

19
Ref. No. TIS/4171/CAL/TCPI/12/1017
Office of the Town Planner,
Town and Country Planning Department,
Tiswadi Taluka Office,
Panaji, Goa.

24/8/2012

OFFICE OF THE TOWN PLANNER
TOWN & COUNTRY PLANNING DEPT
Y-21, 5th FLOOR, JAIRAM COMPLEX
TISWADI TALUKA OFFICE
MALA- PANAJI-GOA.

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the work of proposed construction of Residential Buildings Block B1 (revised plan), proposed Block B2 and Block C as per the enclosed approved plans in the property zoned as Settlement in Regional Plan for Goa 2001 (ODP area) and situated at Calapur village bearing Sy. No. 81/1-C of Tiswadi Taluka with the following conditions:-

- 1) Construction shall be strictly as per 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 permission shall be revoked if found expedient to such an action under the provision of section 50 of the Goa Town & Country Planning Act 1974.
- 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 1.00 mts x 0.50 mts with writing in black colour on a white background at the site, as required under the Regulations.
- 6) 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.
- 7) The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
- 8) The commencement and the completion of the work shall be notified to this office in writing in appropriate forms.
- 9) Completion certificate has to be obtained from this office before applying for occupancy certificate from the licensing authority.
- 10) Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
- 11) In case of compound walls, the gates shall be open inwards only and traditional access, if any passing through the property shall not be blocked.
- 12) Adequate utility space for the dustbin, transformer etc, should be reserved within the plot area.

14) The Ownership of the property shall be verified by the licensing body before issuing of the licence.

15) All the set back as shown on the site plan shall be strictly maintained.

16) The balconies proposed should not be covered in any fashion, which may lead to exceed FAR.

17) Along the intersection of the streets, no compound wall shall be raised to a height of more than 0.90 mts from the crown of the road for length of 0.9mts from the intersection of the street. This distance being measured from the corner point of the plot.

18) Maximum height of the compound wall along the boundary other than that abutting on a street may be permitted upto a height of 1.80 mts and along the boundary abutting on a street upto a 1.50 mts only and may be closed type upto a height of 90 cm only and of open type above that height.

19. Proposed stilt floor shall be strictly used for parking of vehicles and shall not be closed at any point of time and shall not be used for any other purpose.

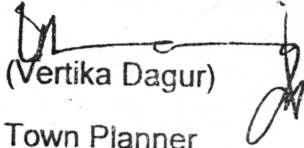
20. Access road to the parking areas shall be properly developed at site before applying for occupancy certificate.

21. Required parking space as per rules in force shall be maintained at site.

22. Part area of the property shown as 6.00mts access road shall be gifted to Local Panchayat for construction of public road before applying for occupancy certificate.

23. This Technical clearance order is issued based on the Government approval for recommendation of the Board obtained vide Note No.36/1/TCP/147/2011-12/542 dt.7/2/2012 as informed by Chief Town Planner vide letter Nc.36/1/TCP/146/2011-12/979 dt.27/3/2012.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION UNDER INWARD NO.462 DATED 30/3/10 FROM Shri Devendra K. Sardesai.


(Vertika Dagur)
Town Planner

NOTE: Pursuant to this office assessment order No. TIS/4171/CAL/TCP/12/935 dt. 18/8/2012 the applicant vide challan No. 470 dt. 10/8/12 has paid the Infrastructure tax of Rs. 1,08,435/- (Rupees One lakh Eight thousand Four hundred Thirty Five only) for additional floor area.

To,

✓ Shri Devendra K. Sardesai,
AF-9, Campal Trade Centre,
Campal, Panaji-Goa.

RECEIVED
13/9/2012
mfady
Village Panchayat
