



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

Ref No.: TPBZ/ZON/6889/Tivim/TCP-19/13

Dated: 19/10/2019

Inward no. 5582

Dated: 10/10/2019


The land use/Zoning of the property bearing Survey No.154/13 of Village Tivim, Bardez Taluka total admeasuring 925.00 m² respectively is as follows.

As per Regional Plan for Goa 2021 the property under reference falls in "Settlement zone".

This information is issued based on the application received from Mr. Bharat Thakran dated 10/10/2019 to be read with note given below:

This information is valid only for six months from the date of issue of this letter or revision of the respective plan, whichever is earlier.

Processing fees Rs.500/- paid vide Challan No. 403 dated 10/10/2019.


(F. De Souza)
D'man, Gr. II

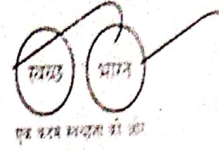

(S. P. Surlakar)
Dy. Town Planner

To,
Mr. Bharat Thakran,
"Rudraxi" L-6, Housing Board Colony,
Porvorim, Bardez-Goa.

Note: The landuse/Zone information provided is as per Regional Plan/ODP/Zoning Plan in force as on date of issue of the above information and shall not be construed as NOC in any form for undertaking any development including construction and subdivision, etc.

Further any development shall be subject to provisions of Tenancy Act, Land Use Regulation Act, Forest Conservation Act, Highways Act, Ancient Monuments and Archaeological Sites and Remains Act, (State and Central), EIA notification issued by MOUF, Coastal Regulation Zone, including section 17- A of the TCP Act.

This Certificate is issued based on the order issued by the Chief Town Planner (Planning) vide no. 29/8/TCP/2018(Pt.file)/1672 dtd. 13/08/2018, pertaining to guide line for processing various application.



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

Ref No : TPB/5160/TIV/TCP-19/45/3

Dated: 07/09/2019

01/10/2019

TECHNICAL CLEARANCE ORDER

Ref No: Inward No. 7658

Dated. 07/12/2018

Technical Clearance is hereby granted for carrying out the **construction of residential building and swimming pool** by **Mr. Francis Crasto** as per the enclosed approved plans in the property Zoned as **Settlement Zone** in **Regional Plan for Goa 2021** and situated at village **Tivim Taluka Bardez Goa**, bearing Survey No. 154/13 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.
13. The Ownership and tenancy of laid 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. Applicant shall plant one tree for every 100.00 m² of area developed, land scaping on open spaces/ tree plantation along roads and in developed plots.
18. Adequate avenue greenery should be developed.
19. Open parking area should be effectively developed.
20. The area under road widening shall not be encroached/enclosed.
21. Applicant should make his own arrangement of water for the swimming pool.
22. The Village Panchayat shall take cognizance of any issue in case of any Complaints/ court orders before issue of construction license.
23. 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.
24. The area under road widening shall be deemed to the public road and shall not be enclosed /encroach and Affidavit to this effect should be given by the applicant in favour of Local Authority or the PWD as the case may be on a 100/- rupees stamp paper.
25. This Technical Clearance Order is issued based on the approval of Government obtained vide note moved no. TPB/5160/TIV/TCP-19/946 dated 29/03/2019.

NOTE:

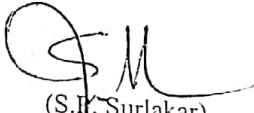

- a) This Technical Clearance Order is issued based on the order issued by the Secretary (TCP) vide no. 29/8/TCP/2018(Pt.File)/1672 dated 13/08/2018 pertaining to guide line for processing various application.
- b) An engineer who designs the RCC structure, of the project proponent is liable for structural designs and stability of the project, structural liability certificate issued by an Engineer Mr. Paresh Gaitonde dtd.29/11/2018 TCP Reg. No.ER/0057/2010.
- c) This order is issued with reference to the applications dated 07/12/2018 from Mr. Francis Crasto.
- d) Applicant has paid infrastructure tax of Rs.2,26,882/- (Rupees Two Lakh Twenty Six Thousand Eight Hundred Eighty Two Only) vide challan no.188 dated 20/09/2019.

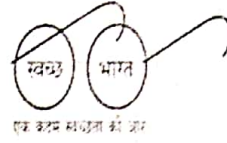
THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENCE PROVIDED THE CONSTRUCTION LICENCE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.

To,
Mr. Francis Crasto,
C/o. Bharat Thakran,
L-6, Housing Board Colony,
Porvorim 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 & Regulation framed there under.


(S.P. Surlakar)
Dy. Town Planner




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

Ref No.: TPB/5160/TIVIM/TCP-19/ 3564

Dated: 28 /2019

ORDER

- Read: 1) Goa Tax on Infrastructure Act 2009 (Goa Act 20/2009).
2) 45/1/TCP-09/Pt. file/3416 dtd 18/9/09.
3) 45/1/TCP-09/Pt. file/3417 dtd 18/9/09.
4) 45/1/TCP/Pt. file/2012/1037 dtd 30/3/12.
5) CTP/MISC/TCP/2013/2142 dtd. 31/5/2013
6) Your application under Inward no. 7658 dtd. 7/12/2018.

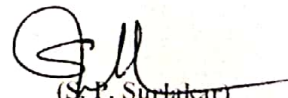
Whereas, the infrastructure tax towards your application for construction of Residential building and swimming pool by Mr. Francis Crasto property bearing Survey No.154/13 of Tivim Village, Bardez - Taluka has been assessed as Rs.2,26,882 (Rupees Two lakh twenty six thousand eight hundred eighty two only). The calculation of the tax has been assessed @ Rs. 200 per square meter of floor area and @ Rs. 600 per square meter of floor area for commercial building as per the provisions of the said Act.

Infrastructure Tax Calculation:-

For residential built up area = 1134.41 m² X Rs.200/- = Rs. 2,26,882/-

Total = Rs. 2,26,882/-

Now, therefore the said amount shall be deposited by way of challan which should be collected from this office on any working day.


(S. P. Surdakar)
Dy. Town Planner

To,
Mr. Francis Crasto,
C/o. Bharat Thakran,
L-6, Housing Board Colony,
Porvorim, Bardez-Goa.

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