



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

Ref No.: TIS/8163/Gancim/TCP/2023/558

Dated: 16/3/2023

To,
M/s. Sir Biotech India Ltd.,
Plot No. N-50, Phase IV,
Verna Industrial Estate,
Verna, Salcete-Goa.

Sub: Issue of NOC for Final Sub-division of land (Plot No. 1-A to 31-A) in property bearing Sy.no.32/1-A of village Gancim, Tiswadi Taluka, by M/s. Sir Biotech India Ltd.
Ref. Your application vide this office inward No.432 dt. 13/2/2023.

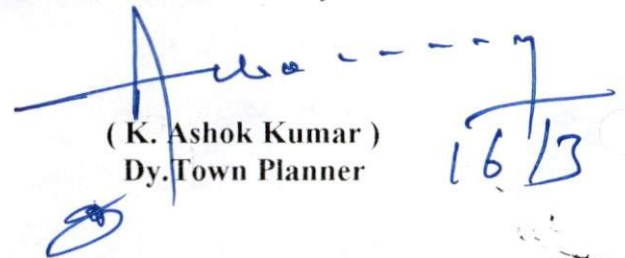
Sir,

With reference to the above mentioned subject, this is to inform you that there is no objection from planning point of view for proposed Final Sub-division of land (plot No. 1-A to 31-A) in property bearing Sy.no.32/1-A of village Gancim, Tiswadi Taluka, by M/s. Sir Biotech India Ltd., 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 roads shall be treated as public roads.
8. The Village Panchayat shall take cognizance of any issue in case of any complaints/Court orders 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. Applicant shall plant one tree for every 100.00m² of area developed, landscaping on open spaces/tree plantation along roads and in developed plots.
13. This NOC is issued based on the Conversion Sanad vide no. RB/CNV/TIS/AC-II/05/2022/5870 dtd 10/10/2022 for residential purpose only.
14. This NOC is issued based on the NOC issued by Assistant Engineer-(O&M) SD-III (R), Electricity Sub-division-III Bambolim vide letter Ref No. AEE/SD-III(R)/BML/ESTT-2 (B)/15-16/2606 dtd 19/01/2016.
15. This NOC is issued based on the completion certificate from project Architect Mr. Gautam V. Desai, TCP Reg.No. AR/0051/2010, CA Reg. No. CA/2001/27339 dtd 08/02/2023.
16. This NOC is based on the structural stability from project Engineer Mr. Vikas V. Desai, TCP Reg.No. SE/0051/2010 dtd 8/02/2023.
17. Applicant shall plant one tree for every 100.00m² of area developed, land scaping on open spaces/tree plantation along roads and in developed plots.

18. This NOC is issued based on the Affidavit cum undertaking dated 17/02/2016, submitted by the applicant as stated at point no. 3 & 4 that “ **M/s Sir Biotech India Ltd, has made provisions for water supply to the sub-divided plots by constructing sump and by laying pipeline. There also exists a bore well and that they will supply water to each and every plot. The water will be extracted from bore well and also procured by vendor by water tanker**”.
19. This Final NOC for Sub-division plots is issued only for (Plot No. 1-A to 31-A).
20. Necessary 1 % cess on the total cost of construction project shall be levied by the village Panchayat before issue of completion order by this office.
21. Applicant shall dispose the construction debris at his/her own level and/ or the same shall be taken to the designated site as per the disposal plan given by the applicant in the affidavit to be produced to the Village Panchayat.
22. If the proposal involves felling of trees, the project Proponent/Owner shall obtain the prior permission from tree Officer/Forest Department as mandated under Section 8 and 9 of Goa Preservation of Tree Act.

Yours faithfully,


(K. Ashok Kumar)
Dy. Town Planner

Copy to:
The Secretary,
Office of village Panchayat Batim,
Tiswadi-Goa.