

Ref No: TPB/3030/ALD /TCP-17/ 973
Office of the Senior Town Planner
Town & Country Planning Dept.,
North Goa District office
302, Govt. Building Complex,
Mapusa - Goa.
Dated: 10 / 04 / 2017.



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

Ref No: Inward No. 1161

Dated: 24/3/2017.

Technical Clearance is hereby granted for carrying out the proposed construction of residential building and compound wall by Lourdina Fernandes as per the enclosed approved plans in the property Zoned as **Settlement Zone** in **Goa Regional Plan 2001 & Regional Plan for Goa 2021** and situated at village **Aldona** Taluka **Bardez** Goa, bearing Survey No. **351/2** 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 Septic Tank, 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. In case of Compound Walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
13. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.
14. The Panchayat shall ensure about the availability of required portable water and power supply before issue of license.

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15. Garbage collection bins should be provided within the plot.
16. Open space shall be strictly maintained as shown in the site plan and shall not be altered in any manner.
17. 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.
18. The Village Panchayat shall take cognizance of any issue in case of any complaints/ court orders before issue of construction license.
19. The height of the compound wall strictly maintained as per rules in force.
20. Gate of compound wall shall be open inwards only.
21. Existing structures should be demolished as shown in the site plan before commencement of work in the above property.

NOTE:

- a. This Technical Clearance order is issued based on the order issued by the Chief Town Planner; vide no. 29/8/TCP/2012-13/RPG-21/Status/1803 dated 04/06/2012 pertaining to guideline for processing various applications.
- 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 dtd. 7/11/2016 issued by an engineer Shri. Ravindra L. Palyekar TCP Reg. No. SE/0007/2010.
- c. Applicant had paid infrastructure tax of Rs. 1,77,374/- (Rupees One Lakh Seventy Seven Thousand Three Hundred Seventy Four Only) vide challan no. 24 dtd. 11/4/2017.
- d. This order is issued with reference to the application dated 24/3/2017 from Lourdina 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.


(S. P. Surlakar)
Dy. Town Planner

To,
Lourdina Fernandes
POA holder Joseph Thomas D'souza
Eden Garden Apts., Karaswada, Mapusa Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of Aldona,
Bardez - Goa.

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