

Ref No: DC/6282/BICH/TCP-21/1014
Office of the Dy. Town Planner,
Town & Country Planning Dept.,
Bicholim/Sattari Taluka,
Bicholim -Goa.
Date:- 25/5/2021



Office of the Dy. Town Planner,
Town & Country Planning Dept.
Bicholim/Sattari Taluka Office, Bicholim-Goa.

TECHNICAL CLEARANCE ORDER

Ref No: Inward No. 5424

Dated: 2/12/2019.

Technical Clearance is hereby granted for carrying out the Proposed Construction of Residential & Commercial Building (Block A revised & proposed Block B, C, D) by Mr. Sujit Salunke as per the enclosed approved plans in the property Zoned as Settlement Zone in Regional Plan for Goa 2021, situated at village Arvalem Taluka Bicholim Goa, bearing Survey No. 69/2C-K, 2B-O 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 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.
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 the 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 filing 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. In case of Compound Walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
13. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.

14. The Municipality/Panchayat shall ensure about the availability of required portable water and power supply before issue of license.
15. Adequate storm water drains shall be developed up to satisfaction of Village Panchayat/ Municipality and same to be connected to existing drain network in the locality.
16. The Municipality/Village Panchayat shall take cognizance of any issue in case of any complains/Court orders before issue of construction license.
17. Open car parking spaces shall be developed and effectively utilized for parking purpose.
18. Necessary arrangement for fire safety shall be made before applying for occupancy.
19. Necessary NOCs if required from concern authority may be obtained prior to the construction work.
20. Open parking spaces as shown in the site plan should be effectively developed.
21. The Village Panchayat /Municipality shall take cognizance of any issue in case of any Complaints / court orders before issue of construction license.
22. Shops shall be strictly used for soft commercial use only.
23. The area under road widening shall not be encroached/ enclosed.
24. No Compound wall shall be constructed at the front of shops which is located towards the southern side of the property.
25. 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 Municipality/village Panchayat.
26. 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/trees plantain along the roads and in develop plots.
27. This Technical Clearance Order is issued as a partial Modification to earlier Technical clearance Order issued by this office vide letter no. DC/6282/BICH/TCP-16/897 dtd. 9/9/2016.
28. All the condition imposed in our earlier Technical clearance Order issued by this office vide letter no. DC/6282/BICH/TCP-16/897 dtd. 9/9/2016 has to be strictly adhered.

NOTE:

- a) This Technical Clearance order is issued based on the orders issued by the Secretary (TCP) vide nos. 29/8/TCP/2018(Pt.file)/602 dtd. 28/3/2018 pertaining to guideline for processing various applications.
- b) 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 an Engineer Auxilio J. S. Rodrigues dtd. 20/11/2019 TCP Reg. No. ER/0004/2010.
- c) This order is issued with reference to the applications dated 19/11/2019 from Mr. Sujit Salunke.
- d) This Technical Clearance Order is issued based on the Government approval on note moved by this office vide no. DC/6282/BICH/TCP/2020/803 dtd. 7/8/2020.

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- e) Applicant has paid infrastructure tax of Rs. 6,26,580/- (Rupees Six Lakhs Twenty Six Thousand Five Hundred Eighty Only) vide Challan no. 128 dtd. 27/4/2021.

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

To,
Mr. Sujit Salunke
Harvalem, Sankhali - Goa.

Copy to:
The Chief Officer
Sankhali Municipal Council
Sankhali - Goa.



The permission is granted subject to the provision of Town & Country Planning Act 1974 and the rules & Regulation framed there under.

Dated: 21/6/2021.



Office of the Dy. Town Planner, Town & Country Planning Dept.
Bicholim /Sattari Taluka Office Bicholim-Goa.

Ref No: Inward No. 1154

Dated: 24/5/2021.

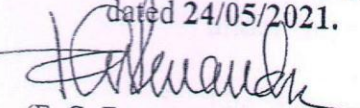
COMPLETION ORDER

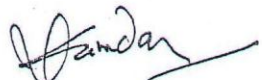
Completion is hereby certified for Proposed Construction of Residential & Commercial Building (Block A revised plan) by Mr. Sujit S. Salunke constructed as per Technical Clearance granted by this Department vide order no. DC/6282/BICH/TCP-21/1014 dtd. 25/5/2021 in Sy. No. 69/2-B-O & 2-C-K of Village Arvalem Taluka Bicholim Goa subject to the following conditions.

