



# OFFICE OF THE VILLAGE PANCHAYAT CARAMBOLIM, TISWADI-GOA

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Ref No. VP/CAR/61/2022-23/ 208

Date : 21/05/2022

## PROVISIONAL NOC FOR REVISED PROPOSED SUB DIVISION OF LAND OF PROPERTY BEARING SY. NO. 291/1-A PART, PHASE -5 OF VILLAGE CARAMBOLIM.

Ref: VP/CAR/61/2021-22/186 dt 23/06/2021

Provisional NOC is hereby granted to M/s Jai Bhuvan Builders Pvt Ltd, SM/101, Nova Cidade Commercial Complex Alto-Porvorim for revised proposed sub-division of land at property bearing Sy. No 291/1-A part, Phase -5 of Village Carambolim, Taluka Tiswadi which is approved by Village Panchayat Carambolim vide Resolution No. 2(3) dated 28/04/2022.

1) Terms and condition herein below based on letter/NOC from TCP vide letter no. TIS/4800/CAR/TCP/2022/690 dated 21/04/2022.

- I. Necessary permission should be sought from the forest department before the cutting of trees.
- II. This NOC is valid for three years, from the date of issue unless renewed.
- III. Final NOC has to be obtained from this office before sale of plot.
- IV. Plot should be clearly demarcated with distinct boundary stones and the dimensions and area of each plot should be clearly mentioned.
- V. Roads and drains have to be developed as per the required standards and for the purpose.
- VI. Electricity, sewerage, water supply main connections are to be made available outside of every plot. Pipelines should be laid as per PWD specifications.
- VII. NOC from Electricity department, as regards to power supply, PWD as regards to water supply should be obtained before obtaining final NOC.
- VIII. a) No roads within the layout or sub-division shall have a gradient of more than 1:10 along its longitudinal section.  
b) All roads within the layout or sub-division shall be of macadam with black top and shall follow the relevant PWD specifications.  
c) All roads right of ways shall have the carriage ways and other widths determined in the following table:-

R/W of Roads (Mts)	6	8	10	15
Carriage width (Mts)	3.50	4.50	7.00	9.00
Shoulder width	1.10 mts on	1.35 mts on	1.10 mts on	2.50 mts on
Footpath width (Mts)	each side	each side	each side	each side
Width on road side Drains (cm)	.30 One side	.40 + .40	.40 + .40	.50 + .50

d) Road separator is to be provided for roads having R/Ws of 15.0 m and above. In sloping road side drains may be provided only on one side i.e. on higher side across the slope.



(b)

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- IX. All road corners should be worked out in smooth curve of 3.0 mts radius for roads above 10 mtrs. R/W and 5 mts that of radius for roads above 10 mts. pavement width. In case of roads, intersections involving roads of different R/W the corners should be worked out as per the specifications prescribed for the roads having wide R/W.
- X. All roads ending in Cul-de-Sac should be provided with a cul-de-sac head of 12 mtsX12 mts for all the width of the roads.
- XI. All sub-division roads shall be treated as public roads.
- XII. All drains should have an adequate slope to facilitate surface water drainage effectively.
- XIII. All drains should be constructed, lined or cemented and finished as per PWD specifications, construction one side for roads upto 6 mts. R/W and on both sides for wider roads shall be of PCC (1:3:6) at bottom lines with PCC or any other approved material of cross section 0.30 m X 0.30 m or as otherwise approved.
- XIV. All roads having a right of way of 6 mts or less shall have a side drain constructed on at least one side of such road pavements. All roads having a right of way of above 6 mts shall have side drains constructed on both sides of such roads pavements.
- XV. Cross drains and culverts shall be provided as per site conditions wherever required shall be either of pipes of minimum diameter of 300 mm embedded in PCC or RCC slab drain supported on laterite masonry with PCC lining at the bottom.
- XVI. No part of the plot which is having an inclination of more than 25% slope shall be permitted for development as feasible/saleable plot.
- XVII. The traditional access if any passing from the property shall not be blocked.
- XVIII. Wherever there is level different between the plots necessary precautions/care should be taken to strengthen the boundary to avoid land sliding in future.
- XIX. Necessary permission may be obtained from any other competent authority/department if necessary as per rules and regulations.
- XX. The open space/spaces left shall be provided with lined drains to drain out water in a satisfactory manner.
- XXI. The open space/spaces shall be dully maintained by the owner/owners of the sub-divided plots, if however the open space/spaces are transferred to V.P. Carambolim, Tiswadi.
- XXII. The recreational open space/spaces shown on the plan are for the use of the residents of the plots of the said sub divided land.
- XXIII. 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 permission and the applicant will not be entitled for any compensation.
- XXIV. Development shall be strictly as per approved plans. No change shall be effected in the approved plans without the prior permission of this authority.
- XXV. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the government of Goa.

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- XXVI. The Developer/applicant should display a sign board of minimum size 1.00 mts x 0.50 mts. with writing in black colour on a white background at the site as required under the Regulations.
- XXVII. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
- XXVIII. Adequate utility space for the dustbin, transformer etc. should be reserved within the plot area.
- XXIX. In case of any cutting of sloppy land or filling of low lying land is involved, prior permission of the Chief Town Planner shall be obtained before the commencement of the works as per the provisions of section 17(A) of the Goa Town & Country Planning Act 1974.
- XXX. Existing trees shall not be cut without prior permission from the competent authority.
- XXXI. Applicant shall plant one tree for every 100.00 m<sup>2</sup> of area developed, land scaping on open spaces/ tree plantation along roads and in developed plots.
2. The provisional NOC shall be revoked wherever there is any false statement or any misrepresentation of any material passed, approved or shown in the application on which the permit was passed.

  
UTTAM T MURGAONKAR  
SARPANCH  
V. P. CARAMBOLIM

Seen By



  
Secretary  
V. P. Carambolim

✓ To  
M/s Jai Bhuvan Builders Pvt Ltd,  
SM/101, Vova Cidade Commercial Complex,  
Alto Porvorim