



TRUE COPY

TOWN & COUNTRY PLANNING DEPARTMENT,
TALUKA OFFICE-QUEPEM/SANGUEM/DHARBANDORA,
QUEPEM-GOA.

26/7/19

REF:- TPO/

53/9-CUR/241/1/2018/1534 DATE:- 25/10/2018

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the **construction of building 'B'** as per the enclosed approved revised plans in the property zoned as **Commercial Zone** as per RPG-2021 and situated at **Curchorem** Village of **Quepem** Taluka bearing **Survey no. 241/1(part)** 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. 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 colour 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.
7. The soak pit should not be located within a distance of 15.00meters from any existing well in the surrounding area
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.
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, are involved, 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 issuing the licence.
14. This order is issued based on the Certificate of Conformity with Regulations and Structural Liability Certificate produced by the owner.

contd/-

15. This Order is issued based on the Affidavit submitted by the owner sworn before **Notary Rajendra T. Naik**
16. As regards to complaints, pertaining to encroachments, Judicial orders/directive and other legal issues, the same may be verified and confirmed by the concern Village Panchayat before issuing licence.
17. Shops shall be used for soft commercial use only.
18. Aspects as regards to quality of material used, Structural stability & soundness of the building shall be verified by the Engineer who has designed the project of the proponent, Structural Liability Certificate is submitted by **Engineer Sanjay V. Naik**
19. This Technical clearance order is issued on the basis of survey plan submitted by the applicant issued by Land Survey Department specifically with respect to boundaries of the property. Any dispute that may arise at any point of time with respect to boundaries of the property, shall be resolved by the applicant and the concerned party. This office shall not be held responsible at any point of time as the said technical clearance order is only from Planning point of view.
20. The applicant shall dispose the construction debris at his/her own level and the same shall be taken to the designated site as per the disposal plan given by the applicant in the Affidavit to be produced to the Corporation/Municipal Council/Village Panchayat (as the case may be).
21. As undertaken in the Notarised affidavit dtd. 18/09/2018, parking spaces of the old buildings shall not be affected at any point of time on account of construction of new building in the plot. The project proponent shall be solely responsible for any consequences that may arise in respect of parking in the plot and the issues related to parking shall be resolved by the project proponent.
22. The plot shall be cleared by removing the hurdles/barriers existing if any in the property for free circulation of vehicles.
23. Construction of new building in the plot shall not cause any sort of nuisance by way of noise, sound, vibrations, fumes, debris and water pollution. The project proponent shall take utmost care in safeguarding the health and other issues of the occupants of the old building.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED **24/10/2017**

RECEIVED FROM **M/S SHIVANI DEVELOPERS**

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.

(Manguirish N. Verenkar)
Dy. Town Planner

Note: Applicant has paid the Goa Infrastructure tax amounting to **Rs. 3,54,517/-** (Rupees three lakhs fifty four thousand five hundred seventeed only) vide challan no. 39 dtd. 02/12/2009.

To,
M/s Shivani Developers,
C/O Mahesh Sagrani, Churdi building,
Curchorem Goa

Copy to:-
The Chief Officer,
Curchorem- Cacora Municipal Council,
Curchorem Goa.

Tn/-

Certified True Copy of Original

Uday G. Kudchadkar
NOTARY
Reg. No. 82/96
CURCHOREM-GOA
Sr No. 1258 Date: 26-7-2019
SWACHHA BHARAT - NITAI

