

Ref. No. TIS/8314/Gol-mou/TCP/19/187
Town & Country Planning Department,
Tiswadi Taluka office, Kamat Tower, 5th floor,
Patto, Panaji-Goa.
Dated:- 23/1/2019



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

To,
M/s. Versatile Landbase Pvt. Ltd.,
C/o Mr. Gautam Dessai,
4, Sapana Sunshine,
Madel, Margao – Goa.

Sub: Proposed Final sub-division of land of property bearing Sy. No. 34/1-C-1
for plot No 1 to 39, of village Goalim Moula Taluka Tiswadi by M/s. Versatile
Landbase Pvt. Ltd.,

Ref: Your application dtd. NIL, inwarded vide No. 690 dt. 8/5/2017 and 97 dtd. 9/1/2019.

Sir,

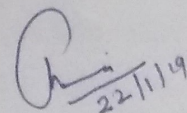
With reference to the above mentioned subject, this is to inform you that there is no objection from planning point of view for final sub-division of land in respect of land bearing Sy. no. 34/1-C-1 for plot No 1 to 39, of village Goalim Moula, Taluka Tiswadi the property is zoned as Settlement (S-4) as per Regional plan for Goa 2021 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. Complaints/Court order if any should be verified by the Village Panchayat before issue of construction license.
8. All internal roads shall be treated as public roads.

9. Applicant has submitted NOC's from Electricity Department vide letter No.AE/SD.I(R)/(O & M)/COR/16-17/Tech-40/218 dtd.21/4/2016 and AE/SD.I(R)/(O & M)/COR/16-17/Tech-40/201 dtd.21/4/2016 from the Assistant Engineer, Elect. Sub-Div.I (R)/ (O & M), Corlim.
10. The open space/spaces shall be duly maintained by the owner/ owners of the sub divided plots, if however the open space/spaces are transferred to the local authority the responsibility of maintenance passes on to them.
11. The area of the open space should be maintained strictly as shown on the plan and should not be change at any time.
12. Existing trees should not be cut without prior permission of the competent authority.
13. Any development/constructions in the above plots shall be governed as per rules in force.
14. Adequate utility space for the dustbin, transformer etc. should be reserved within the property.
15. Complaints/Court order if any should be verified by the Village Panchayat before issue of construction license.
16. 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 Corporation/Municipal Council/Village Panchayat (as the case may be).
17. Required numbers of trees shall be planted by the applicant in the said Plot/property As per the Regulation 18 of the Goa Land Development and Building Construction Regulations, 2010 regarding Landscaping of open spaces/tree plantation along the Roads and in develop plots.
18. In case of cutting of sloppy land or filling of low lying land is involved, prior permission shall be obtained from the Chief Town Planner before commencement of works as per the provisions of Sections 17-A of TCP act.
19. The Project Proponent shall make own arrangement for necessary provisions for water supply to the plots/plot owners as stated.
20. This approval/permission is issued based on the NOC issued by the Dy. Conservator of Forests, North Goa Division, Ponda – Goa, vide letter no.5/CNV/TIS/DCFN /TECH/2017-18/979 dtd. 8/3/2018.
21. This NOC is issued based on the Affidavit dtd. 16/1/2019 submitted by Mr.Gautam V. Dessai Authorized Representative of the Project Proponent.
20. This NOC issued for development in Sub-division plots shall be for Residential purpose only.

* This final NOC is issued with concurrence of Chief Town Planner (Planning).

Yours faithfully,



(Shivprasad P. Murari)
Dy. Town Planner

Copy to:
The Secretary,
Office of village Panchayat of Curca, Bambolim & Talulaim
Curca, Tiswadi-Goa.