

14. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
15. The Ownership of the property shall be verified by the licensing body before issuing the licence.
16. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence
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. . 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/-
24. Stilt parking area shall be used for the purpose of parking of vehicles of residents/occupants of the building only and shall not be enclosed or converted for any other purpose besides parking. The Village Panchayat shall ensure about the same.
25. The arrangement of water required for swimming pool shall be made by the applicant at his own cost.
26. The internal access shall be effectively developed.
27. The garbage bins within the complex shall be provided for collection of garbage waste and necessary arrangement for disposal of the garbage shall be made in consultation with local authority.
28. Legality of the existing houses within the property shall be verified by the Village Panchayat before issuing Construction licence.

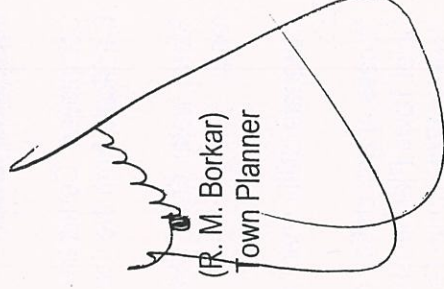
THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 30/11/2016
RECEIVED FROM **SHRI JOHN GREGORY PEREIRA**

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/28842/Varca/246/8/2017/409 dtd. 27/11/2017 the applicant has paid the Infrastructure Tax of Rs.3,06,636/- Rupees three lakhs six thousand six hundred thirty six only) vide challan no. 466 dtd. 30/11/2017.

To,
Shri John Gregory Pereira,
C/O Stanley Martins,
H.No. 233, Varca, Salcete Goa.

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


(R. M. Borkar)
Town Planner



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/ 28842/Const/Varca/246/17/540

DATE:- 07/02/2017

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the work of proposed construction of : **residential building, swimming pool and compound wall** as per the enclosed approved plans in the property zoned as **Settlement Zone in Regional Plan for Goa 2001 and 2021** and situated in Plot no. ___ of survey no. **246** sub-division **8** 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 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.

Contd/-

Note: -

10. This Construction licence is issued as per the approved order/letter of Senior Town Planner, Margao, Letter No. TPM/28842/Const/Varca/246/8/17/540 dated 07/02/2017 subject to the conditions from serial No. 1 to 13 of the order and also mentioned behind.
11. Any change to be effected to the approved plans, prior permission on has to be obtained.
12. Prior to commencement in development work it will be incumbent upon the applicant to have valid conversion sanad of use of land as contemplated under Goa Daman & Diu Land Revenue code 1968.
13. There should not be any drinking water well within 15 meters from Soak Pit, Septic and vice versa.
14. Trees if any shall be cut only with prior permission from the concerned authority.
15. The opening of the compound wall gate shall be inward only.
16. Traditional Pathway if any, passing through the property shall not be blocked.
17. Neat and clean environment with special reference to drainages, sewage, Garbage etc. shall be maintained.
18. If any HT/LT/electric line is passing through the property then N.O.C. of the Electricity Department shall be obtained prior to starting the construction work.
19. Completion certificate should be obtained from Senior Town Planner.
20. It is advisable to plant trees suitable to site condition.
21. The building shall have slopping roof with Mangalore tiles.
22. In case of compound wall adequate openings at the bottom of the Compound wall shall be kept so that no cross drainage is blocked.
23. No hill cutting or filling of low lying area shall be undertaken without Obtaining prior permission from the Chief Town Planner under section 17 of T.P. Act.
24. N.O.C. from all concerned authorities shall be obtained before commencement of the development.
25. F.A.R. Coverage & Setback shall be strictly maintained as per the Approved plans and as per the rules in force.
26. Curing water should be treated with anti-larval chemicals.
27. The labourers engaged for the construction work shall posses Health Card failing which each labour shall penalized with a fine of Rs. 1000/- at the first instance and Rs. 50/- daily under section 75AA of Goa, Daman & Diu Public Health Act.
28. The R.C.C. Layout should be conformed to the approved building dimensions.
29. The setback for construction of compound wall from the center line of the Road may be confirmed from the competent authority.
30. The Owner/Occupier of the building should also provide dust bin for disposal of their garbage etc. and same should be borne from their end.
31. The setbacks shown on the site plan shall be strictly maintained.
32. Conversion sanad copy should be produce at the time of Occupancy Certificate.
32. All the conditions mentioned in Town and Country Planning Department No. TPM/28842/Const/Varca/246/8/17/540 dated 07/02/2017 be strictly complied with.
33. The applicant shall not keep any labores at the construction site.
34. Licence issued as per review of **GOA STATE POLLUTION CONTROL BOARD** order no: 1/25/13-PCB/1285 Dated 27/05/2014.




Secretary
V. P. VARCA

OFFICE OF THE VILLAGE PANCHAYAT OF VARCA SALCETE GOA.

Construction Licence No. VP/VAR/2016- 2017/27

JOHN GREGORY PEREIRA from **PEDDA NOMEIO VARCA**, Salcete Goa, is hereby granted this licence for Construction of **RESIDENTIAL BUILDING, SWIMMING POOL & COMPOUND WALL** in Survey. No. **246/8**, Pedda Nomeio Varca Salcete Goa. In terms of resolution No. **2(5)** taken in the Panchayat meeting dated **18/03/2017** as per the plan in Triplicate/Duplicate attached her/his application under No PPO / 01 /VP / Plans _____ dated _____ one copy of the plans concerned with the approval note carrying the embossed seal of this Panchayat and duly signed, is returned to the interested party who shall comply with the following conditions:

1. To limit himself/herself to the plans approved and statement therein.
2. The construction shall be as per plans approved by this Panchayat and Condition imposed on it.
3. To inform the Panchayat after excavation and before lying of plinth level.
4. To inform the Panchayat when the construction has been completed upto plinth level.
5. To inform the Panchayat as soon as the construction is completed.
6. Not to inhabit the building without the prior permission of this Panchayat.
7. To abide by the other related provision in force.
8. That building or construction is carried out as per the alignment given and the plinth level fixed by the Panchayat.
9. The construction licence shall be revoked.
if the construction work is not executed as per the plans approved and statements therein; Wherever there is any false statement or any misrepresentation of any material /wrong plans/Calculations/documents in any incorrect of wrong at any stage.

THE LICENCE SHALL BE VALID FOR A PERIOD OF **THREE YEARS**. Beginning from today he/she has paid the respective tax/fees the tune of Rs **71510/- (Rupees Seventy One Thousand Five Hundred and Ten only)** by receipt no. **56/73** dated **30/03/2017**

This carries the embossed seal of this Panchayat
Office of Village Panchayat Varca

Date: 30/03/17

Seen:


(Sarbajit Varca)
V.P Varca, Salcete-Goa



.....Other Conditions Continued on Page No. 2.....