

**OFFICE OF THE SENIOR TOWN PLANNER,
TOWN & COUNTRY PLANNING DEPARTMENT,
SOUTH GOA DISTRICT OFFICE, 'B' WING, 4TH FLOOR,
OSIA COMMERCIAL ARCADE, MARGAO-GOA.**

TPM/CONST/

Curt / 440 / 1H / 10 / 4069

DATE:-

12/8/10

To,
The Sarpanch,
Office of the Village Panchayat,
Curtorim, Salcete-Goa.

Sub:-Application of M/s. Talak Homes and Estate for construction
of **residential buildings and bungalow** in sy.no. **440/1H**
Plot no.---Village **Curtorim** Salcete Taluka.

Ref:- 1) Y.L.No.VPC/1419/2009-10 dtd. 19/10/2009.

2) This office letter no.TPM/Const/Curt/440/1-H/09/7401 dtd.26/11/09

Sir, 3) Your letter no.THE/48/2009 dtd. 1/12/2009.

With reference to the above mentioned subject, this is to inform you that
there is no objection over the proposed construction of **residential buildings
and bungalow** from planning point of view with the following conditions:-

1. The permission is recommended as per the plans hereby annexed.
2. The permission is liable to be revoked if it is based on false information/wrong plans/calculations/documents or any other accompaniments of the application are found to be incorrect or wrong at any stage.
3. Any change to be effected to the approved plans, prior permission has to be obtained.
4. Prior to commencement in development work it will be incumbent upon the applicant to have conversion sanad of use of land as contemplated under Goa,Daman & Diu Land Revenue Code,1968.
5. There should not be any drinking water well within 15mts. from soakpit,septic tank & vice versa.
6. Ownership of the land and acquisition of land if any, may be seen by Village Panchayat before issue of licence.
7. Trees if any shall be cut only with prior permission from the concerned authority.
8. The opening of the compound wall gate shall be inwards only.
9. Traditional access if any, passing through the property shall not be blocked.
10. Approval from the Technical Officer;P.W.D.Sub-Div .II, W. D. VIII,Fatorda,Margao shall also be obtained on soundness of the structure etc.
11. Neat and clean environment with special reference to drainage, sewerage, garbage, etc., shall be maintained.
12. If any HT/LT/Electric line is passing through the property then N.O.C of the Electricity Department shall be obtained prior to starting the construction work.
13. Occupancy certificate should be issued only after obtaining N.O.C. from this office.
14. It is advisable to plant trees suitable to site condition.
15. The building shall have sloping roof with Mangalore tiles.

16. In case of compound wall adequate openings at the bottom of the compound wall shall be kept so that no cross drainage is blocked.

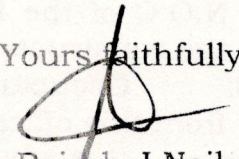
17. No filling of low lying area shall be undertaken without obtaining

18. N.O.C from all concerned authorities shall be obtained before commencement of the development.
19. F.A.R, coverage & setback shall be strictly maintained as per the approved plans and as per the rules in force.
20. Verification of ownership with specific reference to Tenancy position as on 2/11/1990 has to be made at your end before issue of licence.
21. All the set backs as shown on the site plan shall be strictly maintained.
22. Adequate arrangements shall be made for collection treatment and disposal of solid and liquid waste shall be made.
23. Adequate storm water drainage network shall be constructed in the project upto satisfaction of Village Panchayat.
24. Maximum height of the building shall be restricted to 11.50mts. from top of the stilt to eaves level.
25. Existing nallah on the eastern side shall not be blocked at any point of time.
26. Open space shown on the site plan shall be developed and utilized for recreational purpose only.
27. The Village Panchayat shall ensure that the applicant produces NOC from Water Supply PWD/Electricity Dept., to ensure availability of adequate supply in the area.
28. Adequate measures should be taken such that existing drainage pattern within the property and that of adjoining property shall not get adversely affected by virtue of proposed development.
29. The Village Panchayat shall take cognizance of the complaint received from Curtorkarancho Ekvott dtd. 14/12/2009.
30. The internal access road shall be developed.
31. Stilt parking shall be strictly utilized for parking purpose only and same shall not be covered any point of time.
32. Area under road widening shall be maintained free from construction/obstructions.
33. Area left out for road widening shall be gifted to local Authority before applying for completion certificate.
34. Car porch shall be strictly utilized for parking purpose only.
35. Necessary permission from Forest Department/Health Department and Water Resources Dept., has to be obtained wherever required from the concerned Department.
36. Proposed development at no point of time shall lead to pollution of water bodies and wells of the adjoining areas.
37. The applicant has paid the necessary infrastructure tax of Rs. 3,48,246/- vide challan no. 254 dtd. 15/7/10.

This NOC is issued with concurrence of Chief Town Planner.

File is returned herewith, after retaining a set of plans and documents for this office records.

Yours faithfully,


(Rajesh J. Naik)
Town Planner

Copy to:
M/s. Talak Homes and Estates,
Margao-Goa.

ORDER

05707110

Read: 1) Goa Tax on Infrastructure Act 2009 (Goa Act 20/2009)
2)

Whereas the infrastructure tax towards your application for construction of **residential complex** in property bearing survey no. **440/1H** Plot no.-- of village **Curtorim**, Salcete Taluka has been assessed as **Rs.3,48,246/-** (Rupees three lakhs forty eight thousand two hundred forty six only)

The calculation of the tax has been assessed @ Rs.100 per square metre of floor area for residential building and @ Rs. 250 per square metre of floor area of commercial building as per the provisions of the said Act.

Infrastructure Tax due=

i) Residential House:	3482.46	m ² x Rs.100 =	3,48,246/-
ii) Commercial use :	-----	m ² x Rs.250=	-----

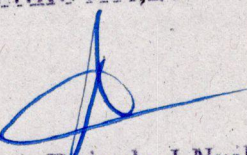
Now, therefore the said amount shall be deposited by way of challan in the following budget head:

0217-Urban Development

80-General

800-Other Receipts

01- Receipts under Goa Tax on Infrastructure Act,2009


(Rajesh J. Naik)
Town Planner

To,
M/s. Talak Homes & Estates,
Margao
Salcete-Goa.