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 building & Compound wall** as per the enclosed approved plans in the property zoned as **Setllement** in the **Outline Development Plan for Panaji** and situated at **Ella** village, bearing Sy.No **114/3-K** 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 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 1.00 mts x 0.50 mts 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 15.00 meters from any other existing well in the plot area/plan.

7) The commencement and the completion of the work shall be notified to this office in writing in appropriate forms.

8) Completion certificate has to be obtained from this office 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 of 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.

12)The Ownership of the property shall be verified by the licensing body before issuing of the license.

13)All the set back as shown on the site plan shall be strictly maintained.

14) The balconies proposed should not be covered in any fashion, which may lead to access FAR.

15) Proposed stilt floor should be strictly used for parking of vehicles only and shall not be closed at any point of time.

16) Existing structure on the plot shall not be treated as regularized by grant of this NOC.

17) 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.

18) The Traditional access, if any passing through the plot shall not be blocked

19) Adequate arrangement for collection and disposal of solid waste gererated within the plot shall be arrange to satisfaction of village panchayat.

20) Panchayat shall verify Infrastructure requirement such as water and power supply before issue of construction licence .

21) Garbage collection bins shall be provided within the plot itself.

22) 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.

23) 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.

24)Complaints/Court order if any should be verified by the Village Panchayat before issue of construction license.

25) 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 Mr. Paresh Gaitonde dt.30/6/2016 Reg no. ER/0057/2010

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION UNDER INWARD NO.1731dt.3/11/2016 FROM Mr. Suniti Devdatta Mhapsenkar..

(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/8701/Ella/TCP/2017/273 dt. 21/03/2017 The applicant vide challan no.38 dt.21/03/2017 has paid the Infrastructure tax of Rs2,75,260/-(Rupees Two Lakhs Seventy Five Thousand Two Hundred Sixty only).

To,
Mr. Suniti Devdatta Mhapsenkar,
H.No.213, Comba,
Margao-Goa