

OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No.: TPB/5249/NACH/TCP-20/ 1108

Dated: 4 / 3 / 2020

TECHNICAL CLEARANCE ORDER

Ref No: Inward No.5515

Dated. 7/10/2020

Technical Clearance is hereby granted for carrying out the **proposed construction** of residential villas (4 nos) Recreation centre, swimming pool and compound wall by Mr. Jyoti Rath as per the enclosed approved plans in the property Zoned as **Settlement Zone** in **Regional Plan 2021** and situated at Village Nachinola bearing Survey No.66/2 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 / as per the requirement of Health Act 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 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, 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

13. The adequate arrangement for collection and disposal of solid waste generated within the complex shall be arranged to satisfaction of Village Panchayat.
14. Panchayat shall verify the infrastructural requirements such as water and power supply before issue of construction license.
15. The stilt parking area shall not be enclosed in any fashion at any stage of the building.
16. Adequate storm water network shall be developed up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
17. The area under road widening shall not be encroached/ enclosed.
18. The Village Panchayat shall take cognizance of any issue in case of any complaints/court orders before the issue of construction license.
19. Applicant shall make own arrangement of water for the swimming pools.
20. The height of the compound wall strictly maintained as per rules in force.
21. Gate of compound wall shall be open inwards only.
22. Applicant shall plant one tree for every 100.00m² of area developed, land scaping on open spaces/tree plantation along roads and in developed plots.
23. Applicant has submitted Affidavit cum NOC dated 22/03/2019 from the plot owner of property bearing Sy.no.64/2 that he has no objection to take 6.00mtrs access road to applicant property bearing Sy.no.66/2 and the said 6.00mtrs road won't be blocked and will be used forever. The said road shall be developed and tarred before applying for completion order.
24. 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 village Panchayat.

NOTE:

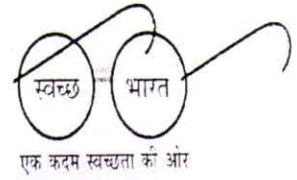
- a) This technical clearance order is issued based on the order issued by Secretary (TCP) vide no.29/8/TCP/2018 (Pt.File)/1672 dated 13/08/2018 pertaining to guide line for processing various application.
 - b) An engineer who designs the RCC structure, of the project proponent is liable for structural designs and stability of the project, structural liability certificate issued by an **Engineer Agnelo De Oliveira** dtd. 01/10/2019 TCP Reg.No.ER/0017/2010.
 - c) This order is issued with reference to the application dated 07/10/2019 from **Mr. Jyoti Rath.**
 - d) Applicant has paid infrastructure tax of Rs.2,97,344/- (Rupees Two lakh ninety seven thousand three hundred forty four only) vide challan no.423 dated 20/02/2020.
- ❖ Applicant has submitted NOC to construct culvert over existing Nallah for access size of 6.00 X 4.75 mtrs between Sy.no.66/2 and 64/2 issued by the Executive Engineer-I vide no.WRD/WDI/ASW/F-15/524/2018-19 dated 12/02/2019.
- ❖ This Technical Clearance Order is issued with the approval of the Government on note moved by this office vide no.TPB/5249/Nach/TCP/2020/242 dtd. 16/01/2020.

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.


(P. P. Bandodkar)
Dy. Town Planner

To,
Mr. Jyoti Rath,
H.No.782/3, Sataporin, Moira,
Bardez-Goa.
Copy to:
The Sarpanch/Secretary,
Village Panchayat of Nachinola,

o/c

OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No : TPB/5249/NACH/TCP-19/4014

Dated: 2/07/2019

TECHNICAL CLEARANCE ORDER

Ref No: Inward No. 2077

Dated. 25/03/2019

Technical Clearance is hereby granted for carrying out the **proposed construction of residential villas (A & B), Swimming pool and compound wall** as per the enclosed approved plans in the property Zoned as **Settlement Zone** in **Regional Plan for Goa 2021** and situated at village **Nachinola** Taluka Bardez Goa, bearing **Survey No.66/2** 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. Panchayat shall ensure the infrastructure requirements such as water supply and garbage before issuing license.
15. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.

16. Adequate storm water network shall be developed up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
17. Applicant shall plant one tree for every 100.00 m² of area developed, land scaping on open spaces/ tree plantation along roads and in developed plots.
18. Adequate avenue greenery should be developed.
19. Open parking area should be effectively developed.
20. The said villas should be used for residential purpose only as per the Technical Clearance.
21. Open parking area should be effectively developed.
22. Applicant should make his own arrangement of water for the swimming pool.
23. The height of the compound wall strictly maintained as per rules in force.
24. Gate of Compound wall shall be open inwards only.
25. This Technical Clearance Order is issued for compound wall of length of 350.00 running meter only
26. The Village Panchayat shall take cognizance of any issue in case of any Complaints/ court orders before issue of construction license.
27. 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 village Panchayat.
28. The Village Panchayat shall take cognizance of any issue in case of any Complaints/ court orders before issue of construction license.
29. Applicant has submitted Affidavit cum NOC dated 22/03/2019 from the plot owner of property bearing Sy.no.64/2 that he has no objection to take 6.00 mtrs access road to applicant property bearing Sy.no.66/2 and the said 6.00 mtrs road won't be blocked and will be used forever. The said road shall be developed and tarred before applying for completion order.

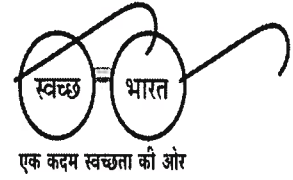
NOTE:

- a) This Technical Clearance Order is issued based on the order issued by the Secretary (TCP) vide no. **29/8/TCP/2018(Pt.File)/1672** dated **13/08/2018** pertaining to guide line for processing various application.
- 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 Shri. Agnelo de Oliveira** dtd. **22/03/2019** TCP Reg. No.**ER/0017/2010**.
- c) This Order is issued with reference to the applications dated **25/03/2019** from **Mr. Jyoti Rath**.
- d) Applicant has paid infrastructure tax of **Rs.1,78,288/- (Rupees One Lakh Seventy Eight Thousand Two Hundred Eighty Eight Only)** vide challan no.100 dated **19/06/2019**.
 - Applicant has submitted NOC to construct culvert over existing Nallah for access size of 6.00 x 4.75 mtrs between Sy.no.66/2 and 64/2 issued by the Executive Engineer- I vide no.WRD/WDI/ASW/F.15/524/2018-19 dated 12/02/2019.
 - This Technical Clearance Order is issued with the concurrence of Chief Town Planner on note moved vide reference no.TPB/5249/NACH/TCP/19/2984 dated 06/06/2019.

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.


(S.P. Surlakar)
Dy. Town Planner

To,
✓ **Mr. Jyoti Rath,**
Nachinola, Bardez Goa.
Copy to:
The Sarpanch/Secretary,
Village Panchayat of **Nachinola,**
Bardez Goa



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No: TPB/5249/NACH/TCP-2020/3303

Dated: 4/9/2020

TECHNICAL CLEARANCE ORDER

Ref No: Inward No. 1423

dtd. 17/03/2020.

Technical Clearance is hereby granted for carrying out the **proposed construction of residential villa (i.e. villa no.5)** as per the enclosed approved plans in the property Zoned as **“Settlement Zone”** in **Regional Plan for Goa 2021** and situated at village **Nachinola Taluka Bardez Goa**, bearing Survey No.66/2 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, it 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. Panchayat shall ensure the infrastructure requirements such as water supply and garbage before issuing license.
15. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
16. Adequate storm water network shall be developed up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.

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