7. The use of the Residential & Commercial Building should be strictly as per the approval.
8. All stilt and basement parking spaces should be used for parking of vehicles only and should not be converted for any other use.
9. No attachment/alteration to the building shall be carried out and the building shall not be occupied unless the occupancy certificate is obtained from the concerned Municipality/Village Panchayat on presentation of this order.
10. The Municipality/Village Panchayat shall take cognizance of any issue in case of any complains/Court orders before issue of occupancy certificate.
11. Completion order issued based on the construction license issued by the Sankhali Municipal Council.
12. Completion order issued based on the Earlier Technical Clearance Order was issued by this office vide no. DC/6282/BICH/TCP-21/1014 dtd. 25/5/2021.

Note:-

1. This completion certificate is issued based on the guidelines/directions issued vide no. 29/8/TCP/2018(pt.file)/645 dated 06/04/2018.
2. This Completion Order is issued based on the completion certificate issued vide letter by the project Architect Gurudatt Sanzgiri Reg. No. AR/0012/2010 vide letters dated 24/5/2021.
3. This Completion Order is issued based on the Structural Stability certificate issued by the project Engineer Auxilio Rodrigues Reg. No. SE/0002/2019 vide letters dated 24/05/2021.


(F. G. Fernandes)
Planning Asst.


(R. N. Volvoikar)
Dy. Town Planner

To,
Mr. Sujit S. Salunke
Salunke Estate,
Harvalem. Sankhali - Goa.

Copy to:
The Chief Officer
Sankhali Municipal Council
Sankhali - Goa.



To,
Shri Suresh Salunke,
01/2002 SALUNKE ESTATES,
Vasant Nagar, Harvalem,
Sankhali-Goa.

Sub: - Issue of N.O.C. for Occupancy Certificate for Residential Cum Commercial Complex in Plot No. - , Survey No. 69/2-B-O & 2-C-K situated at Vasant Nagar, Harvalem Village, Sankhali in Bicholim Taluka.

Ref:- Letter Entry No. 765 dt. 31/08/2021.

Sir,

With reference to above cited subject it is to inform you that, there is no objection from water supply point of view for Occupancy Certificate for residential cum commercial complex in Plot No. --, Survey No. 69/2-B-O & 2-C-K situated at Vasant Nagar, Harvalem Village, Sankhali in Bicholim Taluka subjected to following conditions;

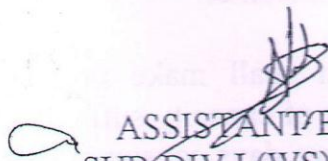
1. This office shall release water connection in the said Premises subjected to availability of water at the time of release of connection.
2. Sump & Pump facility considering total water requirement should be made by the consumer.
3. The applicant shall make provision for the suitable sump and the overhead tank of capacity sufficient to meet the requirement of water for at least for three days consumption. The necessary pumping arrangement to pump the water collected in the sump to the overhead tank shall be invariable made by the applicant. The sump shall be provided at the lowest elevation on front side of building and away from the soak pit/septic tank.
4. Pipeline of required diameter connecting meter box & P.W.D. distribution pipeline should be laid by the Owner / Developer / Consumer under the supervision of this department.
5. The water supply would be released at the metering point subject to the availability of water (with minimum supply of water of 16.00m³ / per month). The service connection released shall not be connected directly to the internal plumbing network of the proposed building on completion viz, kitchen, toilet, bathroom, etc. This office shall not be held responsible for short supply/ low pressure of water at any point of time. The water connection released shall not be used for category other than the intended category of use i.e domestic purpose. Any change in use of intended category of water/change internal distribution network of building shall be intimated to this office. Water connection is laible for disconnection if found that water is misused other than its intended category.

Cont/-

6. No encroachment in the departmental acquired area will be entertained and the boundry towards the departmental acquired area shall be districtly marked/fenced.
7. The permission is liable to be revoked at any stage, if the information/ calculations, Submitted is found false.
8. Releasing this N.O.C. does not make this department liable for releasing Water Connection. The procedure towards availing Water Connection shall be complied separately.
9. The water meter box with locking arrangement shall be invariably be at the entrance of the building (i.e front side) adjoining the compound wall so as to facilitated the smooth access for meter reading by meter readers and during maintenance work.
10. The applicant shall make his own arrangement to meet the requirement of water exceeding minimum demand of 16.00m³/ per month.
11. The Pipeline laid by you shall be tested hydraulically for any leakages.

