



**TOWN & COUNTRY PLANNING DEPARTMENT,
TALUKA OFFICE PERNEM,
PERNEM – GOA**

Ref:- DA/2149/PER/TCP/2019/665

Date: 25.3.2019

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the

- **Proposed Construction Residential/ Commercial Project and Compound Wall (part).**

As per the enclosed approved plans in the property zoned as Settlement in Regional Plan for Goa 2001 and as per Regional Plan for Goa 2021 and situated at Pernem Village Pernem Taluka bearing Survey No. 417/4-B with 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 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. Any change to be affected to the approved plans prior permission shall be obtained from this office.
5. The development permission will not entitle the applicant for making/laying any claim on water 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. Adequate parking for vehicles has to be provided within the plot at all time after construction of the building.
8. 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.
9. The soak pit should not be located within a distance of 15.00 mts. from any other existing well in the plot area/plan.
10. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
11. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.

12. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
13. Traditional access/ Natural drain, passing through the plot shall be maintained to the satisfaction of the local authority.
14. N.O.C. of the Electricity Dept. shall be obtained if any H.T/L.T/Electric line is passing through the property prior to commencement the development work.
15. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
16. In case of any cutting of sloppy land of 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 and Country Planning Act, 1974.
17. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
18. N.O.C. from all the concerned authorities shall be obtained if any before commencement of the development work as applicable.
19. Maximum height of a compound wall along the boundary other than abutting on a street may be permitted up to a maximum height of 1.80mts, and along the boundary abutting on a street upto a height of 1.50 mts only and may be of closed type up to a height of 0.90cms only and open type above that height.
20. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0mts from the crown of the road for a length of 9.0mts from the intersections corner of the plot, on both sides of the plot.
21. The Ownership of the property shall be verified by the licensing body before the issuing of the License.
22. F.A.R. coverage & setback should be strictly maintained.
23. 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.
24. Complaint/court order if any shall be verified by the Municipality/Panchayat before issue of construction license.
25. All setbacks shown on the site plan shall be strictly maintained.
26. The traditional access, if any passing through the plot shall not be blocked.
27. An engineer who designs the R.C.C. structure, of the project proponent is liable for structural design & stability of the project. Structural liability certificate issued by an engineer Shri. Viraj D'Paraz dtd: 20.12.2018 is kept in the office file for record.
28. Applicant shall dispose of the construction debris at his/her own level and/or the same shall be taken to the designated site i.e. NH-17 (NH-66) Pernem to Dhargal Naibag re alignment (Contact to no. 9822144425). The affidavit be produced to local licensing authority in respect of the same.
29. The area under road widening shall be maintained free from any construction/obstruction.

30. Shops shall be utilized for light Commercial uses only and uses permitted shall not create any nuisance in surrounding vicinity.
31. This technical clearance order is issued subject to condition that the project proponent shall obtain necessary NOC from Electricity Department towards shifting of Electricity line passing through the property prior to commencement of work.
32. Stilt floor shall be strictly utilized for parking purpose only and same shall not be enclosed at any point of time.
33. Internal access road as shown on site plan shall be developed with side drains and drainage system shall be connected to the existing drainage in surrounding vicinity.
34. This Technical clearance is issued subject to condition as that the proposed Development in plot shall be such as to preserve as far as practicable, existing tree. Where trees are required to be felled, two trees shall be planted for every tree felled.
35. The existing banyan trees in the property shall be retained.
36. No compound wall shall be permitted towards the site wherein Commercial activities are proposed.
37. The open parking spaces as shown on the site plan shall be developed and utilized for parking purpose only.

This technical clearance order is issued with approval of the Government as per note dtd. 20.02.2019.

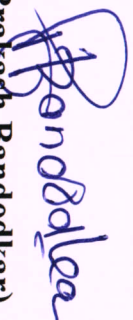
The above technical clearance order is issued based on the order issued by Secretary TCP vide no: 29/8/TCP/2018/Pt.file/602 dtd. 28.03.2018 and order under Ref. no. 29/8/TCP/2018(Pt.file)/648 dtd. 06.04.2018 and the said proposal comes under category IV of the said order.

Court order if any shall be verified by the Municipality before issue of Licence.

Applicant has paid an amount of Rs. 16,42,954/- as Infrastructure Tax vide Challan No: 10 dtd: 20.03.2019.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED Nil FROM M/S COSME COSTA & ASSOCIATES.

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.


(Prakash Bandodkar)
Dy. Town Planner

To,
M/s Cosme Costa & Associates,
Alinho, Mapusa,
Bardez-Goa

Copy to:
The Chief Officer,
Pernem Municipal Council,
Pernem Goa.