

APPENDIX-C2
Office of the Town Planner,
Town & Country Planning Department,
Ponda Taluka Office,
Ponda Goa

TECHNICAL CLEARANCE ORDER

Technical Clearance granted for carrying out the work of proposed construction **Building G, H, Community Hall & Compound Wall**. As per the enclosed approved plans in the property zone as settlement **VP 1, FAR 80**, in Regional Plan for Goa **2021** situated at Survey no **215/0**, **Plot No. 7 at Bandora Village Ponda Taluka** bearing with the following conditions:-

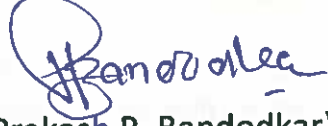
1. Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked if any information, plan calculations, documents and other accompaniments of 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. The applicant shall have valid Conversion Sanad under the Goa Land Revenue Code, 1968.
7. Storm water drain should be constructed along the boundary of the effected plot along the boundary of the effected plot abutting to the road.
8. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
9. The Septic tank and soak pit should not be located within a distance of 15mts from any existing well in the surrounding area.
10. Completion certificate has to be obtained from this Authority before applying for occupancy certificate from the Licensing Authority.
11. The ownership of the property, tenancy as on 01/11/1090 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.
12. Adequate utility space for the dustbin, transformer etc, should be reserved within the plot area. 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 and Country Planning Act, 1974.

13. All the setbacks shown in the approved site plan has to be strictly maintained.
14. No completion order in appendix-C6 shall be issued if the construction is carried out in violation in the approved plan.
15. Adequate arrangement shall be made for the collection of garbage and it's safe disposal at the satisfaction of the Village Panchayat.
16. The applicant shall provide a mailbox on ground floor for collection of letters, parcels, Mails etc. from Postal Department.
17. Village Panchayat should ensure about required availability of power & Water supply & other Infrastructure before issuing construction license.
18. The Village Panchayat shall not issue any trade license in the stilt floor if any and shall ensure that the same are used for parking of vehicles only.
19. 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.
20. The Height of the Compound wall shall not exceed 1.50 mts. It shall be open type above 0.90 mts. height in portion abutting the road.
- 21 The NOC is issued based on Govt. approval vide note no. **TPP/587/Bandora/215/7/TCP/2018/2115 dt 17/10/2018**

Applicant has paid the infrastructure tax for an amount of **Rs. 854160/-** vide challan no. **185/2018** dated **30/10/2018** towards the construction of **Residential Building G, H, Community Hall.**

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED NIL INWARD NO. 1485 DATED 01/08/2018 FROM MANAGING DIRECTOR, SAAD INFRASTRUCTURE INDIA PVT. LTD.

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.


(Prakash P. Bandodkar)
Dy. Town Planner

To,
Managing Director,
Saad Infrastructure India Pvt. Ltd.
Ponda Goa

Copy to:-

✓ The Sarpanch,
Village Panchayat of Bandora, Ponda Goa.

To,
Managing Director,
Saad Infrastructure India Pvt. Ltd.,
Ponda Goa.

NO OBJECTION CERTIFICATE

With reference to your letter No. Nil dated 07/11/2018 on subject, issue of NOC for proposed construction of building G, H, Community Hall & Compound Wall bearing survey no.215/0, Plot no. 7 situated at Bandora village Ponda-Goa & Technical clearance order of TCP/SGPDA,Ponda. The site was inspected by Health Officer along with Sanitary Inspector of this office and this office has no objection proposed construction of building G, H, Community Hall & Compound Wall bearing survey no.215/0, Plot no. 7 situated at Bandora village Ponda-Goa & Technical clearance order of TCP/SGPDA,Ponda. on Sanitary and Health point of view, by the incumbent/ the management, subject to the following conditions:-

No. of unit for Residential:-	As per Plan enclosed
a) No. of unit for commercial :- -----	As per Plan enclosed
b) Total:- -----	As per Plan enclosed
c) STP is needed for this project:-	As per Plan enclosed
d) No Septic tank/Soak pit has been shown on the plan:-	As per Plan enclosed
e) Whether the size of the septic tank/soak pit is adequate to the above Unit and persons, if not what should be the size:-	As per Plan enclosed
f) Whether the drains in the complex have been properly shown to discharge the rain water:-	As per Plan enclosed
h) Whether there is any possibility of contaminating the water of wells due to the construction of septic tank, soak pit:-	As per Plan enclosed

The Applicant/Builder shall observe the following conditions:-

- 1) Before starting the construction of Building a sign board stating the name of the builder/proprietor, address, his phone number should be displayed at the construction site.
- 2) The Applicant/Builder should ensure that all the labourers posses cards and the same should be renewed every three months. No labour shall be engaged by the Contractor/ Builder at the construction sites unless he/she has a Health card.
- 3) The temporary toilet facilities should be provided to the labourers those are engaged for the construction purpose.
- 4) If the plot is at higher level than the neighboring plot, the soak pit should be 1½ mtr deep than the level of adjacent plot to prevent seepage in the adjacent plot.
- 5) The soak pit of the septic tank should be constructed at minimum distance of 15 mtrs away from the well, or any natural source of water.
- 6) NOC is issued only on waste water & Sanitation point of view. If any gaseous/liquid /chemical waste are disposed by this project, NOC from Goa State Pollution Control board has to be obtained.
- 7) The soak pit/septic tank should be constructed at the distance of minimum 1 mtr. away from the compound wall.
- 8) Accumulation of water shall be prevented in pits in around the sites so as to avoid breeding of Mosquitoes.
- 9) The Builder/Contract to take adequate anti-larval measures at the construction Sites in consultation with the concerned Health Officer.
- 10) N.O.C. for construction issued by this Authority is to be produced at the time of Occupancy Certificate.
- 11) The soak pit is to be filled with bolders (Robol) after the inspection at the time of Occupancy.
- 12) Property documents to be verified at your end.
- 13) NOC issued only on sanitation point of view.

This office is not responsible for any court litigations as regards ownership of proposed construction of building G, H, Community Hall & Compound Wall bearing survey no.215/0, Plot no. 7 situated at Bandora village Ponda-Goa.

Parsekar
10-11-18
(Dr. Smita Parsekar)
Medical Officer, I/C
PRIMARY HEALTH CENTRE
PONDA-GOA