

Ref.No: TPB/1292/ALD/TCP/18/3230
Office of the Senior Town Planner
Town & Country Planning Dept.,
North Goa District office,
302, Govt. Building Complex,
Mapusa - Goa.
Dated: 31/1/2018.



OFFICE OF THE SENIOR TOWN PLANNER, MAPUSA GOA.
TECHNICAL CLEARANCE ORDER

Ref No: Inward No. 2051

Dated. 19/4/2018.

Technical Clearance is hereby granted for proposed construction of residential building (revised) as per the enclosed approved plans in the property Zoned as 'Settlement Zone' in Regional Plan of Goa 2001 A.D. and Regional Plan of Goa 2021 situated at Village Aldona bearing Sy. no. 383/1 with the following conditions:-


1. Construction shall be strictly as per the 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 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 commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
7. The Septic Tank, soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
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 filling 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 of the property shall be verified by the licensing body before the issuing of the license.
13. The adequate arrangement for collection and disposal of solid waste generated within the complex shall be arranged to satisfaction of Village Panchayat.

14. Panchayat shall verify the infrastructural requirements such as water and power supply before issue of construction license.
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.
16. The Village Panchayat shall take cognizance of any issue in case of any complaints/Court orders before issue of construction license.
17. 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.
18. The height of the compound wall strictly maintained as per rules in force.
19. Gate of compound wall shall be open inwards only.
20. Proposed 4.00 mts internal road shall be effectively developed.
21. The area on stilt if any should not be enclosed in any fashion at any stage & shall be used for parking of vehicles for residents of the building only.
22. The area under road widening shall not be encroached/ enclosed and Affidavit /undertaking in this regards shall be submitted before the Panchayat/ P.W.D. as the case may be on stamp paper of Rs.100/-.
23. This technical clearance order is issued in modification to earlier issued technical clearance order bearing no. TPB/1292/TCP/15/498 dtd. 5/2/2015.
24. Basement shall be used for parking of vehicles only.

NOTE:-

- a) 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 Rajesh Mahambrey dtd.16/4/20218** TCP Reg. No. **SE/0044/2010**.
- b) The above technical clearance order is issued based on the order issued by **Secretary (TCP)** vide no**29/8/TCP/2018(Pt.File)/645** dated **6/4/2018** pertaining to guide line for processing various application.
- c) This order is issued with reference to the application dated **19/4/2018** from **Mrs.Suvarna S. Bandodkar**.

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.


(S.P. Surlakkar)
Dy. Town Planner

To,
✓ Mrs.Suvarna S. Bandodkar.
Cuxem, Khorjuem,
Aldona, Bardez Goa.

Copy to
✓ The Sarpanch/Secretary,
Village Panchayat Aldona,
Bardez - Goa

Applicant has paid additional infrastructure tax of **Rs.65,888/- (Rupees Sixty Five Thousand Eight Hundred Eighty Eight only)** vide challan no.164 dated **25/7/2018**.

This permission is granted subject to the provisions of Town & Country Planning Act 1974 and the rules & Regulation framed there under:



VILLAGE PANCHAYAT ALDONA

P.O. ALDONA, BARDEZ – GOA. PH.: 2293242



ग्राम पंचायत हळदोणे

बार्देश - गोवा

Email id-vpaldona-ga@gov.in

Ref. No. VPA/F-14/1372/18-19

Date: 18/08/2018

REVISED CONSTRUCTION LICENSE

License is hereby granted to you in pursuance of resolution no **I (5)** duly approved by the Village Panchayat Aldona in its meeting held on date 13/08/2018 for carrying out the:

(A) **Construction of Residential Building (revised) in Sy NO.383/1.**

(B) Land sub-division (Provisional/Final)

Subject to following conditions.

