

Ref No: TPB/2697/SOC/TCP-18/ 2174
Office of the Senior Town Planner,
North Goa District Office,
Town & Country Planning Dept.,
302, Govt. Building Complex,
Mapusa - Goa.

Dated: 7/16/2018.



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

Ref No: Inward No. 2466

Dated: 09/06/2018.

Technical Clearance is hereby granted for carrying out the proposed amalgamation of property bearing Sy.no.405/10,10-A and 11 and construction of residential villas, building, Club house, Security Cabin and Swimming pool (revised plan) as per the enclosed approved plans in the property Zoned as Settlement Zone in Regional Plan for Goa 2001 A. D. and Regional Plan for Goa 2021 situated at Socorro village Taluka Bardez Goa, bearing Survey No. 405/10, 10-A and 11 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 Septic Tank, 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. Panchayat shall ensure the infrastructure requirements such as water supply and garbage before issuing license.

15. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
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. Internal 8.00 mtrs and 6.00 mts. wide road as shown on the site plan shall be effectively developed
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. This technical clearance order is issued for compound wall of length of 720.00 running mts. only
21. Applicant shall make his own arrangement of water for swimming pool.
22. Open parking area should be should be effectively developed.
23. The area under road widening deemed to be public road and shall not be enclosed/ encroached.
24. The Village Panchayat shall take cognizance of any issue in case of any complains/Court orders before issue of construction license.
25. This Technical Clearance is issued in modification to earlier issued Technical Clearance vide no. TPBZ/175/SOC/12/560 dated 13/2/2012, TPBZ/174/SOC/12/553 dated 12/2/2012 and TPBZ/178/SOC/12/555 dated 12/2/2012.
26. This technical clearance order is issued based on Govt. approval obtained vide Note bearing No. TPB/2697/SOC/TCP/17/3351 dated 06/11/2017.

NOTE:

- a) This Technical Clearance Order is issued based on the order issued by the 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 Mr. Rajesh Mahambrey dtd. 13/10/2016 TCP Reg. No. SE/0044/2010.
- c) This Order is issued with reference to the application dated 09/06/2017 from M/s. Sun Hospitality & Service Apts. Pvt. Ltd.,
- d) Applicant has paid infrastructure tax of Rs.6,21,892/- (Rupees Six lakhs Twenty One Thousand Eight Hundred Ninety Two Only) vide challan no. 35 dated 25/04/2018.

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE. OF CONSTRUCTION LICENSE PROVIDED THE CONSTRUCTION LICENSE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.


(S. P. Surlakar)
Dy. Town Planner

To,
M/s. Sun Hospitality & Service Apts. Pvt. Ltd.,
Phoenix Plaza, Block No.A. Flat No.4,
Alto, Mapusa, Bardez Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of Socorro,
Bardez - Goa.

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