

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

TPM/CONST/

Verna | 73 | 3 | 11 | 476

DATE:-

31/11/2011

To,
The Sarpanch,
Office of the Village Panchayat
Verna,
Salcete-Goa.

Sub:-Application of **Shri. M.L.Mascarenhas** for construction of
residential cum commercial complex in sy.no.73/3 Plot no. --
Village **Verna**, Salcete Taluka.

Ref:- 1) VP/V/1039/2010-11 dtd. 13/9/2010.

Sir,

With reference to the above mentioned subject, this is to inform you that there is no objection over the proposed construction of **residential cum commercial complex** 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 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.
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 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.

Contd/-

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 the set backs as shown on the site plan shall be strictly maintained.
22. Adequate arrangement shall be made for collection and disposal of solid and liquid waste.
23. Adequate water drain network shall be constructed in the property.
24. Shops shall be utilized for light commercial use only and commercial use shall not create any kind of disturbances to surrounding area.
25. Stilt parking shown shall be strictly utilized for parking purpose only and same shall not be closed at any point of time.
26. Internal road as shown on site plan shall be developed with side drains.
27. Area under road widening shall be maintained free from constructions/obstructions and also said area shall be gifted to Village Panchayat before applying for occupancy certificate.
28. Ownership rights of the applicant shall be verified by the Village Panchayat before issuing construction licence.
29. The applicant has paid infrastructure tax an amount of Rs.2,30,093/- vide challan no. 718 dtd. 30/12/2010.

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

Yours faithfully,

(Rajesh J.Naik)
Town Planner

Copy to:
Mr.M.L.Mascarenhas,
Verna,Salcete-Goa.

emf/-