

**OFFICE OF THE SENIOR TOWN PLANNER**  
Town & Country Planning Dept., North Goa District Office.  
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No : TPB/1010/TIV/TCP-19/01

Dated: /12/2019

1/1/2020

**ORDER**

Sub:- Proposed renewal of technical clearance issued for **construction of residential building and Compound wall** at Sy. No.13/14 of Tivim village Bardez Taluka.

Ref.:- 1) TPB/1010/TIV/TCP-14/3744 dtd. 25/11/2014.  
2) Your letter inwards under inward 6143 dated 12/11/2019.

This has reference to your application for renewal of Technical Clearance issued for **construction of residential building and Compound wall** at Sy. No.13/14 of Tivim village Bardez Taluka vide no. TPB/1010/TIV/TCP-14/3744 dtd. 25/11/2014. In this regard, it is informed that Technical Clearance order as stated above is hereby renewed for a period of three years with effect from 26/11/2017 till 26/11/2020.

This is for your information.

  
(S. P. Surlakar)  
Dy. Town Planner

To.  
Vijay V. P. Dharwadkar  
H.No.1110, Volvonem, Tivim  
Bardez Goa.

Copy to:  
The Sarpanch/Secretary.  
Village Panchayat Tivim,  
Bardez Goa.

Ref No: TPB/1010/TIV/TCP-14/37441  
Town & Country Planning Dept.,  
302, Govt. Building Complex,  
Mapusa - Goa.  
Dated: 25/11 /2014.



**OFFICE OF THE SENIOR TOWN PLANNER, MAPUSA GOA.**  
**TECHNICAL CLEARANCE ORDER**

Ref No: Inward no. 4209

Dated: 26/9/2014

Technical Clearance is hereby granted for carrying out **Construction of residential Building & Compound wall** as per the enclosed approved plans in the property Zones as **Settlement in Regional Plan of Goa 2001 A.D. and Regional Plan of Goa 2021** and situated at **Tivim** village bearing Survey No. 13/14 with the following conditions:-

1. Construction shall be strictly as per the approved plans. No change 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 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 development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
4. The Developer/applicant should display a sign board of minimum size 1.00 mts. X 0.50 mts. with writing in black color on a white background at the site, as required under the Regulations.
5. 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.
6. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
7. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
8. Completion Certificate has to be obtained from the Authority before applying for Occupancy Certificate from the licensing authority.
9. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
10. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
11. In case of any cutting of sloppy land or filing of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town & Country Planning Act, 1974.
12. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
13. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.

Cont...2/-



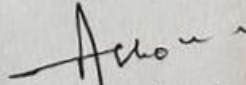
14. Panchayat shall ensure the infrastructure requirements such as water supply and garbage before issuing license.
15. The adequate arrangement for collection and disposal of solid waste generated within the complex shall arranged to satisfaction of Village Panchayat.
16. The area on stilt should not be enclosed in any fashion at any stage & shall be used for parking of vehicles for residents of the building only.
17. Adequate storm water network shall be develop up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
18. The height of the compound wall strictly maintained as per rules in force.
19. Gate of compound wall shall be open inwards only.
20. The structure shown to be demolished shall be demolished before applying the occupancy certificate.
21. Compound wall in front of shops are not permitted.
22. Shops shall be strictly used for soft commercial activity only.

An engineer who designs the RCC structure, of the project proponent is liable for structural designs and stability of the project, structural liability certificate issued by an engineer **Shri. Shailesh M. Borkar** dtd. 17/9/2014 TCP Reg. No. SE/0040/2010.

This Technical Clearance Order is issued based on the order issued by the Chief Town Planner vide no. 29/8/TCP/2012-13/ RPG-21 / Status /1803 dated 04/06/2012 pertaining to guideline for processing various application.

This Order is issued with reference to the application dated 26/9/2014 From **Mr. Satyawan Harischandra Harmalkar**.

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

  
(K. Ashok Kumar)  
Dy. Town Planner

✓ To,  
**Mr. Satyawan Harischandra Harmalkar**  
H. No. 1110, Volvonem, Tivim,  
Bardez - Goa. 403502

Copy to:  
The Sarpanch/Secretary,  
Village Panchayat of Tivim,  
Bardez - Goa.

Applicant has paid infrastructure tax of Rs. 2,96,306/- (Rupees Two Lakhs Ninety Six Thousand Three Hundred Six only) vide challan no. 259 dated 5/11/2014 for Total Built up Area of 1421.20 m<sup>2</sup> (residential) & 20.11 m<sup>2</sup> (Commercial).

The permission is granted subject to the provision of Town & Country Planning Act 1974 and the rules & Regulation framed there under.