

APPENDIX-C2

Office of the Town Planner,
Town & Country Planning Department,
Ponda Taluka Office,
Ponda Goa,

GOA HOUSING BOARD
RECORDED NO. 3436...
DATE 21/2... INTL...
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TECHNICAL CLEARANCE ORDER

Technical Clearance granted for amalgamation of plot no. 18 to 25 and carrying out the work of proposed construction of residential duplex 16 nos. (S1 to S16) and compound wall. As per the enclosed approved plans in the property zones as Settlement, VP-1 FAR-80 in Regional plan 2001 and Regional Plan 2021(Kept on Hold) situated in plot no. 18 to 25 of Survey no. 217/0 at Bandora Village Ponda Taluka bearing 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, plan calculations, documents and 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 Developers/applicant should display a sign board of minimum size 1.00mts X 0.50 mts with writing in black color on a white background at the site, as required under the regulations.
5. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
6. The applicant shall obtain a valid Conversion Sanad under the Goa Land Revenue Code, 1968.
7. Storm water drain should be constructed along the boundary of the effected plot along the boundary of the effected plot abutting to the road
8. The Septic tank and soak pit should not be located within a distance of 15mts from any existing well in the surrounding area.
9. Completion certificate has to be obtained from this Authority before applying for occupancy certificate from the Licensing Authority.
10. Adequate utility space for the dustbin, transformer etc, should be reserved within the plot area. In case of any cutting of sloppy land or 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 and Country Planning Act, 1974.
11. The ownership of the property, tenancy as on 02/11/1990 and thereafter and the traditional access, if any, passing through the property shall be verified by the Village Panchayat Office before issue of construction license.
12. All the setbacks shown in the approved site plan has to be strictly maintained.

Kindly file up.

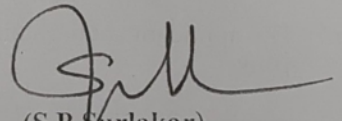
T. C. N. S. V. T. A. 2016

13. No completion order in appendix-C6 shall be issued if the construction is carried out in violation in the approved plan.
14. Adequate arrangement shall be made for the collection of garbage and it's safe disposal at the satisfaction of the Village Panchayat and rain water harvesting arrangement has to be made before obtaining completion order.
15. The applicant shall provide a mailbox on ground floor for collection of letters, parcels, Mails etc from Postal Department.
16. Village panchayat should ensure about required availability of power & Water supply & other Infrastructure before issuing construction license.
17. As regards, complaints pertaining to encroachment, Judicial orders /directives and other legal issues, the same may be verified and confirm by the concern village panchayat before issuing licence.
18. The Village Panchayat shall not issue any trade licence in the stilt floor if any and shall ensure that the same are used for parking of vehicles only.
19. The compound wall Shall be constructed as per the plan approved by this office..

Applicant had paid the infrastructure tax for an amount of **Rs. 324180/-** vide Challan no. 188/16 dated **25/1/2016** towards construction of residential duplex (16 units).

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED NIL INWARD NO. 917 DATED 24/06/ 2015 FROM **GOA HOUSING BOARD**.

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.


(S.P. Surlakar)
Dy. Town Planner

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To,
The Managing Director,
Goa Housing Board,
Alto Betim , Porvorim, Bardez - Goa.
Copy to: - The Sarpanch/Secretary, Village Panchayat of **Bandora**, Ponda-Goa.