadi Taluka.
Ref. Your application letter dtd.18/1/2019, vide this office inward No.292
dt.28/1/2019.

Sir,

With reference to the above mentioned subject, this is to inform you that there is no objection from planning point of view for **Revised plan for final Sub-division** of land bearing Sy.No.24/1-A Plot no.1 to No.40 of Village Curca of Tiswadi Taluka by Goa Housing Board on following conditions:-

1. The permission is recommended as per the plans annexed herewith.
2. Construction shall be strictly as per approved plans. No change shall be effected in the approved plans/ approved built spaces without the prior permission of this authority.
3. 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.
4. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the government of Goa.
5. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
6. The Ownership of the property shall be verified by the licensing body before the issuing of the license
7. Internal road shall be treated as public roads.
8. Complaints/Court order if any should be verified by the Village Panchayat before issue of construction license.
9. Existing trees should not be cut without prior permission of the competent authority.
10. Any development/constructions in the above plots shall be governed as per rules in force.
11. Adequate utility space for the dust bin, transformer etc. should be reserved within the property.
12. Plots allotment can be made after obtaining Conversion Sanad.

This Technical clearance is issued with the Government approval vide Note no.TIS/3429/CUR/TCP/2018/1522 dtd.12/12/2018 and also Revised approval issued based on Note forwarded to Chief Town Planner vide note no. TIS/3429/CUR/TCP/2019/342 dtd.01/02/2019.

Yours faithfully,

(Shivprasad P. Murari)
Dy. Town Planner

Copy to:
The Secretary,
Office of village Panchayat,
Curca-Ramholim-Talaulim, Tiswadi-Goa.