

Ref.: 180/98m/5159/cacora/18,25,29/2017/792 Date:- 10/08/2017

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the Construction of **Residential villas, Amalgamation & Construction of compound wall** as per the enclosed approved plans in the property zoned as **Settlement** and situated at **Cacora** Village of **Quepem** Taluka bearing **Sy.No.18/25 & 29** 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 permission shall be revoked if found expedient to such an action under the provision of Section 50 of the Goa Town & Country Planning Act, 1974.
4. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
5. The Developer/applicant should display a sign board of minimum size 1.00 mts. x 0.50 mts. with writing in black colour on a white background at the site, as required under the Regulations.
6. 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.
7. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
8. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
9. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
10. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
11. Adequate utility space for the dustbin, transformer etc. should be reserved within the plot area.
12. In case of any cutting of hilly land or filling of low-lying land, prior permission shall be obtained before commencement of works as per the Section 17(A) of the

14.The Ownership of the property shall be verified by the licensing body before the issuing of the licence.

15.This order is issued based on the certificate of conformity with Regulations and structural Liability Certificate produced by the owner.

16.This order is issued based on the Affidavit submitted by the owner sworn before **Notary Vithoo K. Naik.**

17. As regards to complaints, pertaining to encroachments judicial order/directive and other legal issues, the same may be verified by the Local Authority before issue of construction licence.

18.Aspects as regards to quality of material used, Structural stability & Soundness of the building, shall be verified by the engineer who has designed the project of the proponent, Structural Liability certificate is submitted by **Engineer Auxilio Rodrigues.**

19.The parking space and the Internal Access of 4.5mt width shown along with the eastern side of the property shall be developed.

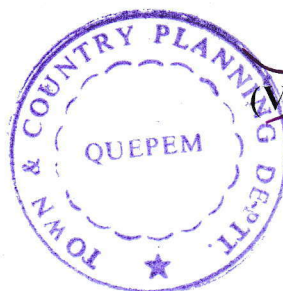
20.The construction of the compound wall shall be carried out after leaving a clear distance of 5.0mt and 3.0mt from the centre of the road towards the Northern and Southern side respectively.

21.In future Sy. No 18/25 and 18/29 shall be treated as one property.

Applicant has paid the Goa Infrastructure tax amounting to Rs. 2,06,972/- (Rupees Two Lakhs Six Thousand Nine hundred & Seventy Two only) vide challen no 28 dated 03/08/2017.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 12/07/2017 FROM Mr. Neville Pereira.

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



Wino Kumar
10/8/2017
(Wino Kumar Chandra)
Town Planner
Quepem-Goa

To
Mr. Neville Pereira,
Bepquegal Curchorem,
Quepem-Goa.

Copy to:-
The Chief Officer
Quepem Municipal Council