



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

Ref No: TPB/713/REV/TCP-21/3799

Dated: 08/09/2021

TECHNICAL CLEARANCE ORDER

Ref No: Inward No. 7514

Dated: 4/12/2018

Technical Clearance (**Revised**) is hereby granted for carrying out the **proposed construction of residential building** by M/s **L & B Associates** as per the enclosed approved plans in the property Zoned as **Settlement Zone** in **Regional Plan for Goa 2021** situated at **Revora** village Taluka Bardez Goa, bearing **Survey No.22 Sub Div. No.2-C** with 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 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 this 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) The Ownership and tenancy position as on 2.11.1990 & thereafter of the plot/property under reference shall be verified by the licensing body before the issuing of the license.
- 13) The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
- 14) The said building should be used for residential purpose only as per the Technical Clearance issued.
- 15) Stilt parking area of building shall be strictly used for parking purpose only and shall not be closed/covered in any fashion at any stage and shall not be used for any commercial activity.


- 16) Gradient of the ramps to the stilt floor/parking should not exceed 1:6.
- 17) The Village Panchayat shall take cognizance of any issue in case of any complaints/ court orders before issue of construction license.
- 18) Applicant shall dispose the construction debris at his/her own level 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 produced to the village Panchayat.
- 19) The area under road widening shall be deemed to be Public road and shall not be enclosed/encroached. Affidavit/undertaking in this regards shall be sworn before the Village Panchayat/P.W.D as the case may be on stamp paper of Rs.100/-.
- 20) This Technical Clearance order is issued relying on Survey Plan submitted to this office. In case of any Boundary disputes/encroachment if any shall be resolve by the applicant with clear demarcation of boundary stones from Directorate of Settlement and Land Records. This office shall not be held responsible at any point of time, as this Technical Clearance order issued is only from planning point of view.
- 21) This revised Technical Clearance Order is issued for revision in height of the Building which is under construction.

NOTE:

- a) This Technical Clearance Order is issued based on the order issued by the Secretary (TCP) vide no.29/8/TCP/2018 (Pt.File)/1672 dated 13/08/2018 pertaining to guidelines for processing various applications.
- b) 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 **Engineer Ravindra L. Palyekar dtd. 30/11/2018 TCP Reg. No. SE/0007/2010.**
- c) Pursuant to this office assessment order no.TPB/713/TCP/2014/1619 dated 06/06/2014, the applicant had earlier paid infrastructure tax of **Rs.1,58,984/- (Rupees One lakh Fifty Eight thousand Nine hundred Eighty four Only) vide Challan ITAX/09 dtd. 06/06/2014.**
- d) Pursuant to this office order No.TPB/713/REV/TCP/19/4030 dated 02/7/2019, the applicant has paid compounding charges towards height violation amounting to Rs. 8,13,413/- vide Challan No. ITAX/200 dated 07/9/2021.

This order is issued with reference to the applications inwards in this office under No. 514 dated 4/12/18 and Subsequent letter dated 24/8/2021 from M/s L & B Associates.

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.


(P. P. Bandodkar)
Dy. Town Planner

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To,
M/s L & B Associates,
1st floor, Jewel Height,
Opp Mapusa Court Garden,
Altinho Mapusa, Bardez-Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of **Revora,**
Bardez Goa.

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