

Ref No: TPB/1787/SDM/TCP-17/1677  
Office of the Senior Town Planner  
Town & Country Planning Dept.,  
North Goa District office,  
302, Govt. Building Complex,  
Mapusa - Goa.  
Dated: 9/06/2017.



**OFFICE OF THE SENIOR TOWN PLANNER, MAPUSA GOA.**  
**TECHNICAL CLEARANCE ORDER**

Ref No: Inward No. 5050

Dated: 30/11/2017.

Technical Clearance is hereby granted for carrying out the proposed construction of residential building and compound wall as per the enclosed approved plans in the property Zones as Settlement (S3) Zone in Outline Development Plan for Panaji (Porvorim part) and situated in Survey No. 82/17 at Salvador do Mundo Village, Bardez-Goa, with the following conditions:-


1. Construction shall be strictly as per the 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 color 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 the authority in writing in appropriate forms.
8. Completion Certificate has to be obtained from the Authority 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 or filing of low-lying land, beyond permissible limits, 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 & Country Planning Act, 1974.
12. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.

13. The area on silt if any should not be enclosed in any fashion at any stage & shall be used for parking of vehicles for residents of the building only.
14. Panchayat shall verify the infrastructural requirements such as water and power supply before issue of construction license.
15. Adequate storm water network shall be developed up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
16. Open parking area should be effectively developed.
17. The Village Panchayat shall take cognizance of any issue in case of any complaints/ court orders before issuing of construction license.
18. The height of the compound wall strictly maintained as per rules in force.
19. Gate of compound wall shall be open inwards only.
20. 4.50mts internal project access as shown in the site plan shall be effectively developed/

**NOTE:**

- a) The above technical clearance order is issued based on the order issued by Chief Town Planner vide no. **29/8/TCP/2012-13/RPG-21/Status/1803** dated **04/06/2012** pertaining to guide line for processing various application.
- b) An engineer who designs the RCC structure, of the project proponent is liable for structural designs and stability of the project, structural liability certificate issued by an engineer **Eng.Cedric A. Vaz** dtd. \_\_\_/11/2016 TCP Reg. No. **ER/0060/2011**.
- c) This order is issued with reference to the application dated **30/11/2016** from **Mr.Ignatius Nazareth**.

**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. P. Surlakar)  
Dy. Town Planner

To,  
Mr.Ignatius Nazareth  
Through POA Holder  
Edwin de Menezes  
5th Floor, Siddharth Bhandodkar Bhavan  
Near Mahalaxmi Temple, Panaji-Goa.

Copy to:  
The Sarpanch/Secretary,  
Village Panchayat of **Salvador do Mundo**,  
Bardez - Goa.

Applicant has earlier paid infrastructure tax Rs.1,56,996/-(Rupees **One Lakh Fifty Six Thousand Nine Hundred Ninety Six only**) vide challan no.85 dated **22/5/2017**.

The permission is granted subject to the provision of Town & Country Planning Act 1974 and the rules & Regulation framed there under.