

Ref. No. TIS/9116/CAL/TCP/18/1344  
Town & Country Planning Department,  
Tiswadi Taluka office, Kamat Tower, 5<sup>th</sup> floor,  
Patto, Panaji-Goa.  
Dated:- 13/11/2018



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

**TECHNICAL CLEARANCE ORDER**

Technical Clearance is hereby granted for proposed **Construction of residential Building** as per the enclosed approved plans in the property zoned as **Settlement in the Regional Plan 2021 for Goa** situated at **Calapor** village, bearing Sy.No.26/1-F of Tiswadi Taluka with the following conditions:-

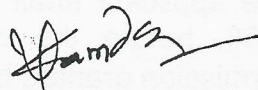
- 1) Construction shall be strictly as per approved plans. No change shall be effected in the approved plans/approved built spaces without the prior permission of this authority.
- 2) The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments 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) 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 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.
- 12) The Ownership of the property shall be verified by the licensing body before issuing of the license.
- 13) All the set back as shown on the site plan shall be strictly maintained.
- 14) The Traditional access, if any passing through the plot shall not be blocked
- 15) Adequate arrangement for collection and disposal of solid waste generated within the plot shall be arranged to satisfaction of village Panchayat.



- 16) 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 developed plots.
- 17) Panchayat shall verify Infrastructure requirement such as water and power supply before issue of construction licence
- 18) Garbage collection bins shall be provided within the plot itself.
- 19) Complaints/Court order if any should be verified by the Village Panchayat before issue of construction license.
- 20) Proposed stilt floor should be strictly used for parking of vehicles only and shall not be closed at any point of time.
- 21) Verification of ownership with specific reference to tenancy as on 2.11.1990 has to be verified by the Village Panchayat before issue of License.
- 22) 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)
- 23) The necessary rectification in deed shall be made in by M/s. Dempo Properties and Investments Pvt. Ltd., with Smt Lucy Agnes Leopoldina De Braganza to the effect of revision in the site plan attached to the Sale Deed executed dt. 25/9/2006 with specific reference to 6.00 mts access road.
- 24) No projection shall be construction on the Southern side of building above access road..
- 25) The 6.00 mts wide access road shown on Southern side of plot shall be kept unobstructed for common use at all time.
- 26) This Technical Clearance is issued based on Affidavit submitted by the applicant and Ms Dempo Properties and Investment Pvt Ltd. 6 mt access road will be kept unobstructed for common use as access at all times.
- 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 Engineer Shri Paresh Gaitonde dtd 27/4/2018 Reg no. ER/0057/2010.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION UNDER INWARD NO1676 dt. 10/10/2018 FROM Shree Sai Samarth Realty

(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).

  
(R.N. Volvoikar)  
Dy. Town Planner

Note:- Pursuant to this office assessment order no. TIS/9116/CAI/TCP/2018/1340 dt. 12/11/2018 the applicant vide challan no. 145 dt. 13/11/2018 has paid the infrastructure tax of Rs. 1,10,304/- (Rupees One Lakh Ten Thousand Three Hundred Four only)

To,  
Shree Sai Samarth Realty,  
G-4, Eash Krupa Building, Near Gomantak Press,  
St. Inez, Tiswadi Goa.  
Copy to:-

The Secretary,  
Office of the Village Panchayat,  
St. Cruz, Tiswadi Goa