



Office of the Town Planner,  
Town & Country Planning Department,  
Ponda Taluka Office,  
Ponda Goa,  
TECHNICAL CLEARANCE ORDER.

REF:-TPP/ 579/Borim/146/2-A/2022/984

DATE:- 13/05/2022

Technical Clearance granted for carrying out the Construction of Residential building & Compound Wall (revised) as per the enclosed approved plans in the property zones as Settlement Zone , VP- 1, FAR-80, as per Regional Plan for Goa 2021, Survey No. 146/2-A, situated at Borim, village, Ponda 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, plan calculations, documents and 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 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 Developers/applicant should display a sign board of minimum size 1.00mts X 0.50 mts with writing in black color on a white background at the site, as required under the regulations.
6. The developer/applicant shall obtain conversion sanad under the Goa Land Revenue Code, 1968, before the commencement of any development/construction as per permission granted by this office.
7. The construction of compound wall shall not amount to blocking of any natural water course/drain and adequate number of opening in the compound wall shall be made for smooth flow of water.
8. The soak pit should not be located within a distance of 15mts from any existing well in the surrounding area.
9. Completion certificate has to be obtained from this Authority before applying for occupancy certificate from the Licensing Authority.
10. Storm water drain should be constructed along the boundary of the effected plot along the boundary of the effected plot abutting to the road.
11. Adequate utility space for the dustbin, transformer etc, should be reserved within the plot area. In case of any cutting of sloppy land of filling of low- lying land, prior permission of the Chief Town Planner shall be obtained before the commencement of the works as per the provisions of section 17-A of The Goa Town and Country Planning Act, 1974.
12. In case of any cutting of sloppy land of 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.
13. The ownership of the property shall be verified by the licensing body before issue license.
14. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.
15. In case of compound walls, the gates shall open inward only and traditional access, if any passing through the property shall not be blocked
16. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80 mts. and along the boundary abutting on a street upto a height of 1.50 mts. only which shall be of closed type up to a height of 90 cm. 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 1.0 mts. from the crown of the road for a length of 9.0 mts. 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 smooth curve of 3.00 mts. radius for roads upto 10.0 mts. R/W and that of 5.00 mts. radius for roads above 10.00 mts. R/W.
19. The setbacks shown on the site plan shall be strictly maintained.
20. Village Panchayat should ensure about required availability of power & Water supply & other Infrastructure before issuing construction license.
21. This Technical Clearance Order is issued relying on the Survey plan submitted to this office. In case of any boundary dispute/encroachment if any shall be resolved by the applicant with clear demarcation of the boundaries from Survey Department. This office shall not held responsible at any point of time as the said Technical Clearance Order is only from planning point of view. Further it shall be noted that any issue related to complaints shall be dealt by the local body before issue of licence
22. 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 corporation/Municipal Council/Village Panchayat (as the case may be).
23. As per regulation 18.1 of GLDBCR-2010, the project proponent shall have at least one tree for every 100 m<sup>2</sup> or part thereof, of the plot area. Where the number of existing trees in the plot is less than the above prescribed standards, additional trees shall be planted. The same shall be verified by TCP Office at the time of issue of Completion
24. This Technical Clearance Order is issued in partial modifications to the earlier approval granted vide no. TPP/579/Borim/146/2-A/2022/447 dtd 7/03/22.

This revised technical clearance order is issued on the basis of notarized Affidavit dtd 13/5/2022 as per which the project proponent shall bear any consequence that may arise at any point of time keeping TCP office Ponda indemnified at all point of time.

THIS REVISED TECHNICAL CLEARANCE ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 12/5/22, RECEIVED FROM Tito Xaveriano Barreto, Mr. Kevin Barreto and Mr. Rahul S. Kambli.

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.

  
( Mangutish N. Verenkar )  
Dy. Town Planner

Note Pursuant To This Office Assessment Order No. TPP/579/Borim/146/2-A/2022/438 dtd 07/03/2022 the applicant has paid the infrastructure tax Rs. 347446/- (Rupees Three Lack Forty Seven Thousand Four Hundred Forty Six Only) vide challan no. 34/22 dated 07/03/2022.

To,  
Mr. Tito Xaveriano Barreto,  
Mr. Kevin Barreto and  
Mr. Rahul S. Kambli,  
Borim-Goa.

Copy to :  
The Sarpanch/Secretary Village Panchayat of Borim, Ponda Goa.

Tk/-