



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/29741/Raia/101/2/17/4390 DATE:- 8/11/17

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the work of **proposed construction of Residential Row Villas**

as per the enclosed approved plans in the property zoned as **Settlement Zone** in **Regional Plan for Goa 2001 and 2021** and situated in survey no. **101** sub. Div. **2** of **Raia** 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 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 1.00mts. x 0.50mts. with writing in black colour 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 soak pit should not be located within a distance of 15.00meters from any existing well in the surrounding area.
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, 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. The Ownership of the property shall be verified by the licensing body before issuing the licence.
13. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.

14. 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.
15. 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.
16. The set backs shown on the site plan shall be strictly maintained.
17. The Village Panchayat shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.
18. 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/-.
19. The area under road widening shall be strictly maintained and shall not be enclosed in any fashion and gifted to the local authority and village panchayat shall enure about the same.
20. Adequate provision of garbage bins within the complex shall be made and necessary arrangement for disposal of garbage shall be made in consultation with village panchayat.
21. In future if the number of residential row villas exceeds 10 or more than 10 villas, necessary govt. approval has to be obtained as per the order /circular no.29/8/TC/P/2012-13/RPG-21/Status/1894 dtd 12/06/2012 and adequate provision of amenities as required in future as per the requirement shall have to be provided.
22. The existing structure within the property and existing compound wall within the road widening area proposed for demolition shall have to be demolished prior to applying for completion order of this office.
23. The rain water drain along in road widening line within property shall be have constructed and connected to the main road drain for smooth flow of rain water.
24. The solar panels ^{on} the roof of each bungalow has to be provided.

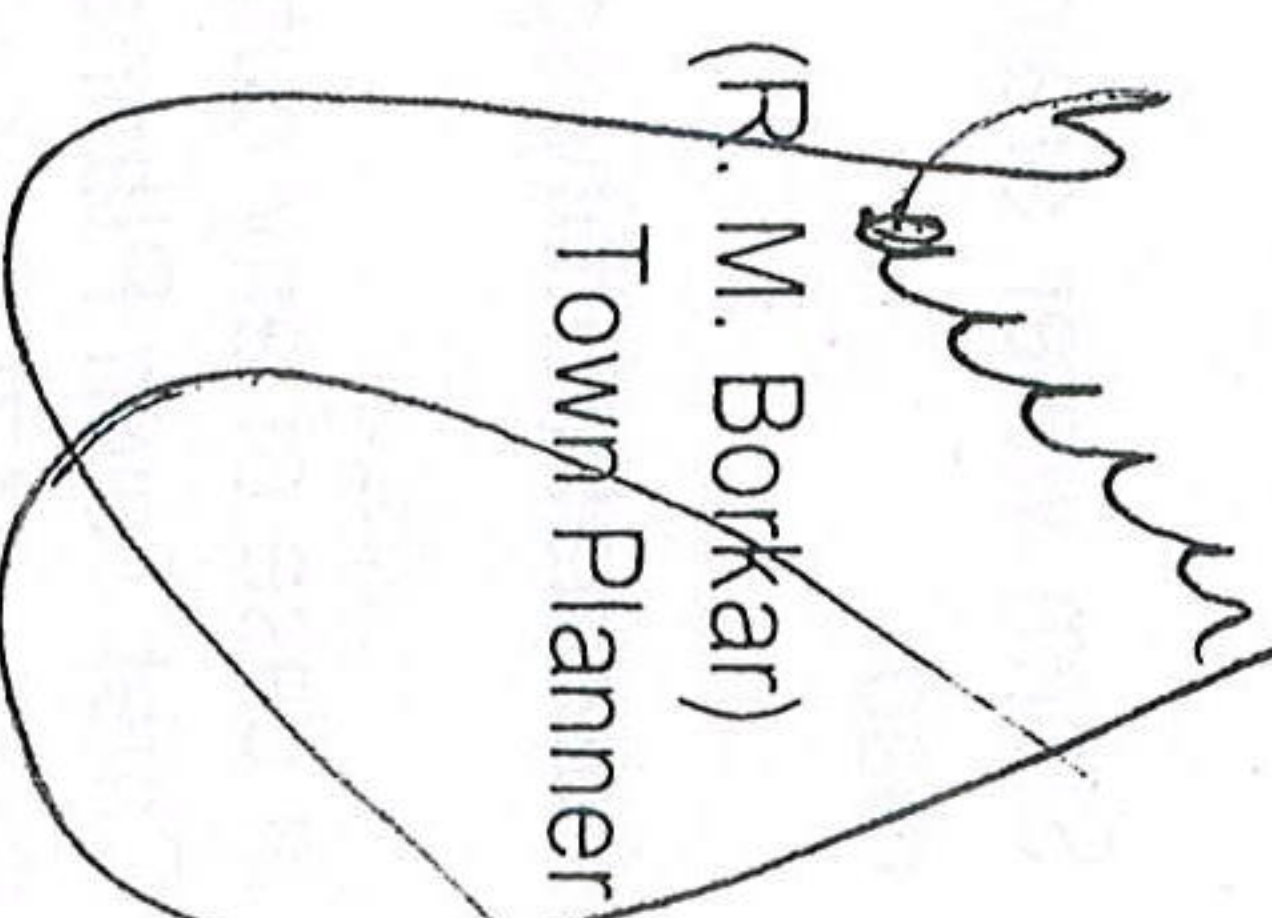
THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 16/10/2017
RECEIVED FROM **MR SUHAS HAROLD SANJEEVRAO & MRS JULIANA FERANNADES**

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/29741/Raia/101/21/17/4320** dtd
03/11/2017 the applicant has paid the Infrastructure Tax of **Rs.2,30,380/-** (Rupees two lakh thirty
thousand three hundred and eighty only) vide challan no.298 dtd.03/11/2017.

To,
Mr Suhas Harold Sanjeevrao &
Mrs Juliana Fernandes,
R/o RH2, Mystical Rose of Monte Hill,
Opp. Military Gate, Margao, Salcete Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of **Raia**,
Salcete Goa.
MK-6/11/2017


(R. M. Bokkar)
Town Planner