

Ref No: TPB/2537/Marna/TCP-18/1165
Office of the Senior Town Planner
Town & Country Planning Dept.,
North Goa District office
302, Govt. Building Complex,
Mapusa - Goa.
Dated: 26/3 /2018.



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

Ref No: Inward No. 1031 & 1510

Dated: 27/2/218 & 23/3/2018.

Technical Clearance is hereby granted for carrying out the of revised site plan for proposed construction of residential building block A, B, & C, club house and swimming pool, well and part compound wall by Mrs. Veronica Polson Paul Edattukaran & Others as per the enclosed approved plans in the property Zoned as Settlement Zone in Regional Plan for Goa 2001 A.D. and Regional Plan for Goa 2021, situated at village Marna Taluka Bardez Goa, bearing Survey No. 44/2 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 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. Garbage collection bins should be provided within the plot.
15. The Panchayat shall ensure about the availability of required portable water and power supply before issue of license.
16. Adequate storm water drains shall be developed up to satisfaction of Village Panchayat and same to be connected to existing drain network in the locality.
17. The Village Panchayat shall take cognizance of any issue in case of any complains/Court orders before issue of construction license.

Cont...2/-

18. Open car parking spaces shall be developed and effectively utilized for parking purpose.
19. Part stilt parking shall be strictly used for parking purpose only and shall not be closed/covered at any fashion at any stage.
20. Applicant should make his own arrangement of water for the swimming pool.
21. Internal 4.50 mtrs access as shown on site plan shall be effectively developed.
22. The said building should be used for residential purpose only as per the Technical Clearance.
23. Necessary permission from Water Resources Dept., should be obtained for proposed well.
24. Adequate avenue greenery should be developed.
25. No Compound wall shall be constructed at the front of shop which is located towards the southern side of the property.
26. The height of the part compound wall strictly maintained as per rules in force.
27. Compound wall gate shall be open inwards only.
28. The area under road widening shall not be encroached/enclosed.
29. 3.00 mtrs wide access left as per Affidavit submitted in the Civil Court which is shown on the site plan towards the western side shall be effectively developed and shall not be block at any point of time and Village Panchayat shall ensure the same.
30. This Technical Clearance Order issued for revised site plan for proposed construction of residential building block A, B, & C, club house and swimming pool, well and part compound wall only.
31. This Technical Clearance Order is issued as a partial Modification to earlier Technical Clearance Order issued by this office vide letter no.TPB/2537/Marna/TCP-16/3533 dtd.29/11/2016.
32. All the condition imposed in our earlier Technical Clearance Order vide no. TPB/2537/Marna/TCP-16/3533 dtd.29/11/2016 has to be strictly adhered.

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. Rajesh Mahambrey dtd. 10/9/2016 TCP Reg. No. SE/0044/2010.
- c) This order is issued with reference to the applications dated 14/9/2016 from Mrs. Veronica Polson Paul Edattukaran & Others
- d) Applicant had paid infrastructure tax of Rs. 5,49,660/- (Rupees Five Lakhs Forty Nine Thousand Six Hundred Sixty Only) vide challan no. 276 dtd. 7/11/2016.

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.


(S.P. Burlakar)
Dy. Town Planner

To,
Mrs. Veronica Polson Paul Edattukaran & Others
Marna, Bardez Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of Siolim-Marna,
Bardez - Goa.

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

Forty Nine Thousand Six Hundred Sixty Only) vide challan no. 276 dtd.
7/11/2016.

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(S.P. Surlakar)
Dy. Town Planner

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Marna, Bardez Goa.

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