

Ref. No. *DH/6565/MTP/2021/86*  
Town & Country Planning Dept.  
Government of Goa  
2nd Floor, Commerce Center  
Vasco-da-Gama, Goa  
Date: *16/02/2021*

Office of the Town Planner.  
Town and Country Planning Dept.  
Mormugao Taluka Office  
Vasco-da-Gama.  
Goa.

**TECHNICAL CLEARANCE ORDER**

Technical Clearance is hereby granted for carrying out for proposed construction of construction of **Residential/Commercial Group Housing and Swimming Pool** as per the enclosed approved plans in the property zoned as Settlement zone as per Regional Plan for Goa 2021 situated at **Cuelim** Village, Mormugao Taluka bearing Survey No. **50/3** with the following Conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be affected 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 application 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 soak pit should not be located within a distance of 15.00 mts from any existing well in the surrounding area.
6. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before obtaining construction licence.
7. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
8. Completion order has to be obtained from this office before applying for Occupancy Certificate from the licensing authority.
9. Storm water drain should be constructed along the boundary of the affected plot abutting the road.
10. Adequate Utility space for the 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 has to 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. The ownership of the property and the traditional access if any passing through the property shall be verified by the Village Panchayat Office before issue of construction licence.
13. The Village Panchayat shall not issue any trade licence in the stilt floor/garbage and shall be strictly used for parking of vehicles only.
14. All the set backs shown in the approved site plan has to be strictly maintained.
15. No completion order shall be issued if the construction is carried out in violation of the approved plan.
16. Adequate arrangement shall be made for the collection of garbage and its safe disposal at the satisfaction of the Village Panchayat.
17. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.


18. As regards complaints, pertaining to encroachments, Judicial orders/directive and other legal issues, the same may be verified and confirmed by the concerned Village Panchayat before issuing licence.
19. The Village Panchayat shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.
20. Trees within the plot shall be planted as per Regulation 18 of The Goa Land Development and Building Construction Regulation 2010. The same shall be verified by local body before issue of Occupancy Certificate.
21. Debris of the existing structure proposed for demolition shall be deposited in the area identified for the said purpose by the PWD and shall not be dumped in any other area.
22. Stilt parking shall be strictly used for the purpose of parking of vehicles only.
23. The Technical Clearance Order is issued based on the Government approval vide note no. DH/6565/MTP/2020/579 dated 17/12/2020.

Engineer who has design the RCC structure of the project proponent is liable for structural designs and stability of the project. Structural liability certificate dated 18/9/2020 issued by Engineer Auxilio Rodrigues, bearing Reg No. ER/0004/2010.

Note: Pursuant to this office assessment order No. DH/6565/MTP/2021/81 dated 11/2/2021 the applicant has paid Infrastructure Tax for an amount of **Rs. 13,14,276/- (Rupees Thirteen Lakhs Fourteen Thousand Two Hundred and Seventy Six only)** vide challan no. 03 dated 11/2/2021.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 16/9/2020 RECEIVED FROM Mr. Arvind Franklin A.J. Sequeira & Mrs Meena Rosalina be Sequeira

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

  
(S. P. Surlakar)  
Dy. Town Planner

To,  
Mr. Arvind Franklin A.J. Sequeira,  
Mrs Meena Rosalina be Sequeira,  
C/O SJ Constructions,  
Plot no. S-150, Phase III B,  
Near Micro Lab (main gate),  
Verna Industrial Estate, Verna.

Copy to:-  
The Sarpanch/Secretary,  
Village Panchayat of Cansaulim-Arossim-Cuelim,  
Mormugao.