

Ref. No. T15/7680/CUJ/TCP/2018/1261
Town & Country Planning Department,
Tiswadi Taluka office, Kamat Tower, 5th floor,
Patto, Panaji-Goa.
Dated:- 30/10/2018



**OFFICE OF THE TOWN PLANNER, TOWN & COUNTRY PLANNING DEPT
5th FLOOR, KAMAT TOWER, TISWADI TALUKA OFFICE
PATTO-PANAJI-GOA.**

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for proposed (**revised plan**) for **Construction of residential project of building blocks L,M & N** as per the enclosed approved plans in the property zoned as **Settlement (S2)** and situated at **Cujira** village, bearing Sy.No.**21/1** of Tiswadi Taluka with the following conditions:-

- 1) Construction shall be strictly as per 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 permission shall be revoke if found expedient to such an action under the provision of section 50 of the Goa Town & Country Planning Act, 1974.
- 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 1.00 mts x 0.50 mts with writing in black colour on a white background at the site, as required under the Regulations.
- 6) 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.
- 7) The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
- 8) The commencement and the completion of the work shall be notified to this office in writing in appropriate forms.
- 9) Completion certificate has to be obtained from this office before applying for occupancy certificate from the licensing authority.
- 10) Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
- 11) Adequate utility space for the dustbin, transformer etc, should be reserved within the plot area.
- 12) 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 & Country Planning Act 1974
- 13) The Ownership of the property shall be verified by the licensing body before issuing of the license.

- 14) Verification of ownership with specific reference to tenancy position as on 2.11.1990 has to be verified by the Village Panchayat before issue of License
- 15) The provision which has been made for water harvesting pit and garbage pits for the project should be maintained.
- 16) All the set back as shown on the site plan shall be strictly maintained.
- 17) The Traditional access, if any passing through the plot shall not be blocked.
- 18) The balconies proposed should not be covered in any fashion, which may lead to excess FAR.
- 19) Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
- 20) Adequate arrangement for collection and disposal of solid waste generated within the complex shall be arranged to satisfaction of village Panchayat.
- 21) Panchayat shall verify Infrastructure requirement such as water and power supply before issue of construction license.
- 22) Stilt parking's shall be strictly used for parking of vehicles only and shall not be closed in any fashion at any stage
- 23) Required solar energy capturing systems/panels should be provided on the roof top of building blocks.
- 24) Proposed 6.00.mts wide internal roads and parking spaces shown in the site plan shall be effectively developed
- 25) Compound wall in front of shops are not permitted.
- 26) Garbage collection bins shall be provided within the complex itself.
- 27) Village Panchayat shall ensure that, sewage treatment plant proposed for the project function effectively all the time.
- 28) The developer shall established the sewage treatment plant as per the specification
- 29) The developer shall make adequate facility for the disposal of garbage (wet and dry).
- 30) The developer shall make his own arrangement of water during construction period and they will not draw any water from the public water distribution system.
- 31) Complaints/Court order if any should be verified by the Village Panchayat before issue of construction license.
- 32) In case of compound walls, the gates shall be open inwards only and traditional access, if any passing through the property shall not be blocked.
- 33) Along the intersection of the streets, no compound wall shall be raised to a height of more than 0.90 mts from the crown of the road for length of 0.9mts from the intersection of the street. This distance being measured from the corner point of the plot.
- 34) Maximum height of the compound wall along the boundary other than that abutting on a street may be permitted up to a height of 1.80 mts and along the boundary abutting on a street up to a 1.50 mts only and may be closed type up to a height of 90 cm only and of open type above that height.
- 35) 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).

36) Required numbers of trees shall be planted by the applicant in the said plot/property as per the Regulation 18 of the Goa Land Development and Building Construction Regulations, 2010 regarding Landscaping of open spaces/tree plantation along the roads and in develop plots.


37) This Technical clearance is issued as a partial modification to this office earlier approval No. TIS/7680/CUJ/TCP/2017/528 dt.5/5/2017 and all conditions shall be adhered.

38) Engineer who designs the RCC structure, of the project proponent is liable for structural design & stability of the project. Structural liability certificate issued by an Engineer Chandrashekar & Associates dt.18/6/2018 Reg no. SE/0052/2010.

* This Technical clearance is issued with the Government approval Note moved vide no.TIS/7680/CUJ/TCP/2018/1139 dt.10/10/2018.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION UNDER INWARD NO.1365 DATED 31/8/2018 FROM Dr. Ulhas Gopal Nachinolkar.

(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).


(R.N. Volvoikar)
Dy.Town Planner

Note:-Pursuant to this office assessment order no.TIS/7680/CUJ/TCP/2018/1235 dt.25/10/2018 the applicant vide challan no.127 dt.26/10/2018 has paid the additional infrastructure tax of Rs.1,73,430/- (Rupees One Lakh Seventy three Thousand four Hundred thirty only)

To,
Dr. Ulhas Gopal Nachinolkar,
Taleigao, Tiswadi-Goa.

Copy to:-

The Secretary,
Office of the Village Panchayat,
St. Cruz, Tiswadi-Goa.