

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

Ref No.: TPB/246/PDF/TCP-21/ 264 7

Dated:- 05/07/2021

TECHNICAL CLEARANCE ORDER

Ref No: Inward neo. 1786

Dated. 21/05/2020

Technical Clearance is hereby granted for **proposed construction of offices (revised plan)** as per the enclosed approved plans in the property Zoned as “Settlement Zone” in **Regional Plan for Goa 2021** situated in Sy.No.129/1-A & 130/1-A, plot no. K at Penha de Franca Village, Bardez- Goa, with the following conditions:-

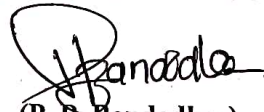
1. Construction shall be strictly as per the approved plans. No change shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments 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. The area under road widening shall not be encroached/ enclosed.
17. Solar water heating/solar energy capturing system shall be incorporated in the building as required under the Regulation.
18. The Village Panchayat shall ensure that Sewage Treatment Plant proposed for the project functions effectively at all the time.
19. Necessary arrangement for fire safety shall be made before applying for Occupancy.
20. Applicant shall plant one tree for every 100.00 m2 of area developed, land scaping on open spaces/ tree plantation along roads and in developed plots.
21. Adequate avenue greenery should be developed.
22. Necessary provision for rain water harvesting shall be made and rain water harvesting tank shall be constructed as shown on site plan.
23. Parking provision is made on stilt on ground floor as shown on the plan shall be effectively developed.
24. Stilt floor on ground floor should be used for the parking of vehicles only.
25. Gradient of the ramps to the stilt floor on ground floor parking should not be exceed 1:6.
26. The Village Panchayat shall take cognizance of any issue in case of any Complaints court orders before issuing of construction license.
20. 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.
21. This Technical Clearance is issued as a partial modification to earlier technical clearance order issued by this office vide letter no. **TPB/246/TCP-16/2031 dated 12/07/2016**.
22. All conditions imposed in our earlier Technical Clearance order vide no. **TPB/246/TCP-16/2031 dated 12/07/2016** has to be strictly adhered to.

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 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 Ramdas S. Satardekar** dtd. **14/05/2020** TCP Reg. No. **PWD/ENGER/68/88**.
- c) This order is issued with reference to the application dated **21/05/2020** from **The Managing Director**.
- d) Earlier Applicant has paid infrastructure tax of **Rs.3,55,928/- (Rupees Three Lakhs Fifty Five Thousand Nine Hundred Twenty Eight only)** vide challan no. **31** dated **04/05/2016**.

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

To,
The Managing Director,
Goa Housing Board,
Alto Betim, Porvorim,
Bardez Goa.

Copy to:-

The Sarpanch/Secretary,
Village Panchayat of **Penha de Franca,**
Bardez - Goa.

This permission is granted subject to the provisions of Town & Country Planning Act 1974 and the rules & Regulation framed there under: