



TOWN & COUNTRY PLANNING DEPARTMENT,
TALUKA OFFICE-QUEPEM/SANGUEM/DHARBANDORA,
QUEPEM-GOA.

REF:- TPQ/CT/6006/SLD/122/1-H/2019/2339 DATE:- 15/10/2019

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the work of **construction of residential building with shops and Garages** as per the enclosed approved plans in the property zoned as **Settlement as per RPG-2021** and situated at **Xeldem Village of Quepem Taluka** bearing **Survey no.122/1-H** 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 permission shall be revoked if found expedient to such an action under the provision of Section 50 of the Goa Town & Country Planning Act, 1974.
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 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. 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 Section 17(A) of the Goa Town and 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.
13. The Ownership of the property shall be verified by the licensing body before issuing the licence.
14. Maximum height of a compound wall along the boundary other than abutting on a street may be permitted up to a maximum height of 1.80 mtrs, and along the boundary abutting on a street upto a height of 1.50 mtrs only and may be of closed type up to a height of 90cm. only and open type above that height.
15. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0 mtrs from the crown of the road for a length of 9.0 mtrs from the intersections corner of the plot, on both sides of the plot.

16. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00 mtrs radius for roads upto 10.00 mtrs R/W and that of 5.00 mtrs radius for roads above 10.00mtrs R/W.
17. This order is issued based on the Certificate of Conformity with Regulations and Structural Liability Certificate produced by the owner.
18. This Order is issued based on the Affidavit submitted by the owner sworn before **Notary Saied Mahamad Rafiulbakht**.
19. As regards to complaints, pertaining to encroachments, Judicial orders/directive and other legal issues, the same may be verified and confirmed by the concerned Municipality before issuing licence.
20. Shops shall be used for soft commercial use only.
21. Aspects as regards to quality of material used, Structural stability & soundness of the building shall be verified by the Engineer who has designed the project of the proponent, Structural Liability Certificate is submitted by **Engineer Abhay U. Kunkolienkar**.
22. This Technical clearance order is issued on the basis of survey plan submitted by the applicant issued by Land Survey Department specifically with respect to boundaries of the property. Any dispute that may arise at any point of time with respect to boundaries of the property, shall be resolved by the applicant and the concerned party. This office shall not be held responsible at any point of time as the said technical clearance order is only from Planning point of view.
23. The applicant shall dispose the construction debris at his/her own level and 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 Corporation/Municipal Council/Village Panchayat (as the case may be).
24. This Technical Clearance Order is issued on the basis of Order dtd. 28/3/2018 and 6/4/2018 as per Regional Plan for Goa 2021.
25. Internal access as shown on the site plan shall be kept free without any obstruction and projection at all point of time.
26. Open parking spaces shall be effectively developed without any construction for parking purpose.
27. Stilt floor shown for parking purpose shall not be enclosed nor shall be utilised for any other purpose other than parking.

This Technical clearance was issued with the approval of the Government vide Note no TPQ/CT/6006/Q-XLD/122/1-H/2019/2093 dtd. 10/09/2019.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED **10/06/2019** RECEIVED FROM **Nirmal Estate**.

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.



(Manguirish N. Verenkar)
Dy. Town Planner

Note: Pursuant to this office assessment order no. TPQ/CT/6006/Q-XLD/122/1-H/2019/2321 dtd. 10/10/2019. Applicant has paid the Goa Infrastructure tax amounting to Rs. 1,93,552/- (Rupees one lakh ninety three thousand five hundred fifty two only) vide challan no. 100 dtd. 10/10/2019.

✓ To
Nirmal Estate Partner, Mr. Domnic Fernandes
Tilamol, Quepem-Goa.

Copy to:
The Sarpanch/Secretary
Village Panchayat Xeldem
Tilamol, Quepem-Goa.

SWACHHA BHARAT - NITAL GOEN
(CLEAN INDIA CLEAN GOA)