

Ref No: DC/7878/BORDEM/TCR-22/2 81
Office of the Dy. Town Planner,
Town & Country Planning Dept.,
Bicholim/Sattari Taluka,
Bicholim -Goa.
Date:-22/2/2022



Office of the Dy. Town Planner,
Town & Country Planning Dept.
Bicholim/Sattari Taluka Office, Bicholim-Goa.

TECHNICAL CLEARANCE ORDER

Ref No: Inward No. 2142

Dated: 16/9/2021.

Technical Clearance is hereby granted for carrying out the **Proposed Construction of Residential Building** by Paresh Pundalik Pal as per the enclosed approved plans in the property Zoned as **Settlement Zone** in **Regional Plan for Goa 2021**, situated at village **Bordem** Taluka **Bicholim** Goa, bearing Survey No. **28/12** 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 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.

- purpose.
18. The area under road widening shall not be encroached/enclosed.
 19. The said building should be used for residential purpose only as per the Technical Clearance Order.
 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 Municipality/village Panchayat.
 21. Required numbers of trees shall be planted by the applicant in the said plot/property as per the Regulation 18 of the Goa Land Development and Building Construction Regulations, 2010 regarding landscaping of open spaces/trees plantain along the roads and in develop plots.

NOTE:

- a) This Technical Clearance order is issued based on the orders issued by the Secretary (TCP) vide nos. **29/8/TCP/2018(Pt.file)/602 dtd. 28/3/2018 and 29/8/TCP/2018(Pt.file)/645 dated 06/04/2018.**
- 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 **Amit Malik** TCP Reg. No. **ER/61/2010 dtd. 4/8/2021.**
- c) This order is issued with reference to the applications dated **16/9/2021** from **Paresh Pundalik Pal.**
- d) Applicant has paid infrastructure tax of Rs. **2,24,564/- (Rupees Two Lakhs Twenty Four Thousand Five Hundred Sixty Four Only)** vide challan no. **218 dated 18/2/2022.**
- e) This Technical Clearance Order is issued with the approval of the Principal Secretary TCP vide No. **DC/7878/BORDEM/BICH/2021/2187 dtd. 7/10/2021.**
- f) This Technical Clearance Order is issued based on alignment of State Highway road given by the Executive Engineer indicated on the survey plan and signed by the Asst. Engineer with letter No. **2210/2013-14/PWD/WDVII(NH)ADM/06 dtd. 1/4/2013.**

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.

(Zaidev R. Aldonkar)
Dy. Town Planner

To
Mr. Paresh Pundalik Pal
Vadachawada, Bordem,
Bicholim - Goa.

Copy to:
The Chief Officer
Bicholim Municipal Council
Bicholim - Goa.

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