

OFFICE OF THE SENIOR TOWN PLANNER,
TOWN & COUNTRY PLANNING DEPARTMENT,
SOUTH GOA DISTRICT OFFICE, 'B' WING, 4TH FLOOR,
OSIA COMMERCIAL APCADE, MARGAO-GOA.

TPM/CONST/ Deussua/8/8/10/588 DATE:- 22/12/2009

To,
The Sarpanch,
Office of the Village Panchayat
Chinchinim, Deussua

Sub:- Application of Shri/ Smt/ Roque Furtado for
Construction/~~re-construction~~ of residential building blocks B & Block C
& revision of Block A

in sy. no. 8/8 Plot no. - Village Deussua
Salcete Taluka.

Ref:- 1) VP/CD/2009/2010/182 dt. 24/2/09
2) TPM/Const/Deussua/8/8/09/4764 dtd 11/8/09

Sir,

With reference to the above mentioned subject, this is to inform you that there is no objection over the proposed construction/~~re-construction~~ of residential buildings (Block B & C & revision of Block A)

from planning point of view with the following conditions:-

1. The permission is recommended as per the plans hereby annexed.
2. The permission is liable to be revoked if it is based on false information/wrong plans/calculations/documents or any other accompaniments of the application are found to be incorrect or wrong at any stage.
3. Any change to be effected to the approved plans, prior permission has to be obtained.
4. Prior to commencement in development work it will be incumbent upon the applicant to have conversion sanad of use of land as contemplated under Goa, Daman & Diu Land Revenue Code, 1968.
5. There should not be any drinking water well within 15mts. from soakpit, septic tank & vice versa.
6. Ownership of the land and acquisition of land if any, may be seen by Village Panchayat, Municipality before issue of licence.
7. Trees if any shall be cut only with prior permission from the concerned authority.
8. The opening of the compound wall gate shall be inwards only.
9. Traditional access if any, passing through the property shall not be blocked.
10. Approval from the Technical Officer, P.W.D. Sub-Div. II, W. D. VIII, Fatorda, Margao shall also be obtained on soundness of the structure etc.
11. Neat and clean environment with special reference to drainage, sewerage, garbage, etc., shall be maintained.
12. If any HT/LT/Electric line is passing through the property then N.O.C of the Electricity Department shall be obtained prior to starting the construction work.
13. Occupancy certificate should be issued only after obtaining N.O.C. from this office.
14. It is advisable to plant trees suitable to site condition.

TRUE COPY

[Signature]

PIO
V. P. CHINCHINIM

15. The building shall have sloping roof with Mangalore tiles.
16. In case of compound wall adequate openings at the bottom of the compound wall shall be kept so that no cross drainage is blocked.
17. No hill cutting or filling of low lying area shall be undertaken without obtaining prior permission from the Chief Town Planner under section 17-A of T.P. Act.
18. N.O.C from all concerned authorities shall be obtained before commencement of the development.
19. F.A.R. coverage & setback shall be strictly maintained as per the approved plans and as per the rules in force.
20. Verification of ownership with specific reference to Tenancy position as on 2/11/1990 has to be made at your end before issue of licence.
21. All set backs shown on the site plan shall be strictly maintained.
22. Area shown for road widening shall be free from any construction/obstruction.
23. Shops shall be used for soft commercial purpose only.
24. Arrangement shall be made for collection and disposal of solid and liquid waste.
25. Applicant shall make a gift deed for the road widening area in favour of P.W.D./Local authority before applying for completion certificate.
26. The Village Panchayat shall ensure that the existing infrastructure in the area will sustain the proposed development.
27. Applicant has paid the infrastructure tax an amount of Rs. 2,40,486/- vide challan no. 584 dtd. /2/10.

File is returned herewith, after retaining a set of plans and documents for this office records.

Yours faithfully,

(Rajesh J. Naik)
Town Planner

Encl: as above.

Copy to:

Shri/Smt. Roque Fernandes,
H.No.760, Dandewadi, Chinchinim,

Salcete-Coe