

Dated: 16 /01/2019.



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

Ref. No: Inward No. 4591

Dated: 03/07/2018

Technical Clearance is hereby granted for carrying out the **proposed construction of Residential building & Compound Wall** as per the approved plans in the property Zones as **Settlement Zone in Regional Plan for Goa 2021** situated at **Reis Magos** village bearing Survey No. **64/31** 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 commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
7. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
8. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
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.



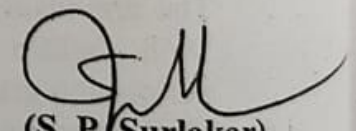
15. Adequate storm water network shall be developed up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
16. This technical clearance is issued strictly for residential use only.
17. The Village Panchayat shall take cognizance of any issue in case of any complaints court orders before issue of construction license.
18. The height of the compound wall strictly maintained as per rules in force.
19. Gate of compound wall shall be open inwards only.
20. This Technical Clearance Order is issued for compound wall at the length of 100.00 mts.
21. The area on stilt floors should not be enclosed in any fashion at any stage & shall be used for parking of vehicles only.
22. Gradient of the ramps to the stilt floor parking should not be exceeds 1:6.
23. Applicant shall dispose the construction debris at his/her own level and/or the same shall be taken to the designated site as per the disposal plan given by the applicant in the affidavit to be produced to the village Panchayat.
24. This Technical Clearance Order is issued based on the approval conveyed by the Government vide letter no.TPB/4403/RM/TCP-18/2469 dated 06/12/2018.

**Note:**

- a) This Technical Clearance Order is issued based on the order issued by the Chief Town Planner vide no. **29/8/TCP/2018(Pt.file)1672** dtd. **13/08/2018** pertaining to guide line for processing various application.
- b) An engineer who designs RCC structure, of the project is liable for structural design and stability of the project, structural liability certificate issued by Engineer Mr. **Mahendranath R. Usgaonkar** dtd. **19/06/2018** TCP Reg. No. **ER/0063/2010**.
- c) This order is issued with reference to application dated **03/07/2018** from Mr. **Prabhakar S. Morajkar**.
- d) Applicant has paid infrastructure tax of **Rs.1,34,878/- (Rupees One Lakhs Thirty Four Thousand Eight Hundred Seventy Eight Only)** vide challan no. **441** dated **15/01/2019**.

**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.**

To,  
**Mr. Prabhakar S. Morajkar,**  
H. No. 44, Paithona,  
Salvador Do Mundo,  
Bardez - Goa.

  
**(S. P. Surlakar)**  
Dy. Town Planner

Copy to:-  
**The Sarpanch/Secretary,**  
Village Panchayat Reis Magos,  
Bardez - Goa.