OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept.,North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No:TPB/7494/SOC/TCP-22/ 4890 **Dated:** 26 / 8 /2022

TECHNICAL CLEARANCE ORDER

Ref No: Inward No.**3442** Dated: **06/06/2022**

Technical Clearance is hereby granted for **proposed amalgamation of plots and construction of Villas (1 to 11), Swimming pools and compound wall** as per the enclosed approved plans in the property Zoned as **Settlement Zone** in **Regional Plan for Goa 2021** situated at **Socorro** village Taluka Bardez Goa, in respect of Plots bearing Survey No. **185/3-A & 185/15** 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 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 this 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 position as on 2.11.1990 & thereafter of the plot/property under reference shall be verified by the licensing body before issuing the license.
13) The village Panchayat shall ensure about the availability of Power and Water Supply and any other required infrastructure before issuing the licence.
14) The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
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.

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16) Open parking area should be effectively developed.
17) Parking area within building shall be strictly used for parking purpose only and shall not be closed/covered in any fashion at any stage and shall not be used for any commercial activity.
18) Gradient of the ramps to the stilt floor/parking should not exceed 1:6.
19) The Village Panchayat shall take cognizance of any issue in case of any complaints/ court orders before issue of construction license.
20) The height of the compound wall strictly maintained as per rules in force.
21) Gate of compound wall shall be open inwards only.
22) This Technical clearance is issued for compound wall length of **274.59** running mts. only.
23) Applicant shall make his own arrangement of water requirements for swimming pool. Traditional access, if any passing through the property shall not be blocked and the same shall be verified by the Village Panchayat before issuing construction license.
24) Applicant shall dispose the construction debris at his/her own level and / or the same shall be taken to the designated site as per the disposal plan given by the applicant in the affidavit to be produced to the village Panchayat.
25) This Technical Clearance order is issued relying on approved Sub-division Plan submitted to this office. Incase of any Boundary disputes/encroachment if any shall be resolve by the applicant with clear demarcation of boundary stones from Directorate of Settlement and Land Records. This office shall not be held responsible at any point of time, as this Technical Clearance order issued is only from planning point of view.
26) The applicant shall pay Labour cess of 1% of the total cost of construction project to the Commissioner of Labour & Employment and Secretary, Goa Building & other Construction Workers Welfare Board before applying for completion certificate to the Authority.
27) The applicant shall obtain prior permission from Tree Officer/Forest Department for proposal involving felling of trees as mandated under section 8 & 9 of Goa Preservation of Tree Act.

NOTE:

a) This Technical Clearance Order is issued after obtaining approval from Government vide note No.TPB/7494/Socorro/TCP/2022/776 dated 22/7/2022 as communicated by Chief Town Planner (Planning) on 08/8/2022.

b) This Technical Clearance Order is issued based on the order issued by the Secretary (TCP) vide no.**29/8/TCP/2018(Pt.File)/1672** dated **13/08/2018** pertaining to guidelines for processing various applications and based on the order issued by the Chief Town Planner (Planning) vide no.**29/8/TCP/2022(Pt.File)/1734** dated **19/07/2022** pertaining to guidelines for processing various applications.

c) 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 **Engineer Nishant Kumar Jha dtd. 30/05/2022 TCP** Reg. No. **ER/0061/2020.**

d) Pursuant to this office assessment order no.**TPB/7494/SOC/TCP-22/4621 dated 16/08/2022** the applicant has paid additional infrastructure tax of **Rs.4,50,650 (Rupees Four lakh Fifty Thousand Six Hundred Fifty Only) vide Challan No.INFRA/154 dated 17/08/2022.**

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This order is issued with reference to the applications dated 30/05/2022 from Madhuram Shridhar.

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.

Aldonkar
23/8/2022
(Zaidev R. Aldonkar)
Dy.Town Planner

To,
Mr. Madhuram Shridhar,
P.O.A Mr. Mahesh R. Adwalpalkar,
5th Floor Adwalpalkar,
Smith Vandan,
St. Inez Road, above Indusind Bank,
Panaji-Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of **Socorro,**
Bardez Goa.

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

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