

Office of the Deputy Town Planner  
Town and Country Planning Department,  
Quepem-Goa

Ref:- JP 4188 M/5223) Curchorem/248/5/2017/1050

Date:- 02/11/2017

**TECHNICAL CLEARANCE ORDER**

Technical Clearance is hereby granted for carrying out the Construction of **Commercial building** as per the enclosed approved plans in the property zoned as **Commercial** as per **RPG-2021 and Zoning plan for Curchorem Cacora and situated at Curchorem Village of Quepem Taluka bearing Sy.No.248/5** with the following conditions :-

1. Construction shall be strictly as per the approved plans. No changes 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 permission shall be revoked if found expedient to such an action under the provision of Section 50 of the Goa Town & Country Planning Act, 1974.
4. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
5. The Developer/applicant should display a sign board of minimum size 1.00 mts. x 0.50 mts. with writing in black colour on a white background at the site, as required under the Regulations.
6. The 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 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 hilly land or filling of low-lying land, prior permission shall be obtained as per the provision of Section 17(A) of the Goa Town and 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 licence.
14. This order is issued based on the certificate of conformity with Regulations and structural Liability Certificate produced by the owner.
15. This order is issued based on the Affidavit submitted by the owner sworn before **Notary Philomena De Silva.**
16. As regards to complaints, pertaining to encroachments judicial order/directive and other legal issues, the same may be verified by the Local Authority before issue of construction licence.
17. Aspects as regards to quality of material used, Structural stability & Soundness of the building, shall be verified by the engineer who has designed the project of the proponent, Structural Liability certificate is submitted by **Engineer Vidhyadhar Kakodkar.**
18. Applicant has paid the Goa Infrastructure tax amounting to Rs. 3,18,860/- (Three lakhs eighteen thousand eight hundred and sixty only) vide challen no 50 dated 02/11/2017

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 23/06/2017 FROM Shri Shailesh D. Sanvordekar and Smt Rena S. Sanvordekar.

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

To

**Shri Shailesh D. Sanvordekar and  
Smt Rena S. Sanvordekar,**  
Flat no 103, first floor Elite 'X' Clusive,  
Vidhyanagar, Margao Goa.

Copy to:-

The Chief Officer  
Curchorem Cacora Municipal Council  
Curchorem-Cacora-Goa.



*Vinod Kumar Chandra*  
Town Planner  
Quepem-Goa