1. The applicant shall notify the Panchayat for giving the alignment of the building.
2. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent of the Panchayat.
3. All R.C.C /structural works shall be designed and supervised by the engineer who has signed the structural liability certificate submitted to the Panchayat.
4. No material for construction or earth from excavation or any other construction material shall be stacked on the public road.
5. The building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
6. The construction license shall be revoked if the construction work is not executed as per the approved plans and the statement therein and whenever there is any false statement misrepresentation of any material passed, approved or shown in the application on which the permits was based.
7. The applicant should construct a separate soak pit in order to derivate in the sullage water.
8. Any soak pit should be constructed at a minimum distance of 15 meters away from the well.
9. The ventilation pipe of the septic tank should be provided with a mosquito net.
10. The applicant should connect the pipelines from their latrines/Wc's to the sewerage line at their own cost, when the sewerage line is commissioned.
11. The applicant should fix a board at a prominent place whenever the construction is started, indicating the number, the date and the authority for which the license for development work has been granted.
12. All the building material and other rubbish should be cleared from the construction site before applying for the occupancy certificate.
13. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders whenever necessary.
14. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
15. The applicant should gift the road widening area to the village Panchayat before applying for the occupancy certificate, if the applicant has utilized the extra FAR in lieu of the road widening affecting demarcated the plot.
16. The applicant should plaster and paint the building internally as well as externally before applying for occupancy certificate. Exposed bricks/laterite/concrete/stone/ashlars masonry finish to building will also be permitted.
17. The applicant should provide a dustbin at convenient place accessible for the municipal vehicle for collection of garbage.
18. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
19. Garages and parking areas shown in the approved plans shall be strictly used for parking purposes only and should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.
20. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
21. Space for parking of vehicles clearly demarcated on the ground.
22. No restaurants/bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.

23. No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
24. All temporary sheds/existing building shown to be demolished in the plan are demolished before applying the occupancy certificate.
25. Fire escape staircase, if applicable shall be constructed as indicated in the approved plans.
26. All internal courtyards should be provided with drainage outlet.
27. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
28. No soak pit or other structure should come in the road widening area.
29. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
30. The construction of compound wall should not obstruct any pathway or any public access. The applicant shall make necessary arrangements for smooth flow of rain water by keeping adequate opening in the compound wall for the purpose.
31. Storage of water should be done in such a way that mosquitoes proof lids and other pipe fittings without any hole for the entry of mosquitoes. Outlet is to be covered by muslin/wire mesh. Ladder for inspection of the tank to be installed if required.
32. Curing water collection should be treated with anti larval chemicals by the builders/contractor.
33. Not to engage labourers for any construction/building work unless they are screened for malaria and possess health cards. These cards are to be renewed regularly every 3 months. Also arrangements should be done to get their blood tested immediately in case of fever and ensure that full treatment is taken in consultation with NVBDCP programme.
34. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic purposes, proper sanitary conditions including toilet facilities.
35. To fill the pits, ditches water pools etc to avoid stagnation and to ensure no mosquito breeding sites in an around specially in unused items like tyres, bottles tins etc.
36. Drains/nallahs to be maintained clean around the site so that there is no blockade to the flow of water. The gradient should be proper for drainage/flow and also proper cleaning of water should be done.
37. The health units at the respective levels should be involved in the planning process.
38. No gates open outwards on to the road.
39. The construction of the compound wall if any should be as per the approved plan. The applicant shall inform this Panchayat after completion of the compound wall.
40. Drinking water well should be 15 mts away from the soak pit.
41. All the conditions stipulated in the N.O.C bearing no.PHC/Aldona/NOC/Const./2018-19/773 dated 16/8/2018 from the P.H.C Aldona, should be strictly followed.
42. All the conditions stipulated in the technical clearance order bearing no.TPB/1292/ALD/TCP/18/3230 dated 31/7/2018 from the T.C.P should be strictly followed.
43. The waste generated during the course of construction/repair/renovation etc shall be disposed off by the applicant/s in a scientific manner without harming the environment in its own property.
44. The information furnished by the applicant for obtaining the permission for construction of **RESIDENTIAL BUILDING (REVISED)** if found to be false at later stage or if the conditions stated herein above are not complied with the permission issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.
45. The license/permission is issued in the superstation of earlier license no.VPA/P-10/1002/15-16 dated 15/7/2015 & Renewal for Construction license no. VPA/F-14/961/18-19 Dated:13/7/2018.
46. 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 at his own expenses.
47. Applicant shall produce certificate issued by the concerned PWD officials of designated site as mentioned in the said Notification Dated: 07/03/2018.
48. Failing to comply Clause (a) & (b) the penalty shall be imposed to the Applicant at the rate of 0.5% on the total cost of the project and also the Construction license issued to the Applicant shall be withdrawn/cancelled.

This License Is Valid For A Period Of Three Years Beginning From Today. The Applicant Has Paid The Respective Fees Tune Of Rs. _____ Vide Receipt No. _____ Dated: /08/2018

This carries the embossed seal of the Panchayat office of the village Panchayat Aldona.



[Handwritten Signature]
Secretary

V. P. Aldona
V. P. SECRETARY
V. P. ALDONA
ALDONA BARDEZ - GOA

To,
Mrs. Suvarna Suresh Bandonkar,
Cuxem, Khorjuem,
Aldona, Bardez, Goa