



Office of the Dy. Town Planner,
Town & Country Planning Dept.
Bicholim/Sattari Taluka Office, Bicholim-Goa.

Ref. No: DC/7050/BICH/TCP-17/992

Date: 29/11/2017

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the **construction of Residential cum Commercial Building**. As per the enclosed the approved plans, the property zoned as **Settlement** in Regional Plan for Goa 2001 A.D of Bicholim Taluka & situated at Village **Mulgao**, Taluka **Bicholim** bearing **Survey no. 260/1-D** 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 & Country Planning Act, 1974.
4. Any change to be effected 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 and 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 colour 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 the 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 meters 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 order 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. 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 as per the provisions of section 17(A) of the Goa Town and Country Planning Act, 1974.
16. In case of compound walls, the gated shall open inwards only and traditional access, if any passing through the property shall not be blocked.
17. N.O.C. from all the concerned authorities shall be obtained if any before commencement of the development work as applicable.
18. The ownership of the property shall be verified by the licensing body before the issuing of the license.
19. F.A.R. coverage and setback should be strictly maintained.
20. Verification of ownership with the specific reference to tenancy position as on 2.11.1990 has to be verified by the village Panchayat/Municipality before issue of license.
21. The adequate arrangement for collection and disposal of solid waste generated within the complex shall arrange to satisfaction of village Panchayat/Municipality.
22. The village Panchayat/Municipality shall ensure that Sewage Treatment Plant if proposed for the project function effectively at all the times.
23. Complaint/court order if any shall be verified by the Municipality/Panchayat before issue of construction license.

❖ Necessary infrastructure tax of Rs. 5,26,370 (Rupees Five lakhs twenty six thousand three hundred seventy only) paid vide Challan no.61 dtd. 21/11/2017.

❖ *THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 13/11/2017 (received under inward no.1094 dated 14/11/2017) FROM SHRI. ARVIND N. NAIK*

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


(Anand A. Deshpande)
Dy. Town Planner

To,
Shri. Arvind N. Naik,
H.No.276/7, Pether,
Opp. Wilsha Hotel,
Carambolim, Tiswadi-Goa.

Copy to:
The Sarpanch,
Village Panchayat Mulgao,
Mulgao, Bicholim-Goa.

