

Ref No: TPB/245/TCP-17/1361
Office of the Senior Town Planner
Town & Country Planning Dept.,
North Goa District office,
302, Govt. Building Complex,
Mapusa - Goa.
Dated: 11 / 05/2017.

GOA HOUSING BOARD
INWARD No. 399.....
DATE 12/5/7. INTL



OFFICE OF THE SENIOR TOWN PLANNER, MAPUSA GOA.
TECHNICAL CLEARANCE ORDER

Ref No: Inward No. 988

Dated: 04/03/2014

Technical Clearance is hereby granted for carrying out the proposed **Construction of Market Complex building (Revised)** as per the enclosed approved plans in the property Zones as **Commercial Zone (C3)** in **Outline Development Plan for Panaji (Porvorim Part)** situated at **Penha De Franca** village bearing Survey No.129/1-A & 130/1-A, plot J with the following conditions:-

1. Construction shall be strictly as per the approved plans. No change 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 sing board of minimum size 1.00 mts. X 0.50 mts. with writing in black color on a white background at the site, as required under the Regulations.
5. 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.
6. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
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 the 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 filing 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 & 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 and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.

14. The area on stilt if any should not be enclosed in any fashion at any stage & shall be used for parking of vehicles for residents of the building only.
15. The adequate arrangement for collection and disposal of solid waste generated within the complex shall be arranged to satisfaction of Village Panchayat.
16. Panchayat shall verify the infrastructural requirements such as water and power supply before issue of construction license.
17. Adequate storm water network shall be developed up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
18. The height of the compound wall strictly maintained as per rules in force.
19. Gate of compound wall shall be open inwards only.
20. The Village Panchayat shall take cognizance of any issue in case of any complaints/ court orders before issuing of construction license.
21. This technical clearance is issued in modification to the earlier technical clearance issued by this department vide letter no. TPB/245/TCP/13/4334 dated 08/11/2013

NOTE:

- a) The above technical clearance order is issued based on the order issued by Chief Town Planner vide no. 29/8/TCP/2012-13/RPG-21/Status/1803 dated 04/06/2012 pertaining to guide line for processing various application.
- b) An engineer who designs the RCC structure, of the project proponent is liable for structural designs and stability of the project, structural liability certificate issued by an engineer Sham K. Shahapurkar dtd.26/4/2017 TCP Reg. No. ER(P)051/2011.
- c) This order is issued with reference to the application dated 04/03/2014 from Managing Director, Goa Housing Board.

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. Surlakar)
Dy Town Planner

To,
The Managing Director,
Goa Housing Board,
Alto Betim, Porvorim,
Bardez – Goa

Copy to:
The Sarpanch/Secretary,
Village Panchayat of Penha de Franca,

Applicant has paid additional services charges of Rs.6,25,302/- (Rupees Six Lakhs Twenty Five Thousand Three Hundred and Two Only) vide challan no. 11 dtd. 06/04/2017.

The permission is granted subject to the provision of Town & Country Planning Act 1974 and the rules & Regulation framed there under.