

Ref No: DB/11448/TCP-16/ 3553  
Office of the Senior Town Planner  
Town & Country Planning Dept.,  
North Goa District office,  
302, Govt. Building Complex,  
Mapusa - Goa.  
Dated: 01 / 12 / 2016.



**OFFICE OF THE SENIOR TOWN PLANNER, MAPUSA GOA.**  
**TECHNICAL CLEARANCE ORDER**

Ref No: Inward No. 4003

Dated: 19/9/2016

Technical Clearance is hereby granted for carrying out the **construction of residential building blocks A, B, C, villas A & B, Swimming pool and compound wall (revised plan)** as per the enclosed approved plans in the property zoned as 'Settlement Zone' in **Regional Plan 2001 A. D. and Regional Plan 2021** and situated in Survey No. **95/22** at **Sangolda Village, Bardez- Goa**, 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 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 filling 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, if any passing through the property shall not be blocked.
13. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.

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14. Garbage collection bins should be provided within the plot itself to the satisfaction of local authority.
15. The Panchayat shall ensure about the availability of required portable water and power supply before issue of license.
16. The adequate arrangement for collection and disposal of solid waste generated within the complex shall arrange to satisfaction of Village Panchayat.
17. Adequate storm water network shall be develop up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
18. Solar water heating/solar energy capturing system shall be incorporated in the building as required under the Regulation.
19. The proposed villas and building shall be used strictly for residential purpose only.
20. The height of the compound wall strictly maintained as per rules in force.
21. Gate of compound wall shall be open inwards only.
22. Open parking area should be maintained as shown on the site plan.
23. Applicant shall make his own arrangement of water for swimming pools.
24. Complaint/ Court orders if any shall be verified by the Panchayat before issue of construction license.
25. The area under road widening shall not be encroached/ enclosed and Affidavit /undertaking in this regards shall be submitted before the Panchayat on stamp paper of Rs.100/-.
26. This technical clearance is issued in partial modification to the earlier approval granted vide no. DB/11448/315/96 dtd . 22/4/96.

**NOTE:**

- a) This Technical Clearance order is issued based on the order issued by the Chief Town Planner; vide no. **29/8/TCP/2012-13/RPG-21/Status/1803** dated **04/06/2012** pertaining to guideline 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 an engineer **Shri. Shri. Rajesh Mahambrey** dtd. **6/7/2016** TCP Reg. No. **SE/0044/2010**.

- c) This order is issued with reference to the application dated 9/5/2016 from  
**M/s. Gama Builders.**
- d) This Technical Clearance issued based on the Government approval vide Note  
moved vide No. DB/11448/TCP-16/2743 dtd. 20/9/2016.

**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.**

  
(S. P. Surlakar)  
Dy. Town Planner

To  
M/s. Gama Builders  
C/o. Vijay Deshmukh  
Mz1, Chandranath Appts.,  
Mapusa, Bardez - Goa.

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

Applicant has paid infrastructure tax of **Rs. 12,50,086/- (Rupees Twelve  
Lakhs Fifty Thousand Eighty Six Only)**. vide Challan no. 303 dtd. 24/11/2016.

This permission is granted subject to the provisions of Town & Country  
Planning Act 1974 and the rules & Regulation framed there under: