



Ref. No. TP/2097/chaudi/133/7/19/651  
Town & Country Planning Dept.  
Government of Goa  
1st Floor, Municipal Market Complex  
Chauri, Canacona-Goa  
Date 12/12/2019

**OFFICE OF THE DEPUTY TOWN PLANNER, CANACONA GOA.**  
**TECHNICAL CLEARANCE ORDER**

Technical Clearance is hereby granted for carrying out the construction of **Commercial cum residential building (Revised Plans)** as per the approved plans in the property zoned as **Settlement Zone in zoning plan i.e part Regional Plan of Goa 2001** and situated at **Chaudi** village of **Canacona Taluka** in the property bearing Survey No. **133/7** with the following conditions:-

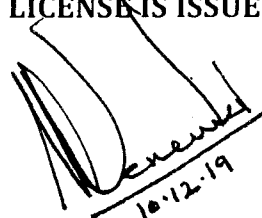
1. Construction shall be strictly as per the approved plans. No change shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments 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 permission shall be revoked if found expedient to such an action under the provision of section 50 of The Goa Town and Country Planning Act, 1974.
4. The applicant shall obtain conversion Sanad under the Goa Land Revenue Code, 1968 before asking for completion order from this office.
5. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
6. 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.
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 the authority in writing in appropriate forms.
9. Completion Certificate has to be obtained from the Authority 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. In case of any cutting of sloppy land or filing of low-lying land, within 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 of the property shall be verified by the licensing body before issuing the licence.
13. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.
14. As regards complaints, pertaining to encroachments, judicial orders/directive and other legal issues, the same may be verified and confirmed by the Village Panchayat before issuing licence.
15. The Municipality shall ensure about the requirement of infrastructure such as water supply and power supply before issue of construction license.

P.T.O.

16. This order is issued based on the certificate of conformity with regulations and structural liability certificate produced by the owner.
17. All setbacks as shown on the site plan shall be strictly maintained.
18. This Technical Clearance is issued based on the parameters viz zone, coverage, FAR, setbacks, height of the building, parking, accessibility & profile of land only. Structural Liability Certificate is issued by the Engineer Vidhyadhar Kakodkar dtd. 20/6/19 is kept in the file for records.
19. NOC from any other competent Authority/Dept. if required has to be obtained before issue of licence.
20. This Technical clearance Order is issued only from planning point of view. This is issued as per survey plan submitted to this office issued by Directorate of Settlement & Land Records. Any boundary dispute if any shall be resolved by the applicant & the party concerned. This office shall not be held responsible at any point of time.
21. The applicant shall dispose the construction debris at his/her own level and the same shall be taken to the designated site as per disposal plan given by the applicant in the Affidavit to be produced to the Corporation/Municipal Council/Village Panchayat (As the case may be)
22. Applicant shall not commence the construction activity unless the new Highway Bypass is commissioned.
23. No construction shall be undertaken in the road widening area of NH-17.
24. Necessary Provision shall be made for transformer & compositing unit within the plot.
25. Necessary provision shall be made for the collection, treatment & disposal of solid & liquid waste.
- This revised technical clearance order is issued with the approval of the Government vide note of this office dtd. 21/10/19. This is issued on the basis of zoning plan i.e RPG 2021 as past commitment.

This Order is issued with reference to the application dated 25/6/19 from M/s. Pai Khot Builders

**THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE. OF CONSTRUCTION LICENSE PROVIDED THE CONSTRUCTION LICENSE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.**



(Manguirish N. Verenkar)  
Dy. Town Planner.  
Canacona - Goa

To,  
M/s. Pai Khot Builders,  
H. No. 1339, Sheller,  
Canacona - Goa  
Copy to:  
The Chief Officer,  
Canacona Municipal Council,  
Canacona - Goa.

The necessary Infrastructure tax of Rs. 5,32,824/- (Rupees Five lakh thirty two thousand eight hundred and twenty four only) has been already paid vide challan no. 152 dated 29<sup>th</sup> Nov, 2019.

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