

Ref No: TPB/1599/TCP-16/ 885
Office of the Senior Town Planner
Town & Country Planning Dept.,
North Goa District office,
302, Govt. Building Complex,
Mapusa - Goa.
Dated: 17/03/2016.



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

Ref No: Inward No. 2073

Dated: 22/5/2015.

Technical Clearance is hereby granted for carrying out the **construction of residential building, club house and compound wall** as per the enclosed approved plans in the property Zoned as '**Settlement Zone**' in **Regional Plan 2001 A.D** and **Regional Plan 2021** and situated in Survey No. 70/7 at **Oxel Village, Bardez- Goa**, 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 sing 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 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. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.

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13. The Village Panchayat shall ensure availability of infrastructure such as water supply and power before issuing license.
14. The Village Panchayat shall ensure about adequate arrangement for collection and disposal of solid waste generated within the complex up to satisfaction of Village Panchayat.
15. Adequate storm water drain network shall be developed up to satisfaction of Village Panchayat and same to be connected to existing drain in the locality.
16. The height of the compound wall strictly maintained as per rules in force.
17. Gate of compound wall shall be open inwards only.
18. The proposed stilt area shall be strictly used for parking of vehicles only and not for any other activity within the proposed stilt be given.
19. The structure shown to be demolished shall be demolished before applying the occupancy certificate.
20. Club house shall be strictly used by residents only.
21. The area under road widening deemed to be public road and shall not enclosed/encroached an affidavit to this effect shall be sworn in by the applicant before the local authority on stamp paper of Rs 100/-.
22. Complaint/ Court orders if any shall be verified by the Panchayat before issue of construction license.

NOTE:

- a) 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 **Suvarna K. Vantekar** dtd. **30/4/2015** TCP Reg. No. **SE/0004/2013**.
- b) 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.
- c) This Order is issued with reference to the application dated **22/5/2015** from Mr. Rajesh Harmalkar & Mr. Druvajay & Druvanjay V. Harmalkar.
- d) This Technical Clearance issued based on the Government approval vide Note moved vide No. **TPB/1599/TCP-16/495** dtd. **15/2/2016**.

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.

Vinod Kumar Chandra
13/03/2016
(Vinod Kumar Chandra)

Town Planner

To,
Mr. Rajesh Harmalkar &
Mr. Druvajay & Druvanjay V. Harmalkar
Siolim, Bardez - Goa.

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

Applicant has paid infrastructure tax of **Rs. 6, 29,106/- (Rupees Six Lakhs Twenty Nine Thousand One Hundred Six only)** vide challan no. **476** dtd. **16/3/2016**.

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