Note:-

This office is not responsible for any Structural /Technical/Financial/ Legal or any other issues related to the said construction.


ASSISTANT ENGINEER
SUB-DIV.I (WS).D XXIV (PHE)
PWD, BICHOLIM - GOA

Copy to:- The Chief Officer,
Sankhali Municipal Council,
Sankhali -Goa.



Government of Goa
Directorate of Health Services
Community Health Centre Sankhalim

Tel. 0832-2364258

No. CHCS/NOC-Const/2019-2020/1597

Email ID: phcsankhali-heal.goa@gov.in

Date: 7/09/2021

To,
M/S, Sujit Suresh Salunke
01/2002, SALUNKE ESTATES
Vasant Nagar, Harvalem,
Sankhalim Bicholim Goa.

Sub:- NOC for occupancy certificate

Sir,

With reference to your letter dated 14/08/2020 for occupancy and TCP completion order No. DC/6282/BICH/TCP-21/1196 dated, 02/06/2021. A site inspection was carried out by the undersigned of this Community Health Centre Sankhalim on 01/09/2021, at 11:45 am. In this regards, I am to inform you that this Community Health Centre Sankhalim has NO OBJECTION from **SANITARY POINT OF VIEW** to the issue of occupancy certificate for the building Named Sumitra Complex constructed at survey No69/2-B-O AND 2-C-K, of village Harvalem Taluka Bicholim Goa, on the condition that the same will be withdrawn in case any problem of Public Health Hazard or otherwise arises after actually occupying the premises and further subject to the conditions as under:

1. The owner of the Residential Building shall not cause nuisance to the surrounding area, arising from bad smell, gaseous or particulate emission discharge of effluent, noise, filth etc.
2. The solid and liquid waste shall be disposed off in a proper manner, so as not to cause nuisance to the surrounding area.
3. The owner of the residential project shall co-operate with the health and pollution control authorities whenever they visit for site inspection.
4. The N.O.C. issued by this Community Health Centre Sankhalim is liable to be withdrawn in case any public health Hazard or otherwise arises after occupying the constructed residential cum commercial building and The conditions stipulated above are not complied with.
5. This office is not responsible for any legality that could arise out of the premises in any court of law.
6. This office is not responsible for any litigation in any court of law regarding the legality of the premises of the Construction. This NOC is liable to be withdrawn if it is established that it was obtained through fraudulent means and if any one condition stipulated above and any fresh conditions imposed in future, by the government as per Goa public Health act are not complied with.


(Dr. Uttam Desai)

HEALTH OFFICER
COMMUNITY HEALTH CENTRE
SANKHALI-GOA

Copy to:-

1. The Chief Officer, Sankhalim Municipal Council Sankhalim.
2. Office file.
3. 3. Guard File

(6)

GOVERNMENT OF GOA
ELECTRICITY DEPARTMENT,
OFFICE OF THE SUB DIVISIONAL ENGINEER
SUB-DIV-II (R), SAKHALI - GOA.

No: AE/V-II (R)/ TECH-4 (D) /2021-22/446

Date: 17/06/2021.

To,
Mr. Sujit Suresh Salunke,
01/202/Salunke Estates,
Vasant Nager, Harvalem, Bicholim-Goa.

Sub-N.O.C for of Occupancy Certificate in SY.NO.69/2-B-O and 2-C-K / Vasant Nager,
Harvalem, Bicholim-Goa.

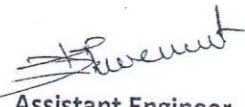
Ref: -No/DC/6282/BICH/TCP/21/1196 dated-02/06/2021.

Sir,

With reference to the above, it is to inform you that, this office does not have any objection for issuing -N.O.C, for Occupancy Certificate by Sujit Suresh Salunke in Survey, NO.69/2-B-O and 2-C-K / Vasant Nager, Harvalem, Bicholim-Goa.

Sujit Suresh Salunke should not plant the trees under the electrical line and safe clearance should maintained in future.

Yours Faithfully,


Assistant Engineer, Elect.
S/D-II-(R) Sankhali-Goa.

Copy to: -

3) The Chief officer, Sankhali Municipal council.....for Information.