OFFICE OF THE DY.TOWN PLANNER
TOWN AND COUNTRY PLANNING DEPARTMENT
QUEPEM/SANGUEM / DHARBANDORA TALUKA OFFICE
QUEPEM-GOA.

REF:- TPQ/7428/Amona/18/6&12/2021/2183 DATE:-25/11/2024

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the **proposed construction of shops and part compound wall by Shri Ryan J. Gomes & others** as per the enclosed approved plans in the property zoned as **Commercial Zone** in Regional Plan for Goa-2021, situated at Village **Amona** Taluka **Quepem** Goa, bearing **Survey no. 18/6 & 12** 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 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 1.00mts. x 0.50mts. with writing in black colour 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 15.00meters 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 as per the internal modification approved by this office.
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, of filling of low lying land,are involved, 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 and Country Planning Act, 1974.
12. The ownership of the property shall be verified by the licensing body before the issuing of the licence.
13. The Municipality/Panchayat shall ensure about the availability of required portable water and power supply before issue of license.
14. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
15. Adequate storm water network shall be developed up to the satisfaction of Municipality/Village Panchayat and same to be connected to the existing drain 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 licence.
17. Maximum height of a compound wall along the boundary other than abutting on a street may be permitted up to a maximum height of 1.80 mtrs, and along the boundary abutting on a street upto a height of 1.50 mtrs only and may be of closed type up to a height of 90cm. only and open type above that height.
18. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0 mtrs from the crown of the road for a length of 9.0 mtrs from the intersections corner of the plot, on both sides of the plot.

Contd/-

19. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00 mtrs radius for roads upto 10.00 mtrs R/W and that of 5.00 mts radius for roads above 10.00mtrs R/W.
20. The height of the compound wall strictly maintained as per rules in force.
21. Compound wall gate shall be open inwards only.
22. Open car parking spaces shall be developed and effectively utilised for parking purpose.
23. The applicant shall dispose the construction debris at his/her own level and 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.
24. 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.
25. This Technical Clearance Order is issued on the basis of Order dtd. 28/3/2018 and 6/4/2018 as per Regional Plan for Goa 2021.
26. The construction of compound wall shall be carried out as per the alignment shown on the site plan attached herewith.
27. Payment of prescribed cess of 1% of the total cost of construction project as a prerequisite for obtaining Completion Order.
28. Necessary arrangement shall be done for the collection of the solid and liquid waste generated and shall be treated accordingly.
29. Area shown for stilt parking shall not be enclosed with walls at any point of time.

NOTE:

a) 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 Rupesh Velip** having Reg.no. **ER/0046/2010.**
b) This Technical Clearance Order is issued based on the Government approval vide no. **TPQ/7428/Q-Amona/18/6,12/2021/2521 dtd. 12/11/2021.**
c) This Order is issued with reference to the applications dtd.**5/4/2021 from Shri Ryan J. Gomes & others**
d) Applicant had paid Infrastructure Tax of **Rs. 8,87,982/- (Rupees eight lakhs eighty seven thousand nine hundred eighty two only)** vide challan no. **59** dtd. **24/11/2021.**

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.

(K. Ashok Kumar)
Dy.Town Planner

To,
Shri Ryan J. Gomes & others,
C/O Rajeev M. Sukhtanker,
Fatima Chambers, Margao Goa.

SWACHCHA BHARAT - NITAL GOEN
(CLEAN INDIA CLEAN GOA)

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

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

Tn/-