

Ref No: TPB/2146/TCP-17/ 583
Office of the Senior Town Planner
Town & Country Planning Dept.,
302, Govt. Building Complex,
Mapusa - Goa.

Dated: 09/03/2017.



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

Ref No: Inward No. 184

Dated. 12/01/2017.

Technical Clearance is hereby granted for carrying out the **Construction of residential villas, Swimming pool, well & Compound wall (revised plan)** as per the enclosed approved plans in the property Zoned as '**Settlement Zone**' in **Regional Plan for Goa 2001 A.D. & Regional Plan for Goa 2021** situated at Village **Assagao** bearing Survey No. **177/1** 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 sign 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 commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
7. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
8. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.

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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, 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. The ownership of the property shall be verified by the licensing body before the issuing of the license.
13. The adequate arrangement for collection and disposal of solid waste generated within the complex shall be arranged to satisfaction of Village Panchayat.
14. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.
15. Panchayat shall verify the infrastructural requirements such as water and power supply before issue of construction license.
16. 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.
17. The Village Panchayat shall ensure that Sewage Treatment Plant if proposed for the project function effectively at all the times.
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 structure shown to be demolished shall be demolished before applying the occupancy certificate.
21. Open parking area should be should be effectively developed.
22. Applicant should make his own arrangement of water for the swimming pool.
23. Proposed villa should be strictly use for residential purpose only.
24. Complaint/Court Order if any should be verified by the Village Panchayat before issue of construction license.
25. The area under road widening deemed to be public road and shall not enclosed/encroached an affidavit to this effect shall be sworn in by the applicant before the local authority on stamp paper of Rs 100/-.
26. Applicant shall make a gift deed for the land widening area in favor of the local authority or P.W.D. before applying for the occupancy certificate.

28. NOC from the Water Resources Dept., shall be obtained for the proposed well before issue of license by the Village Panchayat.

29. This technical clearance is issued as a partial modification to the earlier technical clearance issued by this department vide letter no. TPB/2146/TCP/16/1712 dtd. 13/6/2016.

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 **Shri. Jeronimo L. Souza** dtd. **09/01/2017** TCP Reg. No. **ER/0036/2011**.

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.

This order is issued with reference to the application dated **12/1/2017** from **Mr. Kasu Venkata Rajagopal Reddy**.

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. Surulkar)
Dy. Town Planner

✓ To

Mr. Kasu Venkata Rajagopal Reddy,
B-4 Vista do Mar, Milroc,
Reis Magos Bardez – Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat **Assagao,**
Bardez - Goa.

Applicant has paid additional infrastructure tax of **Rs. 1,04,324/-** (Rupees One Lakh Four Thousand Three Hundred Twenty Four only) vide challan no. **424** dated **09/3/2017**.

This permission is granted subject to the provisions of Town & Country Planning Act 1974 and the rules & Regulation framed there under: