



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

Ref No.: TIS/1269/CUR/TCP/2025/ 564

Dated: 07 /03/2025

To,  
Mr. Harshad Chimanlal Modi &  
Mrs Anjali Harshad Modi,  
POA Tanmay U. holkar,  
Plot No. 22B, GF/1, Happy Home Apts.,  
LA-Campal, Miramar-Goa.

Sub: Issue of NOC for Final Sub-division of Plots (Plot No. 1 to 53 and Plot no. A) in property bearing Sy.no. 20/1A of village Curca, Tiswadi Taluka, by Mr. Harshad Chimanlal Modi &, Mrs Anjali Harshad Modi,

Ref. Your application vide this office inward No. 3362 dt. 17/12/2024.

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 NOC for Final Sub-division of plots (Plot No. 1 to 53 and Plot no. A) in property bearing Sy.no. 20/1A of village Curca, Tiswadi Taluka, by Mr. Harshad Chimanlal Modi &, Mrs Anjali Harshad Modi,, 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. Open spaces shall be strictly maintained as shown in the site plan and shall not be altered in any manner.
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 100.00m<sup>2</sup> of area developed, landscaping on open spaces/tree plantation along roads and in developed plots.
13. This NOC is based on NOC from Water Supply vide letter no. PWD/WS/SD-II/WD-III/F-72/2022-23/1149 dtd 30/01/2023 from the Asst. Engineer, Sub-Div II, WD. III(WS), Public Work Dept, Tonca Caranzalem, Panaji Goa.
14. This NOC is based on NOC from Assistant Engineer(O & M) office of the Sub-Divisional Engineer, Elect. Sub-division-III(R), Bambolim Goa, vide letter no. AE/SD-III(R)/BML/Tech-40/2022-23/1390 dtd 06/01/2023.

15. This NOC is issued based on the completion certificate from project Engineer Prathamesh Bhat Reg. no. ER/0020/2022 dated 13/12/2024.
16. This NOC is based on the structural stability from project Engineer Prathamesh Bhat Reg. no. ER/0020/2022 dated 07/03/2025.
17. Conversion Sanad issued by Dy. Collector and SDO, Panaji-Goa, vide letter no. RB/CNV/TIS/COLL/13/2011 dtd 05/10/2011.
18. Applicant shall plant one tree for every 100.00m<sup>2</sup> of area developed, land scaping on open spaces/tree plantation along roads and in developed plots.
19. This Final NOC for Sub-division plots is issued only for (Plot No. 1 to 53 and Plot no. 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,

( Prakash Bandodkar )  
Dy. Town Planner

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