

Ref No: TPB/2770/TIV/TCP/17/1965
Office of the Senior Town Planner
Town & Country Planning Dept.,
North Goa District office,
302, Govt. Building Complex,
Mapusa - Goa.
Dated: 7 /07/2017.



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

Ref No: Inward No. 2234

Dated: 24/5/2017

Technical Clearance is hereby granted for carrying out the **Construction of Residential building(shops & flats), compound wall and swimming pool by Mr. Cyril L. George** as per the enclosed approved plans in the property zoned as 'Settlement Zone' in **Regional Plan 2001 A.D** and **Regional Plan 2021** and situated in Survey No. 368/1 at **Tivim 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 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. In case of Compound Walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
13. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license

14. The Village Panchayat shall ensure availability of infrastructure such as water supply and power before issuing license.
15. The Village Panchayat shall ensure about adequate arrangement for collection and disposal of solid waste generated within the complex up to satisfaction of Village Panchayat.
16. Adequate storm water drain network shall be developed up to satisfaction of Village Panchayat and same to be connected to existing drain in the locality.
17. The Village Panchayat shall take cognizance of any issue in case of any complaints/ court orders before issue of construction license.
18. Applicant should make his own arrangement of water for the swimming pool.
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. This Technical Clearance is issued for part compound wall of length of 122.30 running mts. only.
22. The area under road widening shall not be enclosed/encroached and Affidavit in this regard shall be sworn before the local authority on stamp paper of Rs. 100/-.

NOTE:

- a) This Technical Clearance order is issued based on the order issued by the Chief Town Planner; vide no. **29/8/TCP/2012-13/RPG-21/Status/1803** dated **04/06/2012** pertaining to guideline 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 an engineer **Shri. Naveenakumar G. H.** dtd. 17/5/2017 TCP Reg. No. **TCP/0021/2015**.
- c) This order is issued with reference to the application dated **24/5/2017** from **Mr. Cyril L. George**.

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.


(S. P. Surlakar)
Dy. Town Planner


✓ To

Mr. Cyril L. George
c/o. Mr. Virupaksha S. Betageri (POH)
H.No. 64/B1/3, Bamanwaddo,
Karaswado, Mapusa Bardez Goa.

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

Applicant has paid additional infrastructure tax of **Rs. 4,20,598/-** (Rupees **Four Lakh Twenty Thousand Five Hundred Ninety Eight only**) vide challan no. **132** dtd. **06/07/2017**.

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