



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

TECHNICAL CLEARANCE ORDER

Technical Clearance granted for carrying out the sub division of land (**Provisional NOC**) as per the enclosed approved plans in the property zone as **settlement** as per the **Regional Plan for Goa 2001 and 2021** situated at **Curti** village **Ponda** Taluka under sy.no. 5/0 from C-01 to C-30 with the following conditions:-

1. Necessary license is to be obtained from the village Panchayat before commencement of development work..
2. Necessary permission should be sought from the forest Dept. before the cutting of trees.
3. The permission granted shall be revoked is 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 application will not be entitled for any compensation.
4. Technical clearance for land sub-division (Final) has to be obtained from this office before sale of plots.
5. Plots should be clearly demarcated with distinct boundary stones and the dimensions and area of each plot should be clearly mentioned.
6. Road, Open spaces and drains have to be developed as per the required standard and for the purpose.
7. Electricity, Sewerage, Water supply main connection are to be made available outside of every plot. Pipe lines should be laid as per P.W.D. specifications.
8. N.O.C's from Electricity Department/PWD should be obtained from power/ water supply point of view respectively.
9.
 - i) No roads within the layout of sub-division shall have a gradient of more than 1:8 along its longitudinal Section.
 - ii) All rods within the layout or sub-division shall be of water bound macadam with asphalt topping and shall follow the relevant PWD specifications.
 - iii) All roads right of way shall have the carriage widths and other width as per the following:-

R/W or roads(mts)	6	8	10	15
Carriage width(mts)	3.5	4.5	7.00	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 of road side drains (cms)	30 on each side	40 on each side	40 on each side	50 on each side

10. All road corners should be worked out in a smooth curve of 3mts radius for road upto 10.00mts R/W and 5.00 mts radius for roads above 10.00 mts R/W.
11. In case of road inter-section involving roads or different R/w, the corners should be worked out as per the specifications prescribed for the roads having wider R/w.
12. 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.

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13. All drains should have an adequate slope to facilitate surface water drainage effectively.
14. All drains should be lined, constructed, cemented and finished as per PWD specifications.
15. All drains shall have minimum sizes as specified at condition no. 9 (iii).
16. Cross drains and culverts shall be provided as per site conditions wherever required and shall be either of pipes minimum 300 mm diameter embedded in P.C.C. or R.C.C. slab drain supported on laterite masonry with P.C.C. lining at the bottom.
17. Prior to commencement of development work it will be incumbent upon the applicant to have valid conversion sanad for use of land as contemplated under Goa, Daman and Diu Land Revenue Code.
18. In case of any cutting of sloppy land or filling of low lying land, prior permission of the Chief Town Planner has to be obtained before the commencement of the works as per the provisions of Section 17(A) of the Goa Town & Country Planning Act, 1974.
19. As regards, complaints, pertaining to encroachment, Judicial Orders/ directives and other legal issues, the same may be verified and confirmed by the concerned village Panchayat before issuing license.
20. The ownership of property shall be verified by the Village Panchayat Office before issue of license.
22. Any further development in the plots shall be governed as per the rules and regulations in force.
23. N.O.C. under section 17-A of Town & Country Planning Act shall be obtained if a cutting and filling of land is involved.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 30/03/2021 FROM M/S MATCHES GOA PVT. LTD.

This revised provisional technical clearance order is issued as partial modification to earlier technical clearance order (provisional NOC) issued vide letter no. TPP/1150/Sub-div/Curti/5/0/2019/611 dtd. 11/02/2020.

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF SUB DIVISION LICENCE, PROVIDED THE CONSTRUCTION LICENCE IS ISSUED WITHIN THE PERIOD OF THREE YEARS



(Signature)
16-2-2022

(Manguirish N. Verenkar)
Dy. Town Planner.

Enc:- As above.

To,
Matches Goa Pvt. Ltd.,
✓ C/o Architect Rajeev Sukthankar,
1st floor, Fatima Chamber,
Margao Goa.

Copy to:-
The Sarpanch/Secretary,
Office of the Village Panchayat,
Curti, Ponda-Goa.

SN/-16/02/2022.