Ref. No. TIS/8945/Bambolim/TCP/2018/80
Town & Country Planning Department,
Tiswadi Taluka office, Kamat Tower, 5th floor,
Patto, Panaji-Goa.
Dated:- 22/1/2018

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

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for proposed **construction of residential row houses, RH1, RH2, RH3 & villas 1,2,3, & 4**in the property zoned as **Settlement(S2)** in the **Outline Development Plan for Panaji** and situated at **Bambolim** village, bearing Sy.No.**64/10** of Tiswadi 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 permission shall be revoked 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 Licence.

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15) All the set back as shown on the site plan shall be strictly maintained.
16) The Traditional access, if any passing through the plot shall not be blocked.
17) The balconies proposed should not be covered in any fashion, which may lead to excess FAR.
18) Internal road shall be properly developed with side drain.
19) Car poarch shall be strictly used for the purpose of parking of vehicles only.

20) Adequate arrangement of collection & disposal of solid/ waste shall be made available.
21) Complaints/Court order if any should be verified by the Village Panchayat before issue of construction license.
22)Road widening shown on site plan shall be strictly maintained free from any construction/obstruction.
23) 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 Shri Prakash S. P. Lawande Reg no. SE/0006/2010 dt.19/8/2017.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION UNDER INWARD NO.1494 DATED27/9/2017 FROM Mr. Vivian Stephan Lionel Fernandes.
(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/8945/Bambolim/TCP/2018/49 dt.15/1/2018 the applicant vide chalan no.08 dt.15/1/2018 has paid the Infrastructure tax of Rs.1,86,728/-(Rupees One Lakh Eighty Six Thousand Seven Hundred Twenty Eight only)

To,
Mr. Vivian Stephen Lional Fernandes,
C/o Baptista Fernandes,
Dhavli, Ponda-Goa.

Copy to,

The Secretary,
Office of the Village Panchayat,
Curca, Bambolim &,Talaulim,
Tiswadi-Goa.

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