



OFFICE OF THE TOWN PLANNER, TOWN AND COUNTRY PLANNING DEPTT.
4TH FLOOR, COMMERCE CENTER, MORMUGAO TALUKA OFFICE
VASCO-DA-GAMA GOA.
Website: <https://tcp.goa.gov.in>

Ref. No.: DM/6702/5/MTD/2022/20

Dated: 15/03/2022

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out proposed construction of **Residential Building and Compound Wall** as per the enclosed approved plans in the property zoned as Settlement Zone as per Regional Plan for Goa 2021 situated at land bearing **Survey No. 126/1-C plot no. 20** of **Cortalim Village, Mormugao Taluka** with the following Conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be affected 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 application 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 commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
6. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before obtaining construction licence.
7. In case of any cutting of sloppy land or filling of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner has to be obtained before the commencement of the works as per the provisions of Section 17(A) of the Goa Town and Country Planning Act 1974.
8. The soak pit should not be located within a distance of 15.00 mts from any existing well in the surrounding area.
9. Storm water drain should be constructed along the boundary of the affected plot abutting the road.
10. The Village Panchayat shall not issue any trade licence in the stilt floor/garbage and shall be strictly used for parking of vehicles only.
11. All the setbacks shown in the approved site plan has to be strictly maintained.
12. Adequate arrangement shall be made for the collection of garbage and its safe disposal at the satisfaction of the Village Panchayat.
13. Adequate Utility space for the transformer etc. should be reserved within the plot area
14. The ownership of the property and the traditional access if any passing through the property shall be verified by the Village Panchayat before issue of construction licence.
15. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.

16. As regards complaints, pertaining to encroachments, Judicial orders/directive and other legal issues, the same may be verified and confirmed by the concerned Village Panchayat before issuing licence.
17. The area under road widening shall be deemed to be public road and shall not be enclosed/encroached. Affidavit/undertaking in this regard shall be sworn before the Village Panchayat/PW'D as the case may be on stamp paper of Rs. 100/-.
18. In case of Compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
19. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
20. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80 mts and along the boundary abutting on a street upto a height of 1.50 mts only and which shall be of closed type up to a height of 90 cms. only and open type above that height.
21. The Village Panchayat shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.
22. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0 mts from the crown of the road for a length of 9.00 mts from the intersections corner of the plot on both sides of the plot.
23. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00 mts radius for roads upto 10.00 mts R/W and that of 5.00 mts radius for roads above 10.00 mts R/W.
24. Trees within the plot shall be planted as per Regulation 18 of The Goa Land Development and Building Construction Regulation 2010. The same shall be verified by local body before issue of Occupancy Certificate.
25. Debris of the existing structure proposed for demolition/any other construction debris, shall be deposited in the area identified for the said purpose by the PWD and shall not be dumped in any other area.
26. Stilt floor shall be use for parking of vehicle only and shall not be closed in any fashioned at any stage.
27. Payment of prescribed fees which is 1% of the total cost of construction of project shall be made prior to obtaining Completion Order.

This Technical Clearance Order is issued with the concurrence of Chief Town Planner (Planning) dated 24/2/2022.

Engineer who has design the RCC structure of the project proponent is liable for structural designs and stability of the project. Structural liability certificate dated 16/1/2022 issued by Eng. **Shilkar Aditya Devidas**, bearing Reg. No. ER/0003/2018.

Note: Pursuant to this office assessment order No. DH/6702/5/MTP/2022/107 dated 8/3/2022 the applicant has paid Infrastructure Tax for an amount of **Rs. 1,80,710/- (Rupees One lakh eighty thousand seven hundred and ten Only)** vide challan no. 19 dated 8/3/2022.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 17/2/2022 **FROM MR. EVERTON VALES.**

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


(Ritesh R. Shirodkar)
Dy. Town Planner

To,
Mr. Everton Vales,
POA holder for Mrs Wilma Pereira, H.no. 240, Alto Dabolim Goa.

Copy to:-
The Sarpanch/Secretary.
Village Panchayat of Cortalim, Mormugao Goa.