

Office of the Town Planner,  
Town & Country Planning Department,  
Ponda Taluka Office,  
Ponda Goa,

### TECHNICAL CLEARANCE ORDER

Technical Clearance granted for construction of **residential cum commercial building**. As per the enclosed approved plans in the property zones as **settlement , VP-1, FAR-80** in Regional plan **2001& 2021** (on hold) and situated in plot no. Nil survey **45/1B** at Ponda Village of **Ponda** Taluka bearing with the following conditions:-

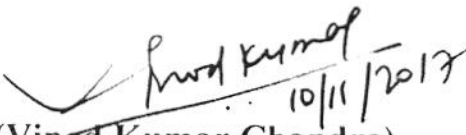
1. Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked if any information, plan calculations, documents and other accompaniments of 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 Developers/applicant should display a sign board of minimum size 1.00mts X 0.50 mts with writing in black color on a white background at the site, as required under the regulations.
5. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
6. The applicant shall have valid Conversion Sanad under the Goa Land Revenue Code, 1968.
7. Storm water drain should be constructed along the boundary of the effected plot along the boundary of the effected plot abutting to the road
8. The Septic tank and soak pit should not be located within a distance of 15mts from any existing well in the surrounding area.
9. Completion certificate has to be obtained from this Authority before applying for occupancy certificate from the Licensing Authority.
10. Adequate utility space for the dustbin, transformer etc, should be reserved within the plot area.
11. In case of any cutting of hilly land or filling of low- lying land, prior permission shall be obtained before the commencement of the works as per the provisions of section 17-A of The Goa Town and Country Planning Act, 1974.
12. The ownership of the property, tenancy as on 02/11/1990 and thereafter and the traditional access, if any, passing through the property shall be verified by the Village Panchayat Office before issue of construction license.

13. All the setbacks shown in the approved site plan has to be strictly maintained.
14. No completion order in appendix-C6 shall be issued if the construction is carried out in violation in the approved plan.
15. Adequate arrangement shall be made for the collection of garbage and its safe disposal at the satisfaction of the Village Panchayat.
16. The applicant shall provide a mailbox on ground floor for collection of letters, parcels, Mails etc. from Postal Department
17. Village panchayat should ensure about required availability of power & Water supply & other Infrastructure before issuing construction license.
18. As regards, complaints pertaining to encroachment, Judicial orders /directives and other legal issues, the same may be verified and confirm by the concern village panchayat before issuing licence.
19. The village panchayat shall not issue any trade license in the stilt floor if any and shall ensure that the same are used for parking of vehicles only.
20. The shops shall be used for soft commercial purpose only.

Applicant has paid the infrastructure tax for an amount of Rs 3, 47,758/- vide Challan no. 102/2017 dated 06/11/2017 towards construction of **residential cum commercial building**.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 28/09/2017 INWARD NO.1197 DATED 28/09/2017 FROM RAJESH S. VERENKAR.

**THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENCE, PROVIDED THE CONSTRUCTION LICENSE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.**

  
(Vinod Kumar Chandra)  
Town Planner

To  
Shri Rajesh S. Verenkar,  
Curti, Ponda Goa.

Copy to:-

The Sarpanch/Secretary,  
Village Panchayat of Curti Khandepar, Ponda -Goa.