

Ref. No. T15/8414/COR/TCP/2019/1133  
Town & Country Planning Department,  
Tiswadi Taluka office, Kamat Tower, 5<sup>th</sup> floor,  
Patto, Panaji-Goa.

Dated: 28/6/2019



OFFICE OF THE TOWN PLANNER  
TOWN & COUNTRY PLANNING DEPARTMENT  
TISWADI TALUKA OFFICE, 5th FLOOR, KAMAT TOWER  
PATTO-PANAJI-GOA

**TECHNICAL CLEARANCE ORDER**

Technical Clearance is hereby granted for proposed construction of **Residential building block A & Swimming Pool** as per the enclosed approved plans in the property zoned as Settlement in the Regional Plan for Goa 2021 and situated at **Corlim** village, bearing **Sy.no.143/1-C** of Tiswadi - Taluka with the following conditions:-

- 1) Construction shall be strictly as per 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 & 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 this office in writing in appropriate forms.
- 9) Completion certificate has to be obtained from this office 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 sloppy land or 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 & Country Planning Act 1974.
- 13) The Ownership of the property shall be verified by the licensing body before issuing of the license.
- 14) In case of compound walls, the gates shall be open inwards only and traditional access, if any passing through the property shall not be blocked.
- 15) Verification of ownership with specific reference to tenancy position as on 2.11.1990 has to be verified by the Village Panchayat before issue of License.
- 16) The Traditional access, if any passing through the plot shall not be blocked.



- 17) All the set back as shown on the site plan shall be strictly maintained.
- 18) The balconies proposed should not be covered in any fashion, which may lead to access FAR.
- 19) Adequate arrangement for collection and disposal of solid waste generated within the plot shall be arranged to satisfaction of village Panchayat.
- 20) Along the intersection of the streets, no compound wall shall be raised to a height of more than 0.90 mts from the crown of the road for length of 0.9mts from the intersection of the street. This distance being measured from the corner point of the plot.
- 21) Maximum height of the compound wall along the boundary other than that abutting on a street may be permitted up to a height of 1.80 mts and along the boundary abutting on a street up to a 1.50 mts only and may be closed type up to a height of 90 cm only and of open type above that height.
- 22) Car porch shall be strictly utilized for parking purpose only and shall not be enclosed of any point of time.
- 23) Open terrace shall not be covered at any point of time.
- 24) Complaints/Court order if any should be verified by the Village Panchayat before issue of construction license.
- 25) Proposed stilt floor should be strictly used for parking of vehicles only and shall not be closed in any fashion at stage.
- 26) Panchayat shall verify Infrastructure requirement such as water and power supply before issue of construction license.
- 27) Garbage collection bins shall be provided within the plot itself.
- 28) 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 Corporation/Municipal Council/Village Panchayat (as the case may be).
- 29) 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/tree Plantation along the roads and in develop plots.
- 30) Engineer who designs the RCC structure, of the project proponent is liable for structural design & stability of the project. Structural liability certificate issued by an **Engineer Shri Rajesh Mahambrey & Associates dtd. 25/2/2019.**  
**TCP Reg.no.SE/0044/2010.**
  - **This Technical Clearance order issued based on Note forwarded to the Government vide no.TIS/8414/COR/TCP/19/819 dtd.7/5/2019.**

This order is issued with reference to the application under inward no.748 dated 27/3/2019 from **Mr. William Gonsalves.**

**(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).**



(Shivprasad P. Murari)  
Dy. Town Planner

Note: Pursuant to this office assessment order No.TIS/8414/COR/TCP/2019/917 dtd.22/5/2019 the applicant vide challan no.92 dtd.31/05/2019 has paid the Infrastructure tax of Rs.3,28,932/- (Rupees Three lakhs twenty eight thousand nine hundred thirty two only)

To,  
Mr. William Gonsalves,  
H.no.83, Valvado,  
Corlim, Tiswadi – Goa.

Copy to:-  
The Secretary,  
Office of the Village Panchayat,  
Corlim, Tiswadi-Goa.



