



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/

344571 const/ Ver/ 21/2-2/2023/1936

DATE:-

12/4/2023

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the work of **proposed construction of residential building and compound wall** per the enclosed approved plans in the property zoned as **Settlement zone** in **Regional Plan for Goa 2021** and situated in Survey no. **21/2-L of Verna** 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 developer/ 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 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.

14. The Ownership of the property shall be verified by the licensing body before issuing the licence.
15. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.
16. 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.
17. 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.
18. 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.
19. As regards complaints, pertaining to encroachments, Judicial orders/directive and other legal issues, the same may be verified and confirmed by the concern Municipal Council before issuing licence.
20. The set backs shown on the site plan shall be strictly maintained.
21. The Village Panchayat shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.
22. 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/-.
23. This Technical clearance order is issued relying on the survey plan submitted to this office from the concerned authority. In case of any boundary dispute encroachment if any shall be resolved by the applicant with clear demarcation of the boundaries from survey Department. 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.
24. Applicant shall dispose the construction debris at his/her own level and/or 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).
25. This Technical Clearance is issued based on approval from Government vide note no. TPM/34457/Const/Verna/21/2-L/2023/715 dtd 9/2/2023.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 22/12/2022 RECEIVED FROM **MR. SAGUN VINAYAK PARKER**

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.F. Surlakar)
Dy. Town Planner

Note:- Pursuant to this office assessment Order No. TPM/34457/Const/Ver/21/2-L/2023/1764 dtd 3/4/2023 the applicant has already paid the Infrastructure Tax of Rs. 1,53,560/- vide challan no. 03 dtd 3/4/2023.

To,
Mr. Sagun Vinayak Parker,
H no 24/1, "Shriganesh",
Kirbhat, Nuvem,
Salcete Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of Verna,
Salcete- Goa.
tg/-





Directorate of Health Services
GOVERNMENT OF GOA
Primary Health Centre
Cortalim Goa

No: DHS092304770

Date: 20-Apr-2023

Ref No: DHS092304770

NOC FROM SANITARY POINT OF VIEW FOR PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AND COMPOUND WALL

No objection from sanitary point of view only is hereby granted for the **proposed construction of the residential building and compound wall** at Survey number/PT sheet number. **21** and Sub division number/Chalta number. **2-L** **Respectively**, Plot No. **0**, of village Verna of Salcete, with reference to the Technical Clearance Order issued by the Office of Town and Country Planning, Salcete, Goa vide Order No. **34457/Const/Ver/21/2-L/2023/1936 dt 12-Apr-2023** on the condition that the same will be withdrawn in case any problem of Public Health Hazard or otherwise arises and further subject to the conditions as under:

1. The construction is to be carried out as per the plan submitted.
2. Proper cleanliness is to be maintained in and around the construction site.
3. The soak pit and septic tank should be at least **15** meters away from any drinking water source.
4. The capacity of each of the **1** septic tanks should correspond with dimensions shown in the chart submitted to this office for **33** persons respectively.
5. There should be a separate soak pit for sewage and sullage for each block.
6. No health hazard or any other environmental pollution is to be created in the surrounding area.
7. The owner/contractor shall co-operate with the health and pollution control authorities whenever they visit the site for sanitary inspection.
8. 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 and amendments published in the official Gazette Government of Goa, Series 1 No.26 (Extraordinary No.3) and further amendments thereof.
9. There should be proper sanitary facilities for the labour force at the site as recommended. Bed nets should be provided to each of the families. Health Card register to be maintained in the prescribed format. The Advisory/guidelines enclosed should be strictly adhered to.
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. This office is to be informed at the commencement of the construction.
13. NOC/License for the proposed construction should be obtained from competent authority.
14. A construction Board with details should be displayed at the construction site.
15. This NOC is subject to the verification of the legality of the premises/property by the License issuing authority and this office is not responsible for any legality that could arise out of the same in any court of law.
16. This NOC shall stand withdrawn if the documents submitted to this office are found to be invalid /incorrect/false/forged and also if the conditions stipulated above are not complied with.

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Medical Officer Incharge
Primary Health Centre
Cortalim, Goa

To,

Sagun Vinayak Parkar.

Consaulim, Mormugao, GOA

Goto to:-

1. The Secretary/Sarpanch/chairperson/Chief officer Municipal Council.