

Ref No: TPB2/GI/CPA/TCP/14/3698  
Town & Country Planning Dept.,  
302, Govt. Building Complex,  
Mapusa - Goa.

Dated: 13 /11/2014.



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

Ref No: Inward No. 891

Dated: 24/2/2014.

This Technical Clearance is hereby granted for carrying out the **construction of residential blocks A, B & C, swimming pool, part compound wall and amalgamation of plots by Mr. Avinash Karwal (POA holder) Mr. Amit Kalwar** 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 **Candolim village Taluka Bardez Goa**, bearing Survey No. **208/5 (part) & 6 (part)** 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, it any passing through the property shall not be blocked.

Cont...2/-

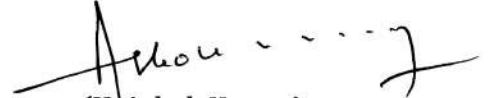
13. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.
14. Panchayat shall ensure the infrastructure requirements such as water supply and garbage before issuing license.
15. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
16. Adequate storm water network shall be developed up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
17. The Village Panchayat shall ensure that Sewage Treatment Plant proposed for the project function effectively at all the times.
18. Applicant shall make his own arrangement of water requirements for swimming pools.
19. Compound wall gates should be open inwards within plot itself.
20. The height of the compound wall strictly maintained as per rules in force.
21. This technical clearance order is issued for part compound wall of length of 261.95 running meter only.
22. Complaint/Court Order if any should be verified by the Village Panchayat before issue of construction license.
23. N.O.C. from all concerned authorities shall be obtained before commencement of the development work.
24. Verification of ownership of land with specific reference to tenancy as on 2/11/1990 has to be made at you ends before issue of license.
25. The internal 4.50mts road should be effectively developed for better vehicular movement.
26. Solar water heating/solar energy capturing system shall be incorporated in the building as required under the Regulation.
27. Adequate avenue greenery should be developed.
28. Open parking area should be effectively developed.
29. The area on stilt should not be enclosed in any fashion at any stage & shall be used for parking of vehicles for residents of the building blocks A, B, C only.
30. This technical clearance order is issued based on the NOC issued by the Assistant Engineer-II vide letter no. WER/WDI/SDII/F.18/2014-15/511 dtd. 7/11/2014.
31. The area under road widening shall not be encroached/enclosed. An Affidavit/undertaking in this regard shall be submitted to local authority on stamp paper of Rs. 100/-.

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. Ravindra L. Palyekar** dtd. 19/2/2014 TCP Reg. No. SE/0007/2010.

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.

This order is issued with reference to the application dated 24/2/2014 from **Mr. Avinash Karwal Power of attorney holder Mr. Amit Kalwar.**

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.

  
(K. Ashok Kumar)  
Dy. Town Planner

To,  
**Mr. Avinash Karwal**  
**Power of attorney holder**  
**Mr. Amit Kalwar**  
Solace Complex Villa No. 8,  
St. Tresa Churrah, Candolim,  
Aradi Road, Candolim, Bardez Goa.

Copy to:  
**The Sarpanch/Secretary,**  
Village Panchayat Candolim,  
Bardez Goa.

Applicant has paid infrastructure tax of Rs. 6,06,754/- (Rupees six lakhs six thousand seven hundred fifty four only) vide challan no. 264 dated 6/11/2014.

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