

राज्य  
शासन

राज्य नगर पंचायत को शासन

### OFFICE OF THE SENIOR TOWN PLANNER

Town & Country Planning Dept., North Goa District Office,  
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No: TPB/1332/PDF/TCP-20/ 399

Dated: 24 / 01/2020

### TECHNICAL CLEARANCE ORDER

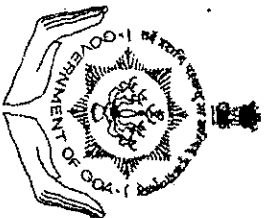
RefNo: Inward No. 5289

dtd. 20/09/2019

Technical Clearance is hereby granted for carrying out the proposed construction of residential building & Compound wall per the enclosed approved plans in the property Zoned as Settlement Zone in Regional Plan for Goa 2021 and situated at village Penhã de Franca Taluka Bardez Goa, bearing Survey No. 141/6 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, it 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.

Contd....2/-



प्रमुख  
प्राप्त  
एक रुपय बरदेशी को शेर

**OFFICE OF THE SENIOR TOWN PLANNER**  
Town & Country Planning Dept., North Goa District Office,  
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No.: TPB/1332/PDF/TCP-2020/112

Dated: 08 / 01/2020

**ORDER**

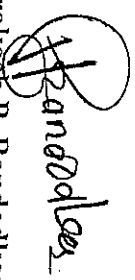
- Read: 1) Goa Tax on Infrastructure Act 2009 (Goa Act 20/2009).  
2) 45/1/TCP-09/Pt. file/3416 dtd 18/9/09.  
3) 45/1/TCP-09/Pt. file/3417 dtd 18/9/09.  
4) 45/1/TCP/Pt. file/2012/1037 dtd 30/3/12  
5) CTP/MISC/TCP/2013/2142 dtd. 31/5/2013  
6) Your application under Inward no. **5289 dtd. 20/09/2019.**

Whereas the infrastructure tax towards your application for proposed construction of **residential building** property bearing Survey No.141/6 of Village Penha de Franca Bardez - Taluka has been assessed as **Rs.2,32,400/-**(Rupees Two Lakhs Thirty Two Thousand Four Hundred only). The calculation of the tax has been assessed @Rs.200 per square meter of **residential floor area** as per the provisions of the said Act.

Infrastructure Tax Calculation:-

For Residential built up area	= 1162.00 m2 XRs. 200/-	= Rs. 2,32,400/-
	<b>Total amount Payable</b>	<b>= Rs.2,32,400/-</b>

Now, therefore the said amount shall be deposited by way of challan which should be collected from this office on any working day.

  
(Prakash P. Bandodkar)  
Dy. Town Planner

To,  
Mercy Construction Co.,  
17-A, Ground floor, Boran Road,  
Bandra (West), Mumbai.

Copy to:  
The Sarpanch/Secretary,  
Village Panchayat of Penha de Franca,  
Bardez - Goa.