

Ref. No. TPC/2046/Chaudi/169/7/2019/53  
Town & Country Planning Dept.  
Government of Goa  
1st Floor, Municipal Market Complex  
Chaud. Canacona-Goa  
Date: 14/10/2019



**OFFICE OF THE DEPUTY TOWN PLANNER, CANACONA GOA.**  
**TECHNICAL CLEARANCE ORDER**

Technical Clearance is hereby granted for carrying out the construction of **Compound wall** as per the enclosed approved plans in the property zoned as Settlement Zone as per Regional Plan 2021 and situated in survey no. 169 sub .div. 7 of village **Chaudi** of **Canacona** 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 compound wall shall be construed after leaving the road widening area as shown in the plan.
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 color on a white background at the site, as required under the Regulations.
6. The construction of compound wall shall not amount to blocking of any natural water course/drain and adequate number of openings in the compound wall shall be made for smooth flow of water.
7. In case of any cutting of sloppy land or filling of low-lying land, within 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.
8. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
9. The Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80 mts and along the boundary abutting on a street upto a height of 1.50 mts only which shall be of closed type up to a height of 90 cm only and open type above that height.
10. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0 mts from the crown of the road for a length of 9.0 mts from the intersections corner of the plot, on both sides of the plot.
11. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00 mts radius for roads up to 10.0 mts R/W and that of 5.00 mts radius for roads above 10.00 mts R/W.

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12. The ownership of the property shall be verified by the licensing body before issuing the licence.
13. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.
14. As regards complaints, pertaining to encroachments, judicial orders/directive and other legal issues, the same may be verified and confirmed by the Village Panchayat before issuing licence.
15. This Technical Clearance order is issued relying on the survey plan submitted to this office by the applicant. As such, in case of any dispute over the property boundary shall be resolved by the applicant and this office shall not be held responsible at any point of time.
16. This Technical Clearance is issued based on the parameters viz zone, setbacks, height of the Compound wall, parking, accessibility & profile of land only. Structural Liability Certificate is issued by the Engineer Navint S. Arsekar having Reg. No. ER/0019/2010 kept in the file for records.
17. The construction of compound wall along the road shall be carried out after leaving a clear distance of 3.0 mt from center of the road along the western side.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 09/08/2019 FROM Santosh Babu Tubki & Associates.

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

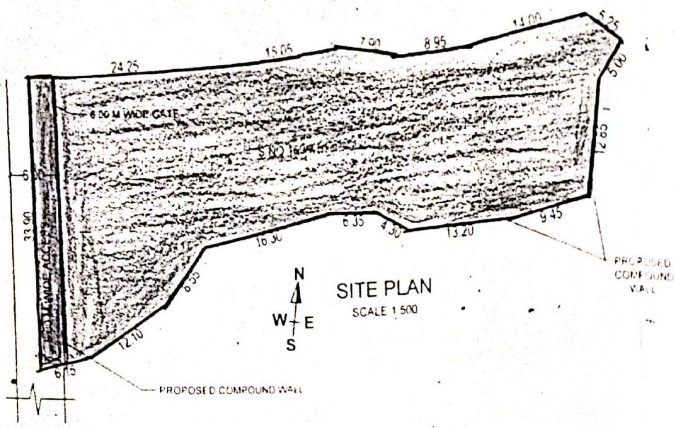
  
12.10.19  
(Manguirish N. Verenkar)  
Dy. Town Planner.  
Canacona - Goa

To,  
Santosh Babu Tubki & Associates.  
The Tubki Realtors,  
Patnem, Palolem Beach Road,  
Patnem, Canacona - Goa.

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

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



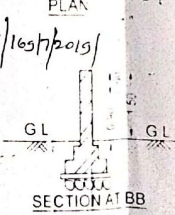
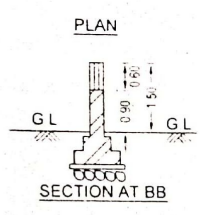
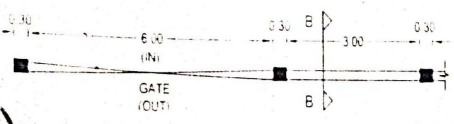
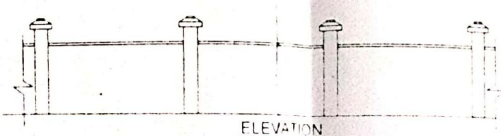
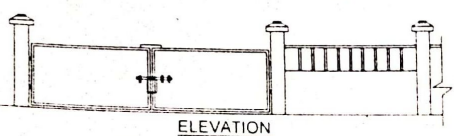


### AREA STATEMENT

01)	Area of the plot	1581.00 SQ M
02)	Area occupied by the internal road	101.61 SQ M
03)	Area for the road widening	0.00 SQ M
04)	Net effective area of the plot	1479.39 SQ M
05)	Length of compound wall	130.40 M
06)	Height of compound wall	1.50 M

DETAILS OF WEST SIDE OF COMPOUND WALL  
N.T.S

DETAILS OF SOUTH SIDE OF COMPOUND WALL  
N.T.S



*Handwritten notes:*  
 S56  
 TPC/2046/Chand./16/11/2016  
 16-10-19  
 regarding the...

