

Ref No: TPB/2803/ALD/TCP-17/2016
Office of the Senior Town Planner
Town & Country Planning Dept.,
North Goa District office,
392, Govt. Building Complex,
Mapusa - Goa.
Dated: 24/01/2017.



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

Ref No: Inward No. 5045

Dated: 29/11/2016.

Technical Clearance is hereby granted for carrying out the construction of residential and commercial building per the enclosed approved plans in the property Zoned as 'Settlement Zone' in Regional Plan 2001 A.D and Regional Plan 2021 and situated in Survey No. 21/7-A at Aldona 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 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 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 and tenancy of Land & any of the property shall be verified by the licensing body before the issuing of the license.

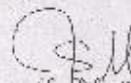
Cont. 2/-

13. The Village Panchayat shall ensure availability of infrastructure such as water supply and power before issuing license.
14. The Village Panchayat shall ensure about adequate arrangement for collection and disposal of solid waste generated within the complex up to satisfaction of Village Panchayat.
15. Adequate storm water drain network shall be developed up to satisfaction of Village Panchayat and same to be connected to existing drain in the locality.
16. The height of the compound wall strictly maintained as per rules in force.
17. Gate of compound wall shall be open inwards only.
18. 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. as the case may be on stamp paper of Rs.100/-.
19. The area on still should not be enclosed in any fashion at any stage & shall be used for parking of vehicles for residents of the building only.
20. The Village Panchayat shall take cognizance of any issue in case of any complaints/ court orders before issue of construction license.

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 Shri. Rajesh R. Mahambrey dtd. 26/11/2016 TCP Reg. No. SE/0044/2010.
- c) This Order is issued with reference to the application dated 29/11/2016 from Shri. Rajkumar Gadge.

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. Surlakar)-
Dy. Town Planner

To,
Mr. Rajkumar Gadge
By POA holder to Line Property Developers Limited
Managing Director of Mega Structures Real Estate Limited
Off. No. 301, 302, 306 3rd floor,
Commerce Centre Building,
Opp. Mapusa Municipality,
Mapusa, Bardez Goa.

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

Applicant has paid infrastructure tax of Rs. 2,18,434/- (Rupees Two Lakhs Eighteen Thousand Four Hundred Thirty Four Only). vide challan no. 360 dated 09/1/2017.

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