

OFFICE OF THE SENIOR TOWN PLANNER,
TOWN & COUNTRY PLANNING DEPARTMENT,
SOUTH GOA DISTRICT OFFICE, 4TH FLOOR,
OSIA COMMERCIAL ARCADE, MARGAO-GOA.

TPM/CONST/

Ben | 376 | 10/08 | 1537 | 11/4/08

To,
The Sarpanch,
Office of the Village Panchayat
C-na Benaulim

Sub:- Application of Smt. **Conceicao Andrade & Others** for
Construction/renovation of **residential complex, swimming pool
& compound wall**
in sy.no. **376/10, 376/9** Plot no. **-** Village **Benaulim**
Salcete Taluka.

Ref:- 1) **VP/CA/3334/2007-08 dtd. 19/2/08**

2)

Sir,

With reference to the above mentioned subject, this is to inform you that
there is no objection over the proposed construction/renovation of
residential complex, swimming pool & compound wall

from planning point of view with the following conditions:-

1. The permission is recommended as per the plans hereby annexed.
2. The permission is liable to be revoked if it is based on false information/wrong plans/calculations/documents or any other accompaniments of the application are found to be incorrect or wrong at any stage.
3. Any change to be effected to the approved plans, prior permission has to be obtained.
4. Prior to commencement in development work it will be incumbent upon the applicant to have conversion sanad of use of land as contemplated under Goa, Daman & Diu Land Revenue Code, 1968.
5. There should not be any drinking water well within 15mts. from
* soakpit, septic tank & vice versa.
6. Ownership of the land and acquisition of land if any, may be seen by Village Panchayat, Municipality before issue of licence.
7. Trees if any shall be cut only with prior permission from the concerned authority.
8. The opening of the compound wall gate shall be inwards only.
9. Traditional access if any, passing through the property shall not be blocked.
10. Approval from the Technical Officer, P.W.D. Sub-Div. II, W. D. VIII, Fatorda, Margao shall also be obtained on soundness of the structure etc.
11. Neat and clean environment with special reference to drainage, sewerage, garbage, etc., shall be maintained.
12. If any HT/LT/Electric line is passing through the property then N.O.C of the Electricity Department shall be obtained prior to starting the construction work.
13. Occupancy certificate should be issued only after obtaining N.O.C.
from this office.
from this office.
14. It is advisable to plant trees suitable to site condition.

15. The building shall have sloping roof with Mangalore tiles.
16. In case of compound wall adequate openings at the bottom of the compound wall shall be kept so that no cross drainage is blocked.
17. No hill cutting or filling of low lying area shall be undertaken without obtaining prior permission from the Chief Town Planner under section 17-A of T.P. Act.
18. N.O.C from all concerned authorities shall be obtained before commencement of the development.
19. F.A.R. coverage & setback shall be strictly maintained as per the approved plans and as per the rules in force.
20. Verification of ownership with specific reference to Tenancy position as on 2/11/1990 has to be made at your end before issue of licence.
21. All setbacks as shown on site plan shall be strictly maintained.
22. Area under stilt shall be strictly utilised for parking purpose and same shall not be enclosed at any point of time.
23. Open car parking spaces as shown on the site plan shall be developed and utilised for parking purpose.
24. 6.0mts. wide internal road as shown on the site plan shall be developed with side drains. Same shall be maintained without any obstructions for circulation purpose.
25. Adequate arrangements shall be made for collection and disposal of solid and liquid waste generated.
26. Adequate surface water drain network shall be constructed and same shall be connected to existing drains in the area.
27. Swimming pool shall be hygienically maintained.
28. Open space as shown on the site plan shall be developed and utilised for recreational purpose.
29. Area under road widening shall be maintained free from any construction obstructions.
30. The maximum height of the building shall be restricted within 11.5mts from top of the stilt to the eaves level.
31. Neat and clean environment shall be maintained within the complex.
32. Society office building shall be utilised for functions related to society.
33. Easement rights if any shall not be blocked.
34. Proposed development shall not affect the existing paddy field toward northern and western side.
35. This N.O.C is issued with concurrence of the Chief Town Planner.

File is returned herewith, after retaining a set of plans and documents for this office records.

Yours faithfully,

(S.M. Dykesh)
Town Planner

Encl: as above.

Copy to:

Shri/Smt/ Conselton Andrade & Others,
Benaulim, Salcete-Goa.

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