



OFFICE OF THE SENIOR TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT,
SOUTH GOA DISTRICT OFFICE,
OSIA COMMERCIAL ARCADE, 4TH FLOOR 'B' WING
MARGAO-GOA.

REF:- TPM/

29553/Nuv/41/1-A/18/4352
DATE:- 18/7/18

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the work of proposed construction of : **residential Villas, Club house, Society Office, Swimming Pool and compound wall** as per the enclosed approved plans in the property zoned as **Settlement Zone** in **Regional Plan for Goa 2001 and 2021** and situated in survey no. **41 sub div 1-A of Nuvem Village of Salcete Taluka** 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 compound wall shall be constructed after leaving the road widening area as shown in the plan.
4. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
5. The Developer/applicant should display a sign board of minimum size 1.00mts. x 0.50mts. with writing in black colour on a white background at the site, as required under the Regulations.
6. The construction of compound wall shall not amount to blocking of any natural water course/drain and adequate number of openings in the compound wall shall be made for smooth flow of water.
7. 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.
8. The soak pit should not be located within a distance of 15.00meters from any existing well in the surrounding area.
9. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
10. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
11. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
12. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area
13. In case of any cutting of sloppy land or filling of low lying land, are involved, 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 and Country Planning Act, 1974.
14. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked

15. The Ownership of the property shall be verified by the licensing body before issuing the licence.
16. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.
17. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80mts and along the boundary abutting on a street upto a height of 1.50mts only which shall be of closed type up to a height of 90cm. only and open type above that height.
18. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0mts from the crown of the road for a length of 9.0mts from the intersections corner of the plot, on both sides of the plot.
19. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00mts radius for roads upto 10.0mts R/W and that of 5.00mts radius for roads above 10.00mts R/W.
20. As regards complaints, pertaining to encroachments, Judicial orders/directive and other legal issues, the same may be verified and confirmed by the concern Village Panchayat before issuing licence.
21. The set backs shown on the site plan shall be strictly maintained.
22. The Village Panchayat shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.
23. Adequate provision of garbage bins shall be made with in the project premises and necessary arrangement for disposal of garbage shall be made in consultation with local authority.
24. Parking spaces shown on the site plan shall be developed and effectively utilised for parking purpose.
25. The open terrace shown on first floor shall not encroached /covered at anypoint of time .
26. Natural water drain if any passing through the property shold not be blocked.
27. Hight of the staircase lainding projection shall be strictly maintained to 2.50 mts from the ground level.
28. This technical clearance order is issued based on the approval obtained from Govt. vide no. TPM/29553/Nuvem/41/1A/18/3831 dtd 19/06/2018.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED **03/04/2018** RECEIVED FROM **ROYSTON COSTA**

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.

Note:- Pursuant to this office earlier assessment Order No. **TPM/29553/Nuvem/41/1A/18/4271** dtd **12/07/2018** the applicant has paid the Infrastructure Tax of **Rs. 5,78,590/-**(Rupees Five lakh seventy eight thousand five hundred and ninety only)vide challan no. 203 dtd 12/07/2018


(M. N. Verenkar)
Dy. Town Planner

To,
Royston Costa,
D-2, Colaco Residency,
1st Floor, Rua Abade Faria,
Margao Goa

Copy to:
The Sarpanch/Secretary,
Village Panchayat of **Nuvem**,
Salcete Goa.

Mk/-



Government of Goa,
Directorate of Health Services,
Primary Health Centre,
Loutolim - Goa. Pin: 403718
PHNo: Office 2777140
Email Address: phc.loutolim@gmail.com

No: PHCL/DHS/NOC/2018-19/ 582


Date: 01/08/2018

Sub: - NOC from Sanitary Point of view for Proposed construction of Residential Villas, Club House, Socity Office, Swimming Pool and Compound wall. TPM/29553/Nuv/41/1-A/18/4352, dated 18/07/18
Sir/Madam,

With reference to your letter No: Nil dated: 19/07/18, I am to inform you that, this office has **NO OBJECTION** from sanitary point of view for the Proposed construction of Residential Villas, Club House, Socity Office, Swimming Pool and Compound wall), as per the enclosed approved plans, TPM/29553/Nuv/41/1-A/18/4352, dated 18/07/18, in the property zoned as Settlement in Regional Plan for Goa 2001 & 2021 & situated at Nuvem Village, Taluka Salcette bearing Sy No. 41, Sub-Division 1-A, to Mr. Royston Costa, subject to the following conditions: -

1. Cleanliness is maintained in and around the construction sites.
2. The Capacity of each ST/SP for the said constructions should be for 100 persons each as per the approved plan & at a minimum distance of 15 meters from any source of drinking water/well.
IN CASE THERE IS A CHANGE MADE IN THE LOCATION OF SOAK PIT AND SEPTIC TANK AN ORDER OF RE-LOCATION OF SOAK PIT AND SEPTIC TANK OR A REVISED PLAN SHOULD BE PASSED IN THE TOWN AND COUNTRY PLANNING DEPT. SHOWING THE RE-LOCATION OF SOAK PIT AND SEPTIC TANK. before completion order
3. No health hazard or any other environmental pollution is created in the surrounding area.
4. The owner/contractor shall co-operate with the Health Authorities whenever they visit the site for sanitary inspection.
5. This office is not responsible for any court litigation as regards to the ownership and that of the construction.
6. It is mandatory that all labours engaged on the construction site should have valid Health cards if not **under 75AA Official Gazette Series I No. 26 is liable for a fine of Rs. 10,000/- per labour**
7. Health Cards should be available at the site and be produced to the Health Staff on demand and builder/contractor/owner shall take necessary anti-larval measures at the construction sites.
8. A Board should be displayed at the construction site with name of the site and name of the builder/Contractor along with Mobile No. and also license No.
9. Proper sanitation facilities and portable drinking water should be provided to all labours living or working on construction site.
10. The NOC from this office shall be obtained before occupying the premises.

To,
The Sarpanch
Village Panchayat Nuvem
Salcette Goa


(Medical Officer i/c)

Medical Officer
Primary Health Centre
Loutolim

Copy to:- 1. Mr. Royston Costa, Margao, Salcette, Goa.
2. Office Copy, 3. G/F

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