Ref.No: TIS/9381/COJ/TCP/2019/1720
Town & Country Planning Department,
Tiswadi Taluka office, Kamat Tower, 5th floor,
Patto, Panaji-Goa.
Dated:- 4/10/2019

OFFICE OF THE TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT
TISWADI TALUKA OFFICE, 5th FLOOR, KAMAT TOWER
PATTO-PANAJI-GOA.

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for proposed construction only for **Residential building and Compound wall** as per the enclosed approved plans in the property zoned as **Settlement** in the Regional Plan for Goa 2021, situated at Cujira village, bearing Sy.No.5 (plot no. 8) of Tiswadi -Taluka with the following conditions:-

1) Construction shall be strictly as per 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 colour 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 this office in writing in appropriate forms.
8) Completion certificate has to be obtained from this office 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) 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 & Country Planning Act 1974.
11) Adequate utility space for the dustbin, transformer etc. should be reserved within the plot area.
12) 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 & Country Planning Act 1974.
13) The Ownership of the property shall be verified by the licensing body before issuing of the license.
14) All the setbacks as shown on the site plan shall be strictly maintained.
15) Verification of ownership with specific reference to tenancy position as on 2.11.1990 has to be verified by the Village Panchayat before issue of License.

16) In case of compound walls, the gates shall be open inwards only and traditional access, if any passing through the property shall not be blocked.
17) The balconies proposed should not be covered in any fashion, which may lead to access FAR.
18) The Traditional access, if any passing through the plot shall not be blocked.
19) Adequate arrangement for collection and disposal of solid waste generated within the plot shall be arrange to satisfaction of village Panchayat.
20) Panchayat shall verify Infrastructure requirement such as water and power supply before issue of construction license.
21) Garbage collection bins shall be provided within the plot itself.
22) Complaints/Court order if any should be verified by the Village Panchayat before issue of construction license.
23) Stilt parking's shall be strictly used for parking of vehicles only and shall not be closed in any fashion at any stage
24) Car porch shall be strictly utilized for parking purpose only and shall not be enclosed of any point of time.
25) 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 Corporation/Municipal Council/Village Panchayat (as the case may be).
26) Required numbers of trees shall be planted by the applicant in the said Plot/property As per the Regulation 18 of the Goa Land Development and Building Construction Regulations, 2010 regarding Landscaping of open spaces/tree plantation along the Roads and in developed plots.
27) Engineer who designs the RCC structure, of the project proponent is liable for structural design & stability of the project. Structural liability certificate issued by an Structural Engineer Shri Paresh Gaitonde dtd. 29/01/2019 TCP Reg no.ER/0057/2010.

- This Technical Clearance is issued based on Note moved to the Government vide no.TIS/9381/CUJ/TCP/2019/1625 dtd.18/9/2019.

This order is issued with reference to the application under inward **no.1886 dated 17/9/2019** from Dr. Sunil Kenkre.

(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).

3/10/19

(Shivprasad P. Murari)
Dy.Town Planner

Note: Pursuant to this office assessment order No.**TIS/9381/CUJ/TCP/2019/1705** dtd. 30/9/2019 the applicant vide Echallan no.160 dtd. 01/10/2019 has paid the infrastructure tax of Rs.216652/- (Rupees Two Lakhs Sixteen thousand Six hundred and Fifty Two only)

To,
Dr. Sunil Kenkre,
Mapusa Goa.

Copy to:
The Secretary,
Office of the Village Panchayat,
Santa-cruz, Tiswadi – Goa.