

**OFFICE OF THE SENIOR TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT,
SOUTH GOA DISTRICT OFFICE,
OSIA COMMERCIAL ARCADE, 4TH FLOOR 'B' WING
MARGAO-GOA.**

REF:- TPM/ 28832/Varca/12/3/17/154

DATE:- 10/01/2017

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the work of proposed **construction of residential building**

as per the enclosed approved plans in the property zoned as **Settlement Zone** in **Regional Plan for Goa 2001 and 2021** and situated in survey no. **12** sub-division **3** of **Varca Village** of **Salcete 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 construction of compound wall shall not amount to blocking of any natural water course/drain and adequate number of openings in the compound wall shall be made for smooth flow of water.
6. 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.
7. The soak pit should not be located within a distance of 15.00meters from any existing well in the surrounding area.
8. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
9. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
10. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
11. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
12. In case of any cutting of sloppy land or 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

13. The Ownership of the property shall be verified by the licensing body before issuing the licence.
14. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence
15. As regards complaints, pertaining to encroachments, Judicial orders/directive and other legal issues, the same may be verified and confirmed by the concern Village Panchayat before issuing licence.
16. The set backs shown on the site plan shall be strictly maintained.
17. The Village Panchayat shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.
18. The area under road widening shall be deemed to be public road and shall not be enclosed/encroached. Affidavit/undertaking in this regard shall be sworn before the Village Panchayat/PWD as the case may be on stamp paper of Rs.100/-
19. Basement allowed shall be used strictly for parking of vehicles of the residents/occupants of the building and shall not be covered for any other use besides parking.
20. The building allowed is strictly for residential purpose and shall not be converted to commercial or for any other purpose without obtaining Technical Clearance from this office.
21. Necessary provision of garbage bins for disposal of garbage shall be made within the project premises and necessary arrangement shall be made for the disposal of the garbage in consultation with local authority.
22. There are existing structure in the close vicinity of the proposed site, as such while carrying out the construction of basement necessary precaution shall be taken towards damage and safety of the building in the neighbouring property.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 8/12/2016 RECEIVED FROM **SHRI MARIO C. BARRETTO**

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.

Note:- Pursuant to this office earlier assessment Order No. TPM/Const/28832/Varca/12/3/16/5861 dtd. 22/12/2016 the applicant has paid the Infrastructure Tax of Rs.2,21,200/- (Rupees two lakhs twenty one thousand two hundred only) vide challan no. 405 dtd. 22/12/2016

To,
Mr. Mario C. Barretto,
H.No. 145/C, Novangully,
Varca, Salcete Goa.

(R. M. Borkar)
Town Planner

Copy to:
The Sarpanch/Secretary,
Village Panchayat of Varca,
Salcete Goa.

Tn/10/1/17