



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No: TPB/3850/TIV/TCP-22/ 6992

Dated: 07 / 11 / 2022

TECHNICAL CLEARANCE ORDER

Ref.No: Inward No. 3648

Dated: 15/06/2022

Technical Clearance is hereby granted for carrying out the **proposed construction Residential building and swimming pool (Revised plan)** as per the enclosed approved plans in the property Zoned as **Settlement Zone** in **Regional Plan for Goa 2021** situated at **Tivim** village Taluka Bardez Goa, bearing **Survey No.150 Sub Div. No.2** 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 1.00 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 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 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 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) The construction of compound wall shall not amount to blocking of any natural water course/drain and adequate number of opening in the compound wall shall be made for smooth flow of water.
- 13) The Ownership and tenancy position as on 2.11.1990 & thereafter of the plot/property under reference shall be verified by the licensing body before the issuing of the license.

- 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) Applicant shall plant one tree for every 100.00m² of area developed, land scaping on open spaces/ tree plantation along roads and in developed plots.
- 18) Adequate avenue greenery should be developed.
- 19) The said house should be used for residential purpose only as per the Technical Clearance issued.
- 20) Open parking area should be effectively developed.
- 21) Stilt parking area of building shall be strictly used for parking purpose only and shall not be closed/covered in any fashion at any stage and shall not be used for any commercial activity.
- 22) Gradient of the ramps to the stilt floor/parking should not exceed 1:6.
- 23) Open car parking spaces shall be developed and effectively utilized for parking purpose.
- 24) The Village Panchayat shall take cognizance of any issue in case of any complaints/ court orders before issue of construction license.
- 25) 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 village Panchayat.
- 26) The area under road widening shall be deemed to be Public road and shall not be enclosed/encroached. Affidavit/undertaking in this regards shall be sworn before the Village Panchayat/P.W.D as the case may be on stamp paper of Rs.100/-.
- 27) This Technical Clearance order is issued relying on approved Survey Plan submitted to this office. Incase of any Boundary disputes/encroachment if any shall be resolve by the applicant with clear demarcation of boundary stones from Directorate of Settlement and Land Records. This office shall not be held responsible at any point of time, as this Technical Clearance order issued is only from planning point of view.
- 28) Traditional access, if any passing through the property shall not be blocked and the same shall be verified by the Village Panchayat before issuing construction licence.
- 29) Verification of ownership of land with specific reference to tenancy as on 2/11/1990 has to be made at your end and before issue of construction licence/Occupancy Certificate.
- 30) The applicant shall pay Labour cess of 1% of the total cost of construction project to the Commissioner of Labour & Employment and Secretary, Goa Building & other Construction Workers Welfare Board before applying for completion certificate to the Authority.
- 31) The applicant shall obtain prior permission from Tree Officer/Forest Department for proposal involving felling of trees as mandated under section 8 & 9 of Goa Preservation of Tree Act.
- 32) This Technical Clearance is issued in partial modification to the earlier approval granted vide No.TPB/3850/TIVIM/TCP-19/4710 dtd. 16/10/2019.
- 33) All the conditions imposed in our Technical Clearance issued by this office vide letter no. TPB/3850/TIVIM/TCP-19/4710 dtd. 16/10/2019 should be strictly adhered.

NOTE:

- a) This Technical Clearance Order is issued based on the order issued by the Secretary (TCP) vide no.29/8/TCP/2018(Pt.File)/1672 dated 13/08/2018 pertaining to guidelines for processing various applications and based on the order issued by the Chief Town Planner (Planning) vide no.29/8/TCP/2022(Pt.File)/1734 dated 19/07/2022 pertaining to guidelines 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 **Engineer Rajesh Mahambrey dtd. 08/06/2022 TCP Reg. No. SE/0044/2010.**
- c) Earlier applicant has paid infrastructure tax of **Rs.4,84,682/- (Rupees Four lakh Eighty Four Thousand Six Hundred Eighty Two Only)** vide challan no.216 dtd. **09/10/2019.**
- d) **This Technical Clearance Order is issued with approval of Government vide note moved No.TPB/3850/TIVIM/TCP-19/1831 dtd. 28/7/2022.**

This order is issued with reference to the applications dated 15/06/2022 from Cliff Cyril Sequeira & Shabbir A. Khokawal alias Shabbir A. Khokhawala.

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.


(Zaidev R. Aldonkar)
Dy.Town Planner


To,
**Cliff Cyril Sequeira &
Shabbir A. Khokawal alias
Shabbir A. Khokhawala**
H.No.738/1, Muddo Vaddo,
Cansa, Tivim,
Bardez – Goa.

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

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