

TPP/717/Candola/105/1-H-1/2020/L190

02/03/2021.



**Town & Country Planning Department,
Ponda Taluka Office,
Ponda Goa
TECHNICAL CLEARANCE ORDER**

Technical Clearance granted for carrying out the construction of:-

- a) **Residential building and compound wall.**
- b) As per the enclosed approved plans in the property zone as **settlement zone** as per the **Regional Plan for Goa- 2021, VP 02, FAR 60, in Sy.No. 105/1-H-1** situated at **Candola village Ponda 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, plan calculations, documents and 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 Developers/applicant should display a sign board of minimum size 1.00mts X 0.50 mts with writing in black color on a white background at the site, as required under the Regulations.
 5. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
 6. Storm water drain should be constructed along the boundary of the effected plot along the boundary of the effected plot abutting to the road.
 7. The Septic tank and soak pit should not be located within a distance of 15mts from any existing well in the surrounding area.
 8. Completion certificate has to be obtained from this Authority before applying for occupancy certificate from the Licensing Authority.
 9. Adequate utility space for the dustbin, transformer etc, should be reserved within the plot area. In case of any cutting of sloppy land or filling of low-lying land, prior permission of the Chief Town Planner shall be obtained before the commencement of the works as per the provisions of section 17-A of The Goa Town and Country Planning Act, 1974.
 10. The ownership of the property, tenancy as on 02/11/1990 and thereafter and the traditional access, if any, passing through the property shall be verified by the Village Panchayat Office before issue of Construction license.

..2..

11. All the setbacks shown in the approved site plan has to be strictly maintained.
12. No completion order in appendix-C6 shall be issued if the construction is carried out in violation in the approved plan.
13. Adequate arrangement shall be made for the collection of garbage and it's safe disposal at the satisfaction of the Village Panchayat.
14. The applicant shall provide a mailbox on ground floor for collection of letters, parcels, Mails etc. from Postal Department.
15. The Village Panchayat shall not issue any trade license in the stilt floor if any and shall ensure that the same are used for parking of vehicles only.
16. As regards, complaints pertaining to encroachment, Judicial Orders/ directives and other legal issues, the same may be verified and confirm by the concern village Panchayat before issuing license.
17. The Height of the Compound wall shall not exceed 1.50 mts. It shall be open type above 0.90 mts. height in portion abutting the road.
18. The opening of the gate shall not be towards the road side.
19. Landscaping of open space/setback areas and tree plantation in plot of land shall be undertaken as to preserve as far as practicable, existing trees where trees are required to be felled, two trees shall be planted for every tree felled, and/or every plot of land shall have at least one tree for every 100m² or part thereof of the plot area.
20. This Technical Clearance Order is issued with the approval of Government.

Applicant has paid the infrastructure tax for an amount of Rs.1,74,200/-vide challan no. 30/2021 dated 24/02/2021 towards residential building and compound wall.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 14/09/2020 INWARD NO. 1707 DATED 14/09/2020 FROM SHRI KAMALAKANT S. SAWANT AMONKAR.

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.


(Sandip P. Surlakar)
Dy. Town Planner

✓ To,
Kamalakant S. Sawant Amonkar,
F-3, Krishna Arcade, Opp. Taj Hsg. Scty.
,Marcel, Ponda Goa.,

Copy to:-
The Sarpanch/Secretary
Village Panchayat of Betqui- Candola, Ponda Goa.

SN