



Office of the Town Planner,
Town & Country Planning Department,
Ponda Taluka Office,
Ponda Goa,

TECHNICAL CLEARANCE ORDER

Technical Clearance granted for carrying out the

- (a) Construction of residential building Villas types A in plot no. 'A' & residential building B & villas type A & B in plot 'B'.
(b) as per the enclosed approved plans in the property zones as Settlement Zone as per Regional Plan for Goa 2021, VP-1, FAR-80 in Survey No. 84/4-C, plot no. nil, situated at Queula village Ponda Taluka, 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, plan calculations, documents and 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 Developers/applicant should display a sign board of minimum size 1.00mts X 0.50 mts with writing in black color on a white background at the site, as required under the regulations.
5. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
6. Storm water drain should be constructed along the boundary of the effected plot along the boundary of the effected plot abutting to the road
7. The Septic tank and soak pit should not be located within a distance of 15mts from any existing well in the surrounding area.
8. Completion certificate has to be obtained from this Authority before applying for occupancy certificate from the Licensing Authority.
9. Adequate utility space for the dustbin, transformer etc, should be reserved within the plot area. In case of any cutting of sloppy land of filling of low-lying land, prior permission of the Chief Town Planner shall be obtained before the commencement of the works as per the provisions of section 17-A of The Goa Town and Country Planning Act, 1974.
10. The ownership of the property, tenancy as on 02/11/1990 and thereafter and the traditional access, if any, passing through the property shall be verified by the Village Panchayat Office before issue of construction license.

11. All the setbacks shown in the approved site plan has to be strictly maintained.
12. No completion order in appendix-C6 shall be issued if the construction is carried out in violation in the approved plan.
13. Adequate arrangement shall be made for the collection of garbage and it's safe disposal at the satisfaction of the Village Panchayat.
14. The applicant shall provide a mailbox on ground floor for collection of letters, parcels, Mails etc. from Postal Department.
15. Village Panchayat should ensure about required availability of power & Water supply & other Infrastructure before issuing construction license.
16. As regards, complaints pertaining to encroachment, Judicial orders /directives and other legal issues, the same may be verified and confirm by the concern village Panchayat before issuing licence.
17. The village panchayat shall not issue any trade license in the stilt floor if any and shallensure that the same are used for parking of vehicles only.
18. Landscaping of open space/setback areas and tree plantation in plot of land shall be undertaken as to preserve as far as practicable, existing trees where trees are required to be felled, two trees shall be planted for every tree felled, and/or every plot of land shall have at least one tree for every 100m² or part thereof of the plot area.
19. All set back shown on the site plan shall be strictly maintained.
20. This Technical Clearance Order is issued with Govt. approval obtained vide ref.No.TPP/489/Queula/84/4-C-TCP/2019/435 dated 11/02/2019.
APPLICANT HAS ALREADY PAID THE INFRASTRUCTURE TAX FOR AN AMOUNT OF RS. 1260286/- VIDE CHALLAN NO. 31/2019 DATED 01/03/2019 TOWARDS THE CONSTRUCTION OF residential building Villas types A in plot no. 'A' & residential building B & villas type A & B in plot 'B'.
THIS ORDER IS ISSUE WITH REFERENCE TO THE APPLICATION DATED 04/12/18 INWARD NO.4398 DATED 17/12/18 FROM M/S RITESH DEVELOPERS PVT.LTD. & OTHERS.
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.


Sanjay A. Halornekar
(Dy. Town Planner)

To,
M/S Ritesh Developers & others,
H.No.136/16, Atmaram Niwas,
Silvanagar, Ponda-Goa.

Copy to :- The Sarpanch/Secretary Village Panchayat of Queula, Ponda
Goa.

TK/-