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/23796/Benaulim/241/1-J/2021/8977 DATE:- 26/12/2023

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the work of **proposed construction of residential villas, security cabin and compound wall** as per the enclosed approved plans in the property zoned as **Settlement zone** in **Regional Plan for Goa 2021** and situated in survey no. **241/1-J of Benaulim** 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 compound wall shall be constructed after leaving the road widening area as shown in the plan.

4. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.

5. 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.

6. 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.

7. 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.

8. The soak pit should not be located within a distance of 15.00meters from any existing well in the surrounding area.

9. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.

10. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
11. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.

12. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.

13. In case of any cutting of sloppy land of 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 Section 17(A) of the Goa Town and Country Planning Act, 1974.

Cont/-

14. The Ownership of the property shall be verified by the licensing body before issuing the licence.
15. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.
16. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked
17. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80mts and along the boundary abutting on a street upto a height of 1.50mts only which shall be of closed type up to a height of 90cm. only and open type above that height.
18. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0mts from the crown of the road for a length of 9.0mts from the intersections corner of the plot, on both sides of the plot.
19. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00mts radius for roads upto 10.0mts R/W and that of 5.00mts radius for roads above 10.00mts R/W.
20. 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.
21. The set backs shown on the site plan shall be strictly maintained.
22. The Village Panchayat shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.
23. This Technical Clearance order is issued relying on the approved sub division plan submitted to this office . In case of any boundary dispute/encroachment if any shall be resolved by the applicant with clear demarcation of the boundaries from survey Department. This office shall not held responsible at any point of time as the said Technical Clearance order is only from Planning point of view.
24. 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 (as the case may be).
25. This Technical Clearance Order is issued based on the approval from Chief Town Planner (Planning) vide note bearing no. TPM/23796/Benaulim/3837 dtd 12/12/2023.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED **19/7/2023** RECEIVED FROM **Nanu Estates Pvt Ltd**

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.

(Sandip Surlakar)
Town Planner

Note:- No additional infrastructure tax is applicable since infrastructure tax was previously paid for TBUA of 2820.40m2. The current proposal is comparatively for a lesser BUA i.e. 799.28m2. The previous infrastructure tax was paid vide Order No. **TPM/Const/Ben/241/1-J/2012/205 dtd 13/1/2012** the applicant has paid the Infrastructure Tax of **Rs. 2,82,040/-** vide challan no. **908 dtd. 13/1/2012.**

To,
Nanu Estates Pvt Ltd,
Margao, Salcete Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of **Benaulim,**
Salcete Goa.
Tg/-

TOWN & COUNTRY PLANNING DEPT., MARGAO-GOA * SOUTH GOA DIST. OFFICE *