



**OFFICE OF THE SENIOR TOWN PLANNER  
TOWN & COUNTRY PLANNING DEPARTMENT,  
SOUTH GOA DISTRICT OFFICE,  
OSIA COMMERCIAL ARCADE, 4<sup>TH</sup> FLOOR 'B' WING**

**MARGAO-GOA.**

**REF:- TPM/26136/Nagao/49/5/18/4216**

**DATE:- 30/8/2022**

**TECHNICAL CLEARANCE ORDER**

Technical Clearance is hereby granted for carrying out the work of **proposed construction of revised residential project (revised)** as per the enclosed approved plans in the property zoned as **Settlement Zone in Regional Plan for Goa 2001 and 2021**, in Survey no. 49/5-A of **Nagao Village of Salcete Taluka** 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 /developer 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 soak pit should not be located within a distance of 15.00meters from any existing well in the surrounding area.
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.
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 or 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 issuing the licence.
13. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.

14. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80mts and along the boundary abutting on a street upto a height of 1.50mts only which shall be of closed type up to a height of 90cm. only and open type above that height.
15. 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.
16. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00mts radius for roads upto 10.0mts R/W and that of 5.00mts radius for roads above 10.00mts R/W.
17. As regards complaints, pertaining to encroachments, Judicial orders/directive and other legal issues, the same may be verified and confirmed by the concern Village Panchayat before issuing licence.
18. The set backs shown on the site plan shall be strictly maintained.
19. The Village Panchayat shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.
20. The area under road widening shall be deemed to be public road and shall not be enclosed/encroached. Affidavit/undertaking in this regard shall be sworn before the Village Panchayat/PWD as the case may be on stamp paper of Rs.100/-.
21. In case of any boundary dispute encroachment if any shall be resolved by the applicant with clear demarcation of the boundaries from survey Department. This office shall not be held responsible at any point of time as the said technical clearance order is only from Planning point of view.
22. 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).
23. This Technical clearance order issued supersedes the earlier order No.TPM/26136/Nagao/49/5/16/4347 dated 19/9/2016 issued for commercial project.
24. The Technical Clearance is purely for residential project.
25. The necessary arrangement of water required for pool shall be made by the applicant at his own cost.
26. Adequate provisions of garbage bins shall be made within the complex and necessary provision for disposal of the same shall have to be made in consultation with local authorities.
27. The village level nallas towards eastern side of the property should be stickly maintained and same should not be disturbed in any manner. Also no garbage shall be dumped into the said nallas.
28. Adequate provision of solar panels shall be made over the terrace of each residential unit.
29. The 40 meters set back from the central line of N.H shall be strictly maintained.
30. Any other permission if required under National Building Code, shall be obtained and village Panchayat shall ensure about the same.
31. The technical clearance issued based on the letter dated 19/11/2014 issued by executive Engineer, works division XIV, NH 14,PWD permitting to obtain access to the property through 6 mts wide road already existing & available at the site which is running parallel to the Highway in level with property.

The Technical Clearance is issued based on the approval of the Government obtained vide note no.TPM/26136/nagao/4915/2022/3742 dtd 2/8/2022

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 22/6/2022 RECEIVED FROM Mr Yatin Ramesh Parekh. Power of Attorney holder to Keshav Kumar Agarwal & others

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.

  
(S.P. Surikar)  
Dy Town Planner.

Note:- Pursuant to this office earlier assessment Order No.TPM/26136/Nagao/49/5/15/4465 dtd 14/9/15 , the applicant has already paid the Infrastructure Tax of Rs.12,64,880/- (Rupees twelve lakh sixty four thousand eight hundred and eighty only) vide challan no. 179 dtd 10/8/2016.

To,  
Mr Keshav Kumar Agarwal & others  
C/o Yatin Ramesh Parekh(P.O.A Holder)  
Landscape, martin , mansion,D3,  
Caranzalem-Goa

Copy to:  
The Sarpanch/Secretary,  
Village Panchayat of Nagao  
Salcete Goa.  
emp/-

