

Dated: 11/5/2018



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

Ref No: Inward No. 78

Dated: 4/1/2018.

Technical Clearance is hereby granted for carrying out the proposed **Construction of residential houses 'A' & 'B' and Swimming pools by Mr. Suresh Shankar Rathod** as per the enclosed approved plans in the property Zones as in **Settlement Zone in Regional Plan for Goa 2021** and situated at **Assagao** village bearing Survey No. **155/11** 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 Septic Tank soak pit should not be located, within a distance of 15.00 meters / as per the requirement of Health Act 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 filling 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 of the property 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 complex shall be arranged to satisfaction of Village Panchayat.
14. Panchayat shall verify the infrastructural requirements such as water and power supply before issue of construction license.
15. Adequate storm water network shall be developed up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
16. Open parking area should be effectively developed.
17. The area under road widening shall not be encroached/ enclosed.
18. The area under road widening shall not be encroached/ enclosed and Affidavit /undertaking in this regards shall be submitted before the Panchayat/ P.W.D.
19. The height of the compound wall strictly maintained as per rules in force.
20. Gate of compound wall shall be open inwards only.
21. Applicant shall make own arrangement of water for the swimming pools.
22. The Village Panchayat shall take cognizance of any issue in case of any complaints/court orders before the issue of construction license.
23. This Technical Clearance order is issued based on the approval of the Chief Town Planner (Planning) obtained vide note no. TPB/4034/ASSG/2018/1763 dtd. 9/5/2018.

NOTE:

- a) This technical clearance order is issued based on the order issued by Chief Town Planner (Planning) vide no. 29/8/TCP/2018(Pt.File)/645 dated 6/4/2018 pertaining to guide line for processing various application.
- 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 an engineer Mr. Dattaprasad Khalap dtd. 29/12/2017 TCP Reg. No. SE/0025/2010.
- c) This order is issued with reference to the application dated 4/1/2018 from Mr. Suresh Shankar Rathod.

**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.**

To,
✓
Mr. Suresh Shankar Rathod
C/o. Mr. Govardhan Damaji
H. No. 125/6, Nr. Agarwada,
Pernem Goa.

(S. P. Surlakar)
Dy. Town Planner

Copy to:

The Sarpanch/Secretary,
Village Panchayat of Assagao,
Bardez - Goa.

Applicant has paid infrastructure tax of Rs.1,47,536/-(Rupees One Lakh Forty
Seven Thousand Five Hundred Thirty Six only) vide challan no.52 dated 11/5/2018.

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