## **APPENDIX-B1**

(To be duly filled and enclosed to the application for  
Development Permission/Technical Clearance/Building Licence)

### PART – A

Full name and address of the owner: William Gonsalves  
H.No.83, Valvodo, Corlim  
Tiswadi-Goa - 403110  
(9637667005)

2. Details of the proper:-
  - (a) Survey No. **143/ 1- C**
  - (b) Ward Name & No. **Vaddo**
  - (c) Village **Corlim**
  - (d) Taluka **Tiswadi** & District **North Goa**
3. Is the property sub-divided? Yes/ No  
If 'Yes', give details of the sub-division, supported by the document
4. Total area of the property **2020.00**sq.meters.
5. Zone of the property as per ODP/ZP/RP
6. Intended use proposed in the Development
7. If the Zone indicated at (5) above is the result of subsequent change of Zone, give details of approval and enclose certified copy of the approval
8. Is the property accessible? Yes/No  
If 'Yes', State –
  - (a) Width of the access **15.00** meters.
  - (b) Area of road widening : **25.80**sq.meters
9. If the property is in the vicinity (within 100 meters) of the Cemetery/Crematorium, give the distance from the boundary wall of Cemetery/Crematorium N.A meters.
10. If the property is in the vicinity (within 100 meters) of the National Highway / State bye-pass, give the distance from the centre line of Highway/bye-pass. N.A meters.
11. If the property is in the vicinity (within 50 meters) of the Railway line, give the distance from the boundary of Railway property N.A meters.
12. If the property is in the vicinity of the High Tide Line (within 1,000 meters) of the sea, give the distance from HTL N.A \_ meters.
13. If the property is in the vicinity (within 100 meters) of the river bank, give the distance from the river bank N.A meters.
14. If there are any underground, over ground, overhead telephones/ electricity lines affecting or crossing the plot/property or within 15 meters distance of the plot/ property, show on the plan and give:-

- (a) Vertical clearance between the highest point of the Building and the electric lines N.A meters.
- (b) Horizontal clearance between the proposed building and existing electric or any other lines N.A \_ meters.
15. Whether any extra FAR is claimed on the basis of road widening /proposed road?  
If 'Yes', state:- Yes / No
- (a) Area under road widening 25.80 sq.mteres.
- (b) Whether such road widening area or area under proposed road Has been gifted to the local body? (If yes, submit relevant document) Yes / No

### PART – B

(For buildings)

#### PLOY AREA

- |   |                    |
|---|--------------------|
| 1. Area of the Plot   | 2020.00sq.mteres.  |
| 2. Deduction for  |                    |
| (a) Area within road widening (proposed)  | 25.80sq.mteres.    |
| (b) Area reserved for any other use   | NA.                |
| Total of (a) + (b)  | NA.                |
| 3. Net effective area (1) – (2)   | 1994.20 sq.mteres. |
| 4. Covered area occupied by the existing building, if any   | 148.13sq.mteres.   |
| 5. Plot coverage of the existing building (in %)  | 8.13 percentage    |
| 6. Covered area of the existing building that is proposed to be demolished                                    | 0.00sq.mteres.     |
| 7. Plot coverage of the existing building that is proposed to be demolished (in %)                            | 8.13 percentage    |
| 8. Covered area of the proposed building  | 302.45 sq.mteres.  |
| 9. Plot coverage of the proposed building (in %)  | 14.46 percentage   |
| 10. Combined covered area of the existing building to be maintained and that of the proposed building         | 148.13 sq.mteres.  |
| 11. Combined plot coverage of the existing building to be Maintained and that of the proposed building (in %) | 22.59 percentage   |

#### FLOOR AREA:

- |   |                   |
|---|-------------------|
| 12. Balcony area and covered area over footway floorwise and total on all floors                            | _____ sq.mteres   |
| 13. Balcony area and covered area over footway, floorwise and total on all floors, consumed for FAR purpose | _____ sq.mteres.  |
| 14. Addition of set-back area and/or proposed road for FAR purpose  | _____ sq.mteres.  |
| 15. Addition of garage area for FAR purpose   | _____ sq.mteres.  |
| Floor area consumed on Stilt Floor  | 000.00 sq.mteres. |
| 16. Floor area consumed on Upper Ground Floor   | 136.07 sq.mteres. |
| 16. Floor area consumed on Ground Floor   | 279.13 sq.mteres. |
| 17. Floor area consumed on First Floor  | 279.13 sq.mteres. |
| 18. Floor area consumed on Second Floor   | 279.13 sq.mteres. |



