

**OFFICE OF THE SENIOR TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT,
SOUTH GOA DISTRICT OFFICE,
OSIA COMMERCIAL ARCADE, 4TH FLOOR 'B' WING
MARGAO-GOA.**

REF:- TPM/ 27702/Carm/224/1-A/16 / 23/8 DATE:- 06/05/2016

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the work of proposed **construction of residential villas with swimming pool and compound wall**

as per the enclosed approved plans in the property zoned as **Settlement Zone** in **Regional Plan for Goa 2001 & 2021** and situated in survey no. **224** Sub-division **1-A** of **Carmona** Village of **Salcete Taluka** with the following conditions:-

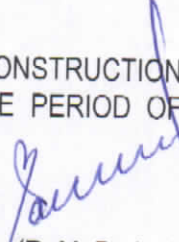
1. Construction shall be strictly as per the approved plans No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments 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 compound wall shall be constructed after leaving the road widening area as shown in the plan.
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 1.00mts. x 0.50mts. with writing in black colour on a white background at the site, as required under the Regulations.
6. The construction of compound wall shall not amount to blocking of any natural water course/drain and adequate number of openings in the compound wall shall be made for smooth flow of water.
7. 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.
8. The soak pit should not be located within a distance of 15.00meters from any existing well in the surrounding area.
9. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
10. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
11. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
12. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
13. In case of any cutting of sloppy land or filling of low lying land, are involved, 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 and Country Planning Act, 1974.
14. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.

Contd/-

15. The Ownership of the property shall be verified by the licensing body before issuing the licence.
 16. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80mts and along the boundary abutting on a street upto a height of 1.50mts only which shall be of closed type up to a height of 90cm. only and open type above that height.
 17. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0mts from the crown of the road for a length of 9.0mts from the intersections corner of the plot, on both sides of the plot.
 18. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00mts radius for roads upto 10.0mts R/W and that of 5.00mts radius for roads above 10.00mts R/W.
 19. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.
 20. As regards complaints, pertaining to encroachments, Judicial orders/directive and other legal issues, the same may be verified and confirmed by the concern Village Panchayat before issuing licence.
 21. The set backs shown on the site plan shall be strictly maintained.
 22. The Village Panchayat shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.
 23. The area under road widening shall be deemed to be public road and shall not be enclosed/encroached. Affidavit/undertaking in this regard shall be sworn before the Village Panchayat/PWD as the case may be on stamp paper of Rs.100/-
 24. The Technical Clearance issued is based on 6.00mts wide access road available at the site for the property under reference. However legality of the same may be verified by the Village Panchayat before issuing licence.
 25. Necessary provision of garbage bins for collection of garbage shall be made at suitable location in the project premises in consultation with local authorities.
 26. The arrangement for water required for swimming pool shall be made by project proprietor only.
- 27 This Technical Clearance is issued after obtaining approval from the Government vide Note no. TPM/27702/Carmona/224/1-A/16/1581 dtd. 28/3/16

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED **30/10/15** FROM **MR. BOSCO FERNANDES ALIAS BOSCO WILFRED FERNANDES.**

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.


(R. M. Borkar)
Town Planner

Note: Pursuant to this office assessment Order No. TPM/27702/Carm/224/1-A/2016/2165 dtd. 29/4/16 the applicant has already paid the Infrastructure Tax of **Rs.4,63,644/- (Rupees four lakhs sixty three thousand six hundred forty four only)** vide challan no.48 dtd.2/5/2016.

✓ To,
Mr. Bosco Fernandes alias Bosco Wilfred Fernandes,
P.O.A. to Joaquim Sequeira,
Flat no. 1, 3rd floor, St. Andrew Residency,
Opp. KTC Bus Stand, Vasco da Gama Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of **Carmona**,
Carmona, Salcete Goa.



**OFFICE OF THE SENIOR TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT,
SOUTH GOA DISTRICT OFFICE,
OSIA COMMERCIAL ARCADE, 4TH FLOOR 'B' WING
MARGAO-GOA.**

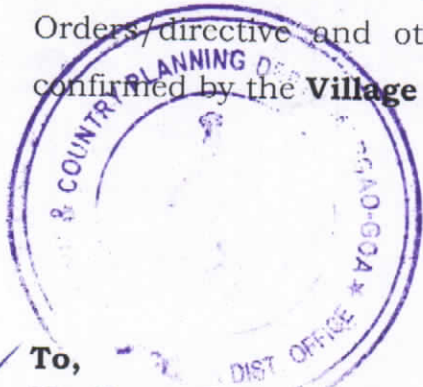
REF:-TPM/27702/Carmona/224/1-A/2019/2687 DATE:- 18/04/2019

Renewal of Technical Clearance Order.

- Read:-1) Technical Clearance Order issued by this office vide no.
TPM/27702/Carmona/224/1-A/16/2318 dtd. 06/05/2016
2) Your application dated **10/04/2019** received in this office under
Inward no. **5596** dtd. **10/04/2019**.

The Technical Clearance Order issued for the construction of **residential villas with swimming Pool and compound wall** in property bearing survey no. **224/1-A** of **Carmona** village of Salcete Taluka vide technical clearance order no. **TPM/27702/Carmona/224/1-A/16/2318 dtd. 06/05/2016** stands renewed for a period of three years starting from **06/05/2019**.

As regards complaints, pertaining to encroachments. Judicial Orders/directive and other legal issues, the same may be verified and confirmed by the **Village Panchayat** before renewal of licence.



[Signature]
18/04/19
(Sanjay A. Halornekar)
Dy. Town Planner

To,
Mr. Bosco Fernandes alias Bosco W. Fernandes,
Rep. by his POA Joaquim Sequeira,
Vasco-da-gama Goa.

Copy to:-
The Sarpanch/Secretary,
Village Panchayat of **Carmona**,
Salcete-Goa.

[Signature]
RECEIVED
DATE: 01/08/19
TIME:
V. P. OFFICE, CARMONA