PROPOSED COMPOUND WALL  
 FOR MR. SANTOSH BABU (INDIVIDUAL)  
 IN PLOT BEARING SUR. ENCL. NO. 11/17  
 SITUATED AT CHALLI GILLATE, JANGINATA, V.A. GR.

**NAVINT S. APSEKAR**  
 (Civil)  
 ENR  
 Reg. No. ENR/19/2010

OWNER



Ref. No. TPC/2016/Chaveli/169/7/19/427  
Town & Country Planning Dept.  
Government of Goa  
1st Floor, Municipal Market Complex  
Chauli, Canacona-Goa  
Date: 18/07/2019

**OFFICE OF THE DEPUTY TOWN PLANNER, CANACONA GOA.**  
**TECHNICAL CLEARANCE ORDER**

Technical Clearance is hereby granted for carrying out the construction of Residential building as per the approved plans in the property zoned as Settlement Zone in Regional Plan of Goa 2021 and situated at Nagarcem-Palolem village of Canacona Taluka in the property bearing Survey No. 169/7 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 permission shall be revoked if found expedient to such an action under the provision of section 50 of The Goa Town and Country Planning Act, 1974.
4. The applicant shall obtain conversion Sanad under the Goa Land Revenue Code, 1968 before asking for completion order from this office.
5. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
6. 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.
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 the 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. In case of any cutting of sloppy land or filling of low-lying land, within 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. The ownership of the property shall be verified by the licensing body before issuing the licence.
13. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.
14. As regards complaints, pertaining to encroachments, judicial orders/directive and other legal issues, the same may be verified and confirmed by the Village Panchayat before issuing licence.
15. The Village Panchayat shall ensure about the requirement of infrastructure such as water supply and power supply before issue of construction license.

P.T.O.

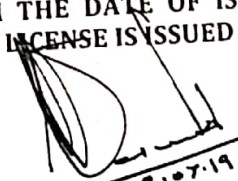


16. This order is issued based on the certificate of conformity with regulations and structural liability certificate produced by the owner.
17. All setbacks as shown on the site plan shall be strictly maintained.
18. This Technical Clearance is issued based on the parameters viz zone, coverage, FAR, setbacks, height of the building, parking, accessibility & profile of land only. Structural Liability Certificate is issued by the Engineer Navint S. Arsekar having Reg. no. ER/0019/2010 is kept in the file for records.
19. NOC from any other competent Authority/Dept. if required has to be obtained before issue of licence.
20. This Technical clearance Order is issued only from planning point of view. This is issued as per survey plan submitted to this office issued by Directorate of Settlement & Land Records. Any boundary dispute if any shall be resolved by the applicant & the party concerned. This office shall not be held responsible at any point of time.
21. The applicant shall dispose the construction debris at his/her own level and the same shall be taken to the designated site as per disposal plan given by the applicant in the Affidavit to be produced to the Corporation/Municipal Council/Village Panchayat (As the case may be)
22. The Internal road shall be actually constructed. The area shown for parking shall be actually developed and shall not be enclosed with walls at any point of time.
23. Necessary Provision shall be made for the collection of the waste generated in consultation with the local body.
24. Area shown for road widening shall be kept free of construction/obstruction at any point of time.
25. This Technical Clearance order is issued with the approval of the Government obtained vide Note dated 28/05/2019.

This Technical Clearance Order is issued based on the order issued by the Chief Town Planner vide no. 29/8/TCP/2018(Pt. file)/602 dated 28/03/2018 & 29/8/TCP/2018 (Pt. file) 645 dated 06/04/2018.

This Order is issued with reference to the application dated 02/05/2019 from Shri. Santosh Babu Tubki & Associates.

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

  
18.07.19  
(Mangurish N. Verenkar)  
Dy. Town Planner.  
Canacona - Goa

To,  
Shri. Santosh Babu Tubki & Associates,  
The Tubki Realtors,  
Patnem, Palolem Beach road,  
Patnem Canacona - Goa.

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

The necessary Infrastructure tax of Rs. 3,93,120/- (Rupees Three lakh ninety three thousand one hundred and twenty only) has been already paid vide challan no. 142 dated 17/07/2019.

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