



Ref No: TPB/2816/SOC/TCP-18/ 163-
Office of the Senior Town Planner
Town & Country Planning Dept.,
North Goa District office,
302, Govt. Building Complex,
Mapusa - Goa.
Dated: 12/1/2018

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

Ref No: Inward No.5171

Dated.29/11/2017

Technical Clearance is hereby granted for **proposed construction of residential building and compound wall (revised plan)** as per the enclosed approved plans in the property Zoned as **“Settlement (S2) Zone’** in **Outline Development Plan of Panaji (Porvorim part)** situated in Survey No.391/5A at **Socorro Village, Bardez- Goa**, with the following conditions:-

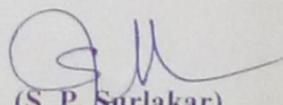
1. Construction shall be strictly as per the approved plans. No change shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments 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 / as per the requirement of Health Act 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 this 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 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. Panchayat shall verify the infrastructural requirements such as water and power supply before issue of construction license.
15. 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.
16. Open parking area should be effectively developed.
17. The area under road widening shall not be encroached/ enclosed.
18. The Village Panchayat shall take cognizance of any issue in case of any Complaints court orders before issuing of construction license.
19. The area under road widening shall not be encroached/ enclosed and Affidavit /undertaking in this regards shall be submitted before the Panchayat/ P.W.D.
20. Internal 4.50 mts. road as shown in the site plan shall be effectively developed.
21. The height of the compound wall strictly maintained as per rules in force.
22. Gate of compound wall shall be open inwards only.
23. Proposed stilt floor shall be used for parking of vehicles only and should not be closed at any point of time.
24. The area under proposed 25.0 mts wide ODP bye pass road toward eastern side of the plot shall be left as marked on the site plan.
25. This Technical Clearance order is issued in modification to earlier issued Technical Clearance order vide no. TPB/2816/SOC/TCP/17/609 dated 10/3/2017.

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 M.G.Chandrashekar dtd.25/11/2017 TCP Reg. No.TCP/SE/0052/2010.
- c) This order is issued with reference to the application dated 29/11/2017 from M/s. Priority Constructions.
- d) Infrastructure tax was paid earlier for Rs.2,99,968/- (Rupees Two Lakh Ninety Nine Thousand Nine Hundred Sixty Eight Thousand) vide challan no. 408 dated 2/3/2017 for built up area of 1499.84m2. However present proposed built-up area is 1394.64m2 which is less than earlier paid built up area. Hence no Infrastructure tax is applicable.

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/
✓ M/s. Priority Constructions
Priority Signature, 2nd floor,
New Taleigao Bypass road
Taleigao, 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.