

Certified True Copy



OFFICE OF DEPUTY TOWN PLANNER
TALUKA OFFICE MORMUGAO
TOWN AND COUNTRY PLANNING DEPARTMENT
GOVERNMENT OF GOA
4th floor, Commerce Center, Vasco-Da-Gama, Goa 403 802
Website: <https://tcp.goa.gov.in>



REF. No: DH/6902/Issorcim/11/49-C(part)/2024/ 878

Date: 04/11/2024

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the Sub-division of land (provisional) as per the enclosed approved plans in the property zoned as Settlement Zone (VP-2) as per the Regional Plan for Goa 2021 situated at Issorcim Village Mormugao Taluka under Sy. No. 11/49-C(part) with the following Conditions:-

1. Necessary licence is to be obtained from the Village Panchayat before commencement of development work.
2. Necessary permission should be sought from the Forest Department before the cutting of trees.
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 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 standards.
7. Electricity, sewerage, water supply main connection are to be made available outside of every plot. Pipe lines should be laid as per PWD specifications.
8. NOC's from Electricity Department and PWD should be obtained from power/water supply point of view respectively.
9.
 - i) No roads within the layout or sub-division shall have a gradient of more than 1:8 along its longitudinal Section.
 - ii) All roads 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 roads 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 3 mts radius for road up to 10.00 mts R/W and 5.00 mts radius for roads above 10.00 mts R/W.

11. In case of road inter-sections 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.
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 have be provided as per site conditions wherever required and shall be either of pipes of minimum 300 mm diameter embedded in PCC or RCC 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 (Land use) has to be obtained before the commencement of the works as per the provisions of Section 17(A) of the Goa Town and Country Planning Act 1974.
19. As regards complaints, pertaining to encroachments, Judicial orders/directive and other legal issues, the same may be verified and confirmed by the concerned Village Panchayat before issuing licence.
20. The ownership of property shall be verified by village Panchayat before issue of Development Licence.
21. Area reserved for road shall be strictly reserved for the road widening area only.
22. Mundkarial right if any shall be protected as per rules in force.
23. Existing structures proposed for demolish shall be demolished before applying for final NOC for sub-division.
24. Stability of the retaining wall shall be verified by Structural Engineer.
25. Proper drainage system and connectivity to the existing drainage network shall be ensured.

Note:- This Technical Clearance Order for sub-division of plots (Provisional NOC) is granted after obtaining approval from Government obtained vide Note no. DH/6902/Issorcim/11/49-C (part)/632 dtd. 29/7/2024.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 6/7/2024 FROM M/S TANTRA DESIGNS PVT. LTD.

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF SUBDIVISION LICENSE, PROVIDED THE SUBDIVISION LICENSE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.

04/11/2024
(Rosean Diniz)

Dy. Town Planner

To,
M/S Tantra Designs Pvt. Ltd.,
C/O Mr. Victor Alvares, H.No. 188,
Nr. Go 2 super store, Bogmalo,
Vasco Da Gama.

Copy to:-
The Sarpanch,
Office of the Village Panchayat of
Velsao-Pale-Issorcim, Mormugao-Goa.

