



# VILLAGE PANCHAYAT MULGAO

TALUKA: BICHOLIM GOA. 403 503

ग्रामपंचायत कार्यालय, मुळगाव

डिचोली - गोवा. ४०३ ५०३

Ph.:0832-2215261



Ref. NO.:VP/MULGAO/F-NOC/2023-24/SS2

Date: -22/08/2023

## DEVELOPMENT PERMISSION/FINAL NOC

Smt. Usha P. Padwal & other M/s. Omnimind Synergies LLP, P.O.A holder Shri. Vallabh S. Salkar Sastiwada, Bicholim-Goa, Final NOC is hereby granted to Sub-division of land in plot bearing survey No. 192/1 (part) of Mulgao village Taluka Bicholim by Omnimind Synergies LLP. And in pursuance of Resolution No. 2(1) duly approved by the Village Panchayat Mulgao in its meeting held on date 19/08/2023 and as per his application under Inward No.333 of V.P. Register dated 16.08.2023 for carrying out the:-

(a) Final N.O.C for sub -division of land in plot bearing Survey No. 192/1 (part) of Mulgao Village Taluka Bicholim by Omnimind Synergies LLP.

### Subject to the following conditions:-

1. The applicant shall strictly comply all the conditions imposed by Dy. Town Planner, Town and Country Planning vide ref. No. DC/7281/BICH/TCP-23/1854 Dated 08.08.2023.
2. The permission granted shall be revoked, if the 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.
3. The Permission shall be revoked if found expedient to such an action under the provision of section 50 of the Goa Town and Country Planning Act, 1974.
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. The Developer/applicant should display a sign board of minimum size 1.00 mtrs. x 0.50 mtrs. With writing in black color on a white Board background at the site as required under the regulations.
6. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
7. Internal Sub-Divisional roads and open spaces has to be maintained to the satisfaction of the Local Authority.
8. Secondary development Shall be dealt with the regulations in force i.e. Goa Land Development and Building Regulation, 2010.
9. As regards to complaints, pertaining to encroachments, Judicial orders/directives and other Legal issues, the same may be verified and confirmed by the applicant.
10. Adequate Utility space for the dustbin, Transformer etc. should be reserved within the plot area. In case of any cutting of sloppy land or filling of low lying land, beyond permissible limits, 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 and Country Planning Act, 1974.
11. Road within sub-division shall be of water bound Macadem with a asphalt topping and shall follow the relevant PWD Specifications.
12. All drains should have adequate slope to facilitate surface water drainage effectively and cross drainage has to be provided wherever necessary.
13. All the drains should be constructed lined, cemented and finished as per PWD specifications.
14. All plots and Open spaces shall be clearly demarcated with permanent boundary stones fixed at all corners.
15. Applicant shall solve the issue of Goa Housing Board, Porvorim Goa vide letter no. GHB/EE/795/2023 D.D. 7/7/2023.
16. All road corners should be worked out in a smooth curve of 3.00mts. radius for road upto 10.00 R/W.
17. Road widening area shall be gifted to the Local Authority.

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Date: 22/08/2023

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18. The traditional access and natural water drain if any passing through the property shall not be blocked and to be maintained to the satisfaction of local authority.
19. This permission is liable to be revoked:
- If any information plans, documents, calculations and any other accompaniments are found to be incorrect or wrong at any stage.
  - wherever there is any false statement or any misrepresentation of any material /wrong plans/ Calculations / documents in any way incorrect or wrong at any stage.
  - Court matter/dispute if any shall be responsible by applicant only.
  - If any of the conditions from Sr.1 to 19 are not abided & complied with.

This Final NOC is issued based on the Development Permission issued by the Town & country Planning Department Bicholim/Sattari Taluka, Bicholim-Goa

HE/SHE PAID THE RESPECTIVE NOC FEES TO THE TUNE OF RS. 1000/- (Rupees. One Thousand Only) BY RECEIPT NO. 515/38 DATED 22/08/2023

This carries the embossed seal of Panchayat Office of Village Panchayat Mulgao



  
Sarpanch  
V.P. Mulgao  
Bicholim Goa  
SARPANCH  
V. P. MULGAO  
BICHOLIM - GOA

To,

1. Dy. Town Planner  
Town and Country Planning  
Bicholim Goa.....for information.

2. Smt. Usha P. Padwal & other  
M/s. Omnimind Synergies LLP.  
P.O.A holder Shri. Vallabh S. Salkar Sastiwada,  
Bicholim-Goa.