

Ref. No. TPP/273/8h/roda/288/2018/621
Town & Country Planning Dept
Government of Goa
2nd Floor, Govt. Office Bldg.
Opposite Axis Bank
Ponda-Goa

APPENDIX-C2 20/4/2018

Office of the Town Planner,
Town & Country Planning Department,
Ponda Taluka Office,
Ponda Goa,

TECHNICAL CLEARANCE ORDER

Technical Clearance granted for carrying out the work of proposed construction of **residential cum commercial building (revised)** As per the enclosed approved plans in the property zones as **settlement, VP-2, FAR- 60** in Regional plan for Goa 2001 and Regional Plan for Goa 2021 situated at Survey 288/2-B-7 in **Shiroda** village of Ponda Taluka bears the following conditions:-

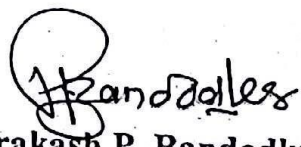
1. Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked if any information, plan calculations, documents and other accompaniments of 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 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 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.
5. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
6. The applicant shall obtain valid Conversion Sanad under the Goa Land Revenue Code, 1968.
7. Storm water drain should be constructed along the boundary of the effected plot along the boundary of the effected plot abutting to the road
8. The Septic tank and 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. Adequate utility space for the dustbin, transformer etc, should be reserved within the plot area. In case of any cutting of sloppy land or 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.
11. The ownership of the property, tenancy as on 02/11/1990 and thereafter and the traditional access, if any, passing through the property shall be verified by the Village Panchayat Office before issue of construction license.
12. All the setbacks shown in the approved site plan has to be strictly maintained.

13. No completion order in appendix-C6 shall be issued if the construction is carried out in violation in the approved plan.
14. Adequate arrangement shall be made for the collection of garbage and its safe disposal to the satisfaction of the Village Panchayat.
15. The applicant shall provide a mailbox on ground floor for collection of letters, Mails etc. from Postal Department.
16. Village panchayat should ensure about required availability of power & Water supply and other Infrastructure before issuing construction license.
17. As regards, complaints pertaining to encroachment, Judicial orders /directives and legal issues, the same may be verified and confirmed by the concerned village panchayat before issuing licence.
18. The Village Panchayat shall not issue any trade license in the stilt floor if any area is used to ensure that the same are used for parking of vehicles only.
19. The shops shall be used for soft commercial purpose only.
20. This technical clearance order is issued in supersession to the NOC issued earlier with reference no. TPP/273/Shiroda/288/2/2014/1079 dated 01/10/2014.

Applicant has already paid infrastructure tax for an amount of Rs. 27,000/- vide challan no. 117/14 dated 01/10/2014 towards the construction of **residential cum commercial building.**

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 01/02/2018 INWARD NO. 185 DATED 01/02/2018 FROM SHASHIKANT M. NAIK AND CHANDRKALA S. NAIK

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


(Prakash P. Bandodkar)
Dy. Town Planner

To
✓ Shri Shashikant M. Naik,
Smt. Chandrakala S. Naik
Shiroda, Ponda- Goa.

Copy to:-
The Sarpanch/Secretary,
Village Panchayat of Shiroda, Ponda-Goa