



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

REF: TPM/29935/ Nuvem/230/3-A/2/18/111
DATE: 4/1/18

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the work of proposed construction of residential building as per the enclosed approved plans in the property zoned as **Settlement Zone** in **Regional Plan for Goa 2001 and 2021** and situated in survey no. 230 sub div. 3-A Plot no. 2 of **Nuvem Village** of **Salcete Taluka** 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, 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 1.00mts. x 0.50mts. 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 existing well in the surrounding area.
7. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
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, are involved, 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 and Country Planning Act, 1974.

Contd/-

12. The Ownership of the property shall be verified by the licensing body before issuing the licence.
13. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.
14. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80mts and along the boundary abutting on a street upto a height of 1.50mts only which shall be of closed type up to a height of 90cm. only and open type above that height.
15. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0mts from the crown of the road for a length of 9.0mts from the intersections corner of the plot, on both sides of the plot.
16. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00mts radius for roads upto 10.0mts R/W and that of 5.00mts radius for roads above 10.00mts R/W.
17. As regards complaints, pertaining to encroachments, Judicial orders/directive and other legal issues, the same may be verified and confirmed by the concern Village Panchayat before issuing licence.
18. The set backs shown on the site plan shall be strictly maintained.
19. The Village Panchayat shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.
20. The area under road widening shall be deemed to be public road and shall not be enclosed/encroached. Affidavit/undertaking in this regard shall be sworn before the Village Panchayat/PWD as the case may be on stamp paper of Rs.100/-.
21. Stilt area proposed shall be strictly used for the parking of the vehicles of the residents of the building only.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 18/12/2017 RECEIVED FROM **MRS MARINA EUGINA GOMINDES ALIAS MRS MARINA EUGINA PILLAI**

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. M. Borkar)
Town Planner

Note:- Pursuant to this office earlier assessment Order No.TPM/29935/Nuvem/230/3-A/2/2017/5114 dated 27/12/2017 the applicant has paid the Infrastructure Tax of Rs 93,236/- (Rupees ninety three thousand two hundred and thirty six only) vide challan no.383 dtd. 27/12/2017 respectively.

✓ To
Mrs Marina Eugina Gomindes alias
Mrs Marina Eugina Pillai,
House no. 2/61,
Behind K.T.C. Bus Terminus,
Fatorda Salcete Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of Nuvem,
Salcete Goa.
Mk/-



Government of Goa,
Directorate of Health Services,
Primary Health Centre
Loutolim - Goa. Pin: 403718
PHNo: Office 2777140
Email Address: phc.loutolim@gmail.com

No: PHCL/DHS/NOC/2017-18/ 1398

Date: 22 / 1 / 2018

Construction

Sub: - NOC from Sanitary Point of view for proposed of residential Building.
. TPM/29935/Nuvem/230/3-A/2/18/111,dt. 04/01/18 "

Sir/Madam,

With reference to your letter No: Nil dated: 05/01/18 , I am to inform you that, this office has **NO OBJECTION** from sanitary point of view for **construction of residential Building** ,as per the enclosed approved plan, **TPM/29935/Nuvem/230/3-A/2/18/111,dt. 04/01/18**, in the property zoned as settlement in Regional Plan for Goa 2001 & 2021 & situated at Nuvem Village, Taluka Salcette bearing Sy No. 230 Sub-Division 3A Plot No 2 , to Mrs. Marina Eugina Gomindes, subject to the following conditions: -

1. Cleanliness is maintained in and around the construction sites.
2. The Capacity of each ST/SP for the said constructions should be for 50 persons as per the approved plan & at a minimum distance of 15 meters from any source of drinking water/well.
3. **IN CASE THERE IS A CHANGE MADE IN THE LOCATION OF SOAK PIT AND SEPTIC TANK AN ORDER OF RE-LOCATION OF SOAK PIT AND SEPTIC TANK OR A REVISED PLAN SHOULD BE PASSED IN THE TOWN AND COUNTRY PLANNING DEPT. SHOWING THE RE-LOCATION OF SOAK PIT AND SEPTIC TANK . before completion order.**
4. No health hazard or any other environmental pollution is created in the surrounding area.
5. The owner/contractor shall co-operate with the Health Authorities whenever they visit the site for sanitary inspection.
6. This office is not responsible for any court litigation as regards to the ownership and that of the construction.
7. It is mandatory that all labours engaged on the construction site should have valid Health cards if not **UNDER 75AA OFFICIAL GAZETTE SERIES I NO. 26 IS LIABLE FOR A FINE OF RS. 10,000/- PER LABOUR**
8. Health Cards should be available at the site and be produced to the Health Staff on demand and builder/contractor/owner shall take necessary anti - larval measures at the construction sites.
9. A Board should be displayed at the construction site with name of the site and name of the builder/Contractor along with Mobile No. and also license No.
10. Proper sanitation facilities and portable drinking water should be provided to all labours living or working on construction site.
11. The NOC from this office shall be obtained before occupying the premises.
The NOC issued is liable to be withdrawn if the conditions stipulated above are not complied with.

To,
The Sarpanch,
Village Panchayate Nuvem
Salcette Goa.

(Dr.Jude E. V. D' Souza)

Medical Officer I/C
Primary Health Centre,
Loutolim

Copy to:-

- 1 Mrs. Marina Engina Gomindes, Nuvem, Salcette, Goa.
2. Office Copy,
3. Guard File



FORM I & XIV

नमुना नं १ व १४

Date : 05/10/2017

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Taluka SALCETE

तालुका

Village Nuvem

गांव

Name of the Field

शेताचे नांव



Survey No. 230

सर्वे नंबर

Sub Div. No. 3-A

हिस्सा नंबर

Tenure

सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0001.55.20	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0001.55.20

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.02.25	0000.00.75	0000.03.00	0001.58.20

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कळजेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Camilo Francisco Boaventura Ps. Dionicio D'costa		1147	
2	Camilo Francisco Boaventura P. S. Dionci o D'costa		1147	
3	Jesito Mariano Felipe Gomindes		40772	
4	Marina Eugina Gomindes alias Marina Eugina Pillai		40775	588.94 sq. mtrs.
5	Marina Eugina Gomindes alias Marina Eugina Pillai		40771	402.55 sq. mtrs.

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	-----Nil-----			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार		
-----Nil-----		



100006575142

FORM I & XIV

नमुना नं १ व १४

Date : 05/10/2017

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Taluka SALCETE

तालुका

Village

Nuvem

गांव

Name of the Field

शेताचें नांव

Survey No. 230

सर्वे नंबर

Sub Div. No. 3-A

हिस्सा नंबर

Tenure

सत्ता प्रकार

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha. Ars. Sq. Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha. Ars. Sq. Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
	Nil						Nature प्रकार	Area क्षेत्र Ha. Ars. Sq. Mts हे. आर. चौ. मी.		

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

5/10/2017
 Copy he. 5/10/17
 Receipt No. 35
 Fees received Rs. 20/-
 Mamlatdar Salce