Ref. No. TPB/228/SDM/TCP-16/1725.
Office of the Senior Town Planner
Town & Country Planning Dept.,
North Goa District office,
302, Govt. Building Complex,
Mapusa - Goa.
Dated: 14/06/2015.

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

Ref No: Inward No. **1678** Dated. **19/4/2016.**

Technical Clearance is hereby granted for carrying out the **construction of residential Villas A, B and C** as per the enclosed approved plans in the property Zoned as '**Settlement Zone**' in **Regional Plan for Goa 2001 A. D.** & **Regional Plan for Goa 2021** situated at Village **Salvador Do Mundo** bearing Survey No. **230/6** 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 commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
7. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
8. Completion Certificate has to be obtained from this 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. In case of Compound Walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
13. The ownership of the property shall be verified by the licensing body before the issuing of the license.

Cont...2/-

14. The adequate arrangement for collection and disposal of solid waste generated within the complex shall be arranged to satisfaction of Village Panchayat.
15. Panchayat shall verify the infrastructural requirements such as water and power supply before issue of construction license.
16. 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.
17. The area on stilt should not be enclosed in any fashion at any stage & shall be used for parking of vehicles for residents of the building only.
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. Open parking area should be effectively developed.
21. Proposed villas should be strictly use for residential purpose only.
22. 4.50 mts internal project access as shown in the iste plan shall be effectively developed.
23. 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/-.
24. If any complaint/ Court order should be verified by local authority before issue of construction license.
25. The technical clearance order issued for proposed sub-division of land vide no. TPB/228/SDM/TCP/16/520 dtd. 16/2/2016 stands cancelled.

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. Siddhesh S. Sawant** dtd. **13/4/2016** TCP Reg. No. **ER/0002/2011**.

The above technical clearance order is issued based on the order issued by 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.

This order is issued with reference to the application dated **19/4/2016** from **Mr. Ritesh Chodankar and Shital Da Silva.**

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.

Vinod Kumar 14/06/2016

(Vinod Kumar Chandra)
Town Planner

To,
Mr. Ritesh Chodankar and Shital Da Silva
r/o. 601, Kamat Royale, Caranzalem, Tiswadi-Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of **Salvador Do Mundo,**
Bardez - Goa.

Applicant has paid infrastructure tax of **Rs. 3,17,560/- (Rupees Three Lakh Seventeen Thousand Five Hundred Sixty only)** vide challan no. **87** dated **10/6/2016..**

This permission is granted subject to the provisions of Town & CountryPlanning Act 1974 and the rules & Regulation framed there under: