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

REF:- TPM / COWA / SJA / 4/18/2011 / 5244 / DATE:- 15/9/2011

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the

Construction of residential row bungalows and compound wall as per the enclosed approved plans in the property zoned as **SETTLEMENT ZONE** in **Regional Plan** and situated at **Sao Jose de Areal** village bearing Survey no. **4/18** Plot No. ___ of approved sub-division reference No./Development Permission No. ___ 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 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. 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 1.00mts. x 0.50mts. with writing in black color 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 15.00meters from any other existing well in the plot area/plan.
8. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
9. Completion Certificate has to be obtained from this Authority 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.

Contd./-

11. 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, beyond 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.
12. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
13. The Ownership of the property shall be verified by the licensing body before the issuing of the licence.
14. All set backs shown on site plan shall be strictly maintained.
15. Adequate arrangement shall be made for collection and disposal of solid and liquid waste generated.
16. Adequate storm water drain network shall be constructed for smooth flow of rain water.
17. Area left for road widening shall be developed and gifted to concerned Authority before applying for occupancy certificate.
18. The applicant has paid an amount of Rs.68,448/- (Rupees sixty eight thousand four hundred and forty eight only) towards infrastructure tax vide challan no.526 dt. 30/08/2011.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 20/06/2011 FROM SHRI MOHAMMED ZAKEE SAUDAGAR & OTHERS.

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE.


(S. P. Sarfakar)
Dy. Town Planner

To,
Shri Mohammed Zakee Saudagar & others,
Aquem, Margao, Salcete Goa.

Copy to:
Village Panchayat of Sao Jose de Areal,
Salcete Goa.
In/-