

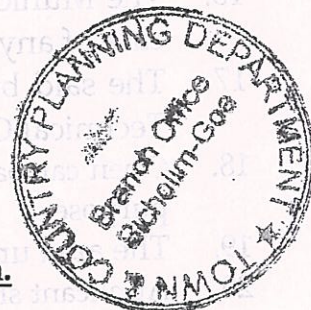
Ref No: DC/7333/BICH/TCP-19/ 4649

Office of the Dy. Town Planner,
Town & Country Planning Dept.,
Bicholim/Sattari Taluka,
Bicholim -Goa.

Date:- 26/12/19



Office of the Dy. Town Planner,
Town & Country Planning Dept.
Bicholim/Sattari Taluka Office, Bicholim-Goa.



TECHNICAL CLEARANCE ORDER

Ref No: Inward No. 4197

Dated: 9/9/2019.

Technical Clearance is hereby granted for carrying out the **Proposed Construction of Residential Building** by **Mr. Paresh Pundalik Pal** as per the enclosed approved plans in the property Zoned as **Settlement Zone in Regional Plan for Goa 2021**, situated at village **Bordem Taluka Bicholim Goa**, bearing Survey No. **16/6-K** 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, if any passing through the property shall not be blocked.

Cont...2/-

13. The Municipality/Panchayat shall ensure about the availability of required portable water and power supply before issue of license.
14. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village 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.
16. The Municipality/Village Panchayat shall take cognizance of any issue in case of any complains/Court orders before issue of construction license.
17. The said building should be used for residential purpose only as per the Technical Clearance Order.
18. Open car parking spaces shall be developed and effectively utilized for parking purpose.
19. The area under road widening shall not be encroached/enclosed.
20. Applicant shall dispose the construction debris at his/her own level and/or the same shall be taken to the designated site as per the disposal plan given by the applicant in the affidavit to be produced to the Municipality/village Panchayat.
21. Required numbers of trees shall be planted by the applicant in the said plot/property as per the Regulation 18 of the Goa Land Development and Building Construction Regulations, 2010 regarding landscaping of open spaces/trees plantain along the roads and in develop plots.
22. NOC from Forest Dept., Has to be obtained before issue of license.

NOTE:

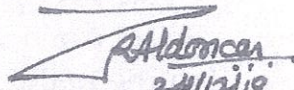
- a) This Technical Clearance order is issued based on the orders issued by the Secretary (TCP) vide nos. 29/8/TCP/2018(Pt.file)/602 dtd. 28/3/2018 and 29/8/TCP/2018(Pt.file)/645 dated 06/04/2018 under Category IV pertaining to guideline for processing various applications.
- b) An engineer who designs the RCC structure, of the project proponent is liable for structural designs and stability of the project, structural liability certificate issued by an Engineer Mr. Mukund D. Amonkar TCP Reg. No. ER/0017/2012 dtd. 30/08/2019.
- c) This order is issued with reference to the applications dated 30/8/2019 from Mr. Paresh Pundalik Pal.
- d) This Technical Clearance Order is issued based on the Government approval vide no. DC/7333/TCP/BICH-19/3111 dtd. 5/12/2019.
- e) Applicant had paid Infrastructure tax of Rs. 3,79,780/- (Rupees Three Lakhs Seventy Nine Thousand Seven Hundred Eighty only) vide challan No. 105 dtd. 17/12/2019.

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.

To,
Mr. Paresh Pundalik Pal
Vadacha Wada, Bordem,
Bicholim - Goa.

Copy to:
The Chief Officer




(Zaidev R. Aldonkar)
Dy. Town Planner

