



VILLAGE PANCHAYAT CUMBHARJUA CUMBHARJUA, TISWADI -GOA

☎ : 08322287004

Out. No. VP/ CUM / 5 / 2018-19/ 244

Date:-13/06/2018.

FINAL NO OBJECTION CERTIFICATE FOR SUB DIVISION OF LAND

Madkaikar Realtors Pvt. Ltd, 4th Floor, Mathias Plaza, 18th June Road Panaji Goa through Vishnu Tivrekar (POA of Shri. Pandurang Arjun Madkaikar, Director of Madkaikar Realtors Pvt. Ltd) is hereby granted Final No Objection for proposed Sub Division of Land in Survey No.15/2 for Plot No 1 to 13 of Village Gandaulim in terms of Resolution No.3(9) adopted in the Fortnightly meeting held on 08/06/2018 as per the Plan in triplicate/duplicate attached to his application under in ward No.191 dated 07/06/2018. One copy of the plans concerned with the approval note carrying the seal of the Office of this Village Panchayat and duly signed, is returned to the interested party, who shall comply the following conditions:

1. To limit himself/herself to the plans approved and the statement therein.
2. To abide by the other related provision in force.
3. Necessary permission should be obtained from the forest department before cutting of trees.
4. Plot should be clearly demarcated with distinct boundary stones and the dimensions and the area of each plot should be clearly mentioned.
5. Roads, Open Space and drains have to be developed as per the required standards for the purpose.
6. Open space should be handovered to the Office of Village Panchayat Cumarjua after issuing of Final Sub Divisional NOC.
7. Adequate No. of trees must be planted to maintain greenery in the area.
8. All Roads will be treated as Public Roads.
9. Provision must be kept for Garbage and Waste Management.
10. The Waste generated during the Sub-Division of land etc. shall be disposed off by the applicant/s in a scientific manner without harming the environment in its own property.
11. Necessary permission may be obtained from any other competent Authority/ Department if necessary as per the rules and regulation in force.
12. The Final Sub Division NOC shall be revoked:
 - a) If the Sub Division of Plots is not executed as per the approved plans approved and the statements therein.
 - b) Whenever there is any false statement or misrepresentation of any material or document passed, approved or shown in the application on which the permit was based.
13. This NOC is granted as per the Final NOC issued from Town and Country Planning Department, Tiswadi Taluka, Panaji, Goa, vide No.TIS/8796/GAN/TCP/2018/664 dated 06/06/2018 and the conditions imposed form serial No.1 to 14 to be strictly followed.
14. All the conditions stipulated in the Final NOC bearing No. PWD/PHE-N/SD I/WD-III/F/50/2018-19/270 dated 16/05/2018 from the Office of the Assistant Engineer, Sub.Div.I, Div.III, (PHE-N), Public Works Department, St Inez, Panaji Goa, should be strictly followed.
15. All the conditions stipulated in the NOC bearing No. AE/SD.I(R)/(O&M)/COR/18-19/Tech-52/460 dated 24/05/2018 from the Office of Sub. Divisional Engineer, Sub.Div.I (R)(O&M), Corlim Industrial Estate, Corlim Tiswadi Goa, should be strictly followed.
16. The Final No Objection Certificate for Sub-Division of Land in Survey No.15/2 of Village Gaundalimis issued as per the Resolution No.3(9) adopted in the Fortnightly meeting held on 08/06/2018 by the Village Panchayat Cumarjua.



Nraude
SMT.NISHITA N. GAUDE
SARPANCH
V.P.CUMBARJUA

Kante
SECRETARY
V.P.CUMBHARJUA

This carries the embossed seal of Panchayat Office of Village Panchayat Cumarjua.

To
Madkaikar Realtors Pvt. Ltd,
4th Floor, Mathias Plaza, 18th June Road Panaji-Goa

Ref. No. T15/8796/GAN/TCP/2018/664
Town & Country Planning Department,
Tiswadi Taluka office, Kamat Tower, 5th floor,
Patto, Panaji-Goa.
Dated:- 6/6/2018



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

To,

M/s Madkaikar Realtors Pvt. Ltd.,
4th floor, Mathais Plaza,
Panaji-Goa.403 001.

Sub: Proposed Final sub-division of land of property bearing Sy. no. 15/2 for plot No 1 to 13 of village Gandaulim Taluka Tiswadi by M/s Madkaikar Realtors Pvt. Ltd., The property is zoned as Settlement(S3) as per Outline Development Plan for Panaji.

Ref: Your application dtd.23/5/2018 inwards vide No.888 dt.25/5/2018.

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. 15/2 for plot no.1 to 13 of village Gandaulim of Tiswadi Taluka 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 licens.
- 8..All Internal roads shall be treated as public roads.
9. Applicant has submitted NOC's from Electricity Department as regards to power supply vide letter No.AE/SD.I(R)/(O & M)/COR/18-19/Tech-52/460 dt.24/5/2018 from the Assistant Engineer, Elect. Sub-Div.I (R)/(O & M), Corlim and Assistant Engineer-I, Sub. Div-I, Div-III(PHE-N) vide letter No.PWD/PHE-N/SDI/WD-III/F-50/2018-19/270 dt 16/5/2018 regarding water supply.
10. The open space may be transferred to local authority.
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.

Yours faithfully,



(R.N.Volvoikar)
Dy.Town Planner

Copy to:

The Secretary,
Office of village Panchayat,
Cumbarjua, Tiswadi-Goa.