



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

REF:- TPM/35185/Sub-div/Nuvem/264/1-C/2026/ 6489

DATE:- 14/7/26.

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the **Sub-division of plots (Final)** as per the enclosed approved plans in the property zoned as **Settlement zone** in **Regional Plan for Goa 2021** situated at **Nuvem** Village bearing Survey no. **264/1-C** in Salcete Taluka with the following conditions:-

1. 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.
2. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
3. The developer/applicant should display a sign board of minimum size 1.0mts x 0.50mts with writing in black colour on a white background at the site, as required under the Regulations.
4. The internal rain water gutters shall be connected with main village level drainage and Panchayat/Municipal Council shall ensure about the same before issue of licence/final NOC.
5. Necessary licence /final NOC is to be obtained from the Panchayat/Municipal Council.
6. The Ownership of the property shall be verified by the Village Panchayat /Municipal Council, being a competent authority as per the provisions in the Goa Panchayat Raj Act/ Municipal Act.
7. Necessary permission should be sought from the Forest Department before the cutting of trees if any.
8. All the roads in the sub-division layout shall be treated as public roads.
9. Any further any development in the plots allowed shall be governed as per the provisions in the Goa Land Development & Building Construction Regulations 2010.
10. The area under road widening shall be gifted/handed over to PWD/Village Panchayat/Municipal Council. The Village Panchayat /Municipal Council shall ensure about the same before issuing licence for the final sub-division layout.
11. No sale of any plots shall be carried out prior to obtaining of final NOC from Village Panchayat/Municipal Council.

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12. This final NOC is issued based on the submission of following documents:-

- (a) The provisional water availability certificate issued by Executive Engineer, Works Division IV, Fatorda, Margao-Goa vide ref no. DDW-WD-IV/F-2455/55/26-27 dtd 07/04/2026.
- (b) The certificate of availability of power supply issued by Sub - Divisional Engineer, Sub-Division-III (O&M), Division-XIV, Verna-Goa vide Ref. no. AE/S/D-III/VRN/TECH-5/871/2025-26 dtd 08/10/2025.
- (c) Conversion sanad issued by Collector, South Goa District, Margao Goa Vide Ref. no. CCSAL02-24-39/215 dtd 28/06/2024.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED **29/06/2026** FROM **M/S Fairplay Properties Private Limited.**

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENCE, PROVIDED THE CONSTRUCTION LICENCE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.

To,
M/S Fairplay Properties Private Limited.
C/o Mr. Sebastia Jose Anslem Noronha,
F/4, First Floor, Osia mall
Near KTC Bus Stand,
Margao, Salcete-Goa.

Copy to:-
The Sarpanch/Secretary,
Village Panchayat of **Nuvem**,
Salcete Goa.

Pd/-


(Prakash P. Bandodkar)
Dy. Town Planner

