

Ref. No. T/15/08/PART/ A20/100119/218
 Office of the Town Planner,
 Town and Country Planning Department,
 Tiswadi Taluka Office, Larnal Tower
 5th Floor, Pato Plaza, Panaji-Goa
 Dated: 28/1/2019

To,
 M/s. Prescon Construction Pvt. Ltd,
 BT-15, 3rd floor, Campal Trade Centre,
 Campal, Panaji – Goa.

Sub: Proposed Provisional NOC for Sub-division of land of property bearing Sy. No. 8/1-A of village Azossim Taluka Tiswadi by M/s. Prescon Construction Pvt. Ltd. The plot is zoned as Settlement as per Regional Plan for Goa 2021.

Ref: Your application dt.30/4/2018, vide this office inward no.1447 dtd.12/9/2018.

Sir,

With reference to the above mentioned subject this is to inform you that, there is no objection from planning point of view to issue Provisional NOC for Sub-division of land of property bearing Sy. No. 18/1-A of village Azossim, Tiswadi-Taluka, with the following conditions as per the plans enclosed :

- 1) 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.
- 2) 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.
- 3) The Ownership of the property shall be verified by the licensing body before issuing of the license.
- 4) Necessary license is to be obtained from the Village Panchayat of Azossim - Mandur.
- 5) Necessary permission should be sought from the Forest Department before cutting of any trees.
- 6) This NOC is valid for three years, from the date of issue unless renewed.
- 7) Final NOC has to be obtained from this office before any sale of plots.
- 8) Plots should be clearly demarcated with distinct boundary stones and the dimensions and area of each plot should be clearly mentioned.
- 9) Roads, Open spaces and drains have to be developed as per the required standards for the purpose.
- 10) Electricity, Water supply main connections are to be made available outside every Plots and the pipelines should be laid as per PWD specifications.
- 11) NOC's from Electricity department, PWD/Highway Division, wherever necessary should be obtained.
- 12) i) No roads within the layout of the Sub-division shall have a gradient of more than 1:10 along its longitudinal section.
 ii) All roads within the layout of Sub-division shall be of macadam with black top and shall follow the relevant PWD specifications.
 iii) All roads having Right of ways shall have the carriage and other widths determined in the following table:-

RMV of roads (Mts)	6	8	10	15
Carriage width(Mts)	3.50	4.50	7.00	9.00
Shoulder width/ Footpath width(mts)	1.10 on each side	1.35 on each side	1.10 on each side	2.50 on each side
Width of road side Drain (mts)	0.30 on one side	0.40+0.40	0.40+0.40	0.50+0.50

- iv) Road separator is to be provided for roads having RWs of 15.0mts. and above, wherever sloping roads are proposed, side drains may be provided only on one side i.e. on higher side across the slope.
- 13) All road corners should be worked out in a smooth curve of 3.0mts radius for roads up to 10mts and 5 mts radius for roads above 10 mts pavement width. In case of road intersections, involving roads of different RW, the corners should be worked out as per the specifications prescribed for the roads having wider RW.
- 14) All roads ending in Cul-de-Sac should be provided with a cul-de-sac head of 12 mts X 12 mts for all the width of the roads.
- 15) All such roads shall be treated as public roads.
- 16) All drains should have an adequate slope to facilitate surface water drainage effectively.
- 17) All drains should be lined or cemented and finished as per specifications for construction on one side for roads up to 6 mts. RW and on both sides for wider roads, shall be of PCC (1:3:6) at bottom with PCC or any other approved material of cross section 0.30 m X 0.30 m or as otherwise approved.
- 18) 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.
- 19) Cross drains and culverts shall be provided as per site conditions wherever required of pipes of minimum 300 mm diameters embedded in PCC of RCC slab drain supported on laterite masonry with PCC lining at the bottom.
- 20) No part of the plot which is having an inclination of more than 25% slope shall be permitted for development as feasible saleable plot.
- 21) The open space/spaces left shall be provided with lined drains to drain out water in a satisfactory manner.
- 22) The open space/spaces shall be duly maintained by the owner/owners of the sub-divided plots, if however the open space/spaces are transferred to the local authority the responsibility of maintenance passes on to them.
- 23) 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.
- 24) Necessary NOC from the Chief Town Planner has to be obtained in case of any cutting of land is involved.
- 25) Valid Conversion sanad should be obtained before the commencement of the development.
- 26) Wherever there is level difference between the plots necessary, precautions/care should be taken to strengthen the boundary to avoid land sliding in future.
- 27) Necessary permissions if any, may be obtained from any other competent authority /Department if necessary as per rules and regulations.
- 28) Adequate provision for dry and wet garbage disposal shall be made within the property.
- 29) Complaints/Court orders if any should be verified by the Village Panchayat before issue of construction license.
- 30) This NOC for Sub-division is issued with regards to Sy.No.8/1-A of village Azossim, Tiswadi - Taluka as per Government approval vide Note no.TIS/08/PART/AZO/TCP/2019/212 dtd.18/01/2019.

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.

Yours faithfully,



(Shivprasad P. Murari)
Dy. Town Planner

To,
The Sarpanch/Secretary
Office of the Village
Panchayat Azossim-Mandur,
Tiswadi - Goa.