



OFFICE OF THE DEPUTY TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT,
TALUKA OFFICE CANACONA

REF:- TPC/2215/chaudi/45/5/2021/442

DATE:-17/09/2021

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the work the proposed Construction of Residential cum Commercial building by Mr. Pundalik Narayan Dessai & others as per the enclosed approved plans in the property zoned as Settlement Zone in Regional Plan for Goa 2021 and situated in survey no. 45 sub.division no. 5 of Chaudi Village of Canacona 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 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 1.00mts. x 0.50mts with writing in black colour 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 15.00meters from any existing well in the surrounding area.
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 of 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.
12. In case of compound wall, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
13. The Municipality/Panchayat shall ensure about the availability of required portable water and power supply before issue of license.
14. Adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange for satisfaction of Municipality/Panchayat.
15. Adequate storm water network shall be developed up to the satisfaction of Municipality/village panchayat and same to be connected to the existing drain in the locality.