



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

Ref No: Inward No.3409

Dated. 18/8/2015

Technical Clearance is hereby granted for proposed construction of residential building , Villas(2nos), swimming pool and compound wall as per the enclosed approved plans in the property Zoned as 'Settlement Zone' in Regional Plan of Goa 2001 A.D. & Regional Plan of Goa 2021 & situated at Village Reis-Magos bearing Sy. no. 5/5 with the following conditions:-

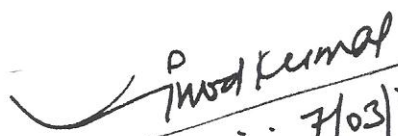
1. Construction shall be strictly as per the approved plans. No change shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments 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 commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
7. 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.
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. The ownership of the property shall be verified by the licensing body before the issuing of the license

13. The adequate arrangement for collection and disposal of solid waste generated within the complex shall be arranged to satisfaction of Village Panchayat.
14. Panchayat shall verify the infrastructural requirements such as water and power supply before issue of construction license.
15. 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.
16. If any Complaint/Court order should be verified by local authority before issue of construction license.
17. Open parking area should be effectively developed.
18. Proposed villas should be strictly use for residential purpose only.
19. 6.00mts internal project access as shown in the site plan shall be effectively developed.
20. Applicant should make his own arrangement of water for the swimming pool.
21. The area under road widening shall not be encroached/ enclosed and Affidavit /undertaking in this regards shall be submitted before the Panchayat/ P.W.D. as the case may be on stamp paper of Rs.100/-.
22. This Technical clearance order is issued with concurrence of Chief Town Planner obtained vide moved note bearing no. TPB/1725/RM/2016/264 dtd. 21/1/16.

NOTE:-

- a) 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 **Eng. Paresh Gaitonde dtd. 17/8/15 TCP Reg. No. ER/0057/2010.**
- b) The above technical clearance order is issued based on the order issued by Chief Town Planner vide no. **29/8/TCP/2012-13/RPG-21/Status/1803** dated **18/12/14** pertaining to guide line for processing various application.
- c) This order is issued with reference to the application dated **18/8/15** from **M/s Seven C**
- d) **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.**


(Vinod Kumar Chandra)
 Town Planner

To,
M/S seven c
Verem, Ambetham,
Reis-Magos, Bardez-Goa.
 Copy to
 The Sarpanch/Secretary,
 Village Panchayat **Reis-Magos,**
 Bardez - Goa

Applicant has paid infrastructure tax of **Rs.7,61,074/- (Rupees Seven lakh sixty one thousand seventy four only)**. vide challan no. 458 dated 2/3/16.

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

CERTIFIED TRUE COPY



Government of Goa
Directorate of Health Services



Primary Health Centre Candolim

Tel. (Off) 0832-2489035

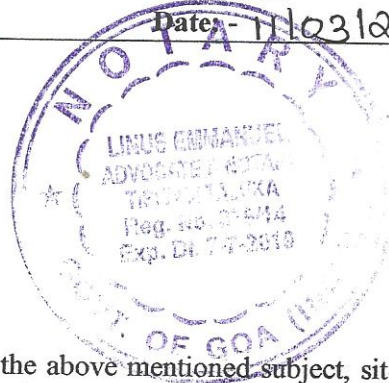
No. PHC/Candolim/NOC/2015-16/2688

Email ID:

Date - 11/03/2016

To,
M/s. Seven C
P.O.A. Holder, Reis Magos Bardez Goa.

Sub: Issue of NOC for construction of residential Villas



Sir/Madam,

With reference to your letter No. nil, dated 11/03/16 on the above mentioned subject, site inspection was conducted by the undersigned along with Sanitary Inspector of this Primary Health Centre on 11/03/2016 at 11.30 a.m. In this regards, I am to inform you that there is NO OBJECTION FROM SANITARY POINT OF VIEW for the proposed construction, (Ref. No. TBP/1725/RM/TCP/16/765) of residential building, Villas, Swimming pool and compound wall Property plot bearing Survey No.5/5, Situated at Reis -Magos Village, Taluka Bardez Goa, subject to the following conditions

1. The construction is carried out as per the plan submitted.
2. Proper cleanliness is maintained in and around the construction site.
3. The soak pit and septic tank should be at least fifteen meters away from any drinking water source and should correspond with the dimensions given.
4. The capacity of septic tanks should correspond with dimensions shown in the chart submitted to this office for 100 persons.
5. No health hazard or any other environmental pollution is created in the surrounding area.
6. The owner/contractor shall co-operate with the health and pollution control authorities whenever they visit the site for sanitary inspection.
7. This office is not responsible for any court litigation regarding the ownership and area of the house.
8. If any complaint comes from the sanitary point, the N.O.C. will be revoked.
9. As per section 75A of Goa Public Health Act all labourers should possess health cards and should renew them once in three months. Whoever contravenes the provision of the Public Health Act shall be punishable with fine as specified in the Act.
10. Health cards should be available at the site and should be produced to the Health Authorities on demand.
11. Final N.O.C. from Health Authorities to be obtained prior to issuance of occupancy certificate.
12. The N.O.C. is liable to be withdrawn if the conditions stipulated above are not complied with.

Yours faithfully,

BLD

(Dr. J. B. Furtado Pinto)

Health Officer

Primary Health Centre Candolim

1. Sarpanch, Village Panchayat Reis-Magos, Bardez, Goa
2. Office File