



VILLAGE PANCHAYAT HARVALEM

HARVALEM, TALUKA - BICHOLIM - GOA

ग्राम पंचायत हरवळे
हरवळे ता. डिचोली - गोंवा.

Ref.No.VPH/BICH/Prov.NOC/2021-22/ 21

Date: 22/04/2022.

DEVELOPMENT PERMISSION/PROVISIONAL NOC

Provisional NOC is hereby granted to **Green Meadows Constructions & Real Estates Pvt Ltd, Salgaocar Centre, E4, Murgaon Estate, Off Airport Road, Chicalim- Goa**, for Planning the Point of view over the proposed of Sub-Division of Land (Provisional) of Plots in the Situated at **Harvalem Village bearing, Survey No. 42/1-B admeasuring area 9220.00 Sq.mtrs** approved Development Permission Order No. **DC/7823/ARVALEM/TCP-22/210 dated 11/2/2022 under Section 44 of the Goa Town and Country Planning Act 1974** and in pursuance of Resolution No.5(31) duly approved by the Village Panchayat **Harvalem** in its meeting held on date **08/ 03/2022** and as per his application under Inward No. VPH/810 of V.P. Register dated 03.03.2022 for carrying out the:-

(a) Land Sub-division (Provisional) of Plots

Subject to the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
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 concerned Village Panchayat before issuing License/NOC.
10. Adequate Utility space for the dustbin, Transformer etc. should be reserved within the plot area. In case of any cutting of sloppy land of 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 Macadam 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. All road corners should be worked out in a smooth curve of 3.00mts. Radius for road up to 10.00 R/W.
16. Road widening area shall be gifted to the Local Authority.

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17. An adequate opening at the bottom of the compound wall shall be kept, so that no cross drainage is blocked for the free flow of water, so as to avoid the stagnation of water in whatever form.
18. Applicant shall dispose its construction debris at his /her own land 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 produce to the Village Panchayat.
19. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968 before the commencement of any development/Construction as per the permission granted by this Order.
20. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/Plan.
21. The commencement and the completion of the work shall be notified to the Authority in writing in appropriate forms.
22. Sub-division (Final) has to be obtained from this Authority after obtaining the provisional NOC from the licensing Authority.
23. An architect who designs the RCC Structure of the project proponent is liable for Sub-Division of land of Plots of the project, conformity certificate issued by Engineer/Contractor Abhay U. Kunkolienkar , dated 22/04/2021 Reg.No. 02/08-09ER/0017/2011.
24. NOC from Electricity Department/PWD Roads shall be obtained.
25. Required number of trees shall be planted by the applicant in the said plot /Property as per the regularization 18 of the Goa Land Development and Building Construction regulation 2010 regarding Land Scalping of the Open Spaces /Trees Planting along the Road in the developed Plot.
26. NOC from forest Department before issue Authorization.
27. 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.
28. Electricity and water supply lines has to be provided to the Sub-divided plots before applying for final sub-division approval.
29. This permission is liable to be revoked:
 - g) If any information, plans, documents, calculations and any other accompaniments are found to be incorrect or wrong at any stage.
 - h) 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
 - i) If any of the conditions from Sr.1 to 16 are not abided & complied with.

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

THIS PROVISINAL NOC IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE. RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDTY OF THE LICENCE.

HE/SHE HAS PAID THE LICENCE FEES TO THE TUNE OF RS. 9,220=00 (RUPEES NINE THOUSAND TWO HUNDRED & TWENTY ONLY) VIDE RECEIPT NO. 93160 DATED 12/04/2022

This carries the embossed seal of Panchayat Office of Village Panchayat **Harvalem**.

To,
Green Meadows Constructions & Real Estates Pvt Ltd,
Salgaocar Centre ,E4,Murgaon Estate,
Off Airport Road ,Chicalim- Goa

(Shri.Prajanand Naik Borkar)

Secretary
V. P. Harvalem
Taluka : Bicholim Goa