19. Floor area consumed on Third Floor 143.90 sq.mteres.
20. Floor area consumed on any other floor to floors and any other area consumed for FAR purpose NA sq.mteres.
21. Existing floor area to be maintained NA sq.mteres.
22. Total floor area consumed:  
(13+14+15+16+17+18+19+20+21) 1117.36 sq.mteres.
23. Floor area permissible 1616.00 sq.mteres.
24. FAR permissible 80 %
25. FRA consumed 79.82 sq.mteres.
26. Mezzanine area \_\_\_\_\_ sq.mteres.
27. Loft area \_\_\_\_\_ sq.mteres.
28. Basement area \_\_\_\_\_ sq.mteres.
29. Garage area \_\_\_\_\_ sq.mteres.
30. Details of area and use, floorwise:

Floor Reference	Use	Built-Up Area (sqm)	Area Free From F.A.R (sqm)		Net Floor Area (sqm)	F.A.R
			Staircase	Balc/Park		
Stilt +5	Resi	1861.49	139.92	604.21	1117.36	79.82

31. Parking Details:

Floor Area	Use	No. of Car Parks/Parking area	
		14 Provided	14 Required

32. Type of Zone to which the plot belongs to \_\_\_\_\_ Zone.  
**SETBACKS:**

33. Front setback from the centre line of the road 31.20meters.
34. Side setbacks:
  - (a) 4.00meters.
  - (b) 7.20 meters.
35. Distance between two or more buildings on the same plot, if any \_\_\_\_\_ meters.
36. Height of the Plinth \_\_\_\_\_ meters.
37. Use to which the building is to be put to floor-wise:

Stilt Floor:

Ground, First ,second ,Third Floor: **Residential**

38. Plot owned by with reference to the ownership certificate of land
39. Reference number and date of approval of sub-division of land, if the plot in question is part of sub-division
40. Any other information

\*PART C  
(for sub-division of land)

- |     |   |                     |
|-----|---|---------------------|
| 1.  | Area of the Plot  | 2020.00 meters.     |
| 2.  | Deductions:   |                     |
| (a) | Area reserved for road widening   | _____ 25.80 meters. |
| (b) | Area reserved for any other purpose or un-developable   | _____ meters.       |
| 3.  | Effective area of the Plot (1-2)  | _ 1994.20 meters.   |
| 4.  | Open Space required to be provided  | _____ meters.       |
| 5.  | open space provided   |                     |
| (a) | _____ sq.meters.  |                     |
| (b) | _____ sq.meters.  |                     |
| 6.  | Plot details :  | Area (in sq.meters) |
| 7.  | Hierarchy of the roads used in the sub-division:  |                     |
|     | Road nomenclature                      Width                      Length                      Area served |                     |

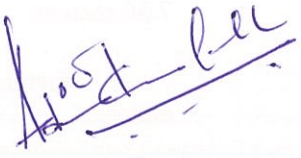
Note: The roads with above nomenclature are to be indicated on the plans.

8. Usewise areas for below mentioned purpose, if the plots are having area of five hectares and above:
- |                          |               |
|--------------------------|---------------|
| (a) Schools              | _____ meters. |
| (b) Community Centers    | _____ meters. |
| (c) Public Utility areas | _____ meters. |

\* Strike out whichever is not applicable.

We, hereby declare that the information furnished above is correct to the best of our knowledge

ARCHITECT/ENGINEER/STRUCTURAL ENGINEER/  
/TOWN PLANNER/LANDSCAPE ARCHITECT/  
/URBAN DESIGNER

  
\_\_\_\_\_  
Signature  
Name: **Ashwinikumar Prabhu**  
Address:- **Architect**  
Reg. No. **Reg. No. AR/0029/2010**  
**B-209, Saldanha Business Towers**  
Date: **25/02/2019**  
**At: C-10, Mapusa - Goa**

OWNER OR AUTHORISED REPRESENTATIVE

\_\_\_\_\_  
Signature  
Name:-  
Address:-

Date: 25 /02/2019