

Ref No: TPB/3826/ALD/TCP-18/ 1085
Office of the Senior Town Planner
Town & Country Planning Dept.,
North Goa District office
302, Govt. Building Complex,
Mapusa - Goa.
Dated: 20 / 3 / 2018



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

Ref No: Inward No. 4463

Dated: 20/10/2017.

Technical Clearance is hereby granted for carrying out the proposed construction of residential building and compound wall by Mr. Clarence Joseph Damian Rodrigues POA holder for Mr. Aloysius Anthony Rodrigues & Mr. Albert Francis Reginaldo Rodrigues as per the enclosed approved plans in the property Zoned as Settlement Zone in Regional Plan for Goa 2001 A. D. and Regional Plan for Goa 2021 situated at village Aldona Taluka Bardez Goa, bearing Survey No. 11/8 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 Wall, the gate shall open inwards only and traditional access, if any passing through the property shall not be blocked.

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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. The Panchayat shall ensure about the availability of required portable water and power supply before issue of license.
15. The Village Panchayat shall take cognizance of any issue in case of any complaints/ court orders before issue of construction license.
16. Adequate arrangement shall be made for disposal of solid and liquid waste generated from the building by adopting appropriate technology.
17. Proposed building should be strictly use for commercial purpose only.
18. No compound wall shall be constructed towards northern-western side of the plot boundary for better movement of entry and exist for vehicles.
19. The height of the compound wall strictly maintained as per rules in force.
20. Gate of compound wall shall be open inwards only.
21. This technical clearance order is issued for compound wall at the length of 11.90 running mts.

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 Mahambrey dtd. 20/10/2017 TCP Reg. No. SE/0044/2010.
- c) This Order is issued with reference to the application dated 04/10/2017 from Mr. Clarence Joseph Damian Rodrigues POA Holder for Mr. Aloysius Anthony Rodrigues and others.
- d) Applicant has paid infrastructure tax of Rs. 40,554/- (Rupees Forty thousand five hundred fifty four only) vide challan no. 600 dated 21/02/2018.

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. P. Surikar)
Dy. Town Planner

To,
Mr. Clarence Joseph Damian Rodrigues
POA holder for Mr. Aloysius Anthony Rodrigues &
Mr. Albert Francis Reginaldo Rodrigues
H.No.25/ A-1, Khadpavaddo, Cunchelim
Mapusa, Bardez-Goa.

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

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

2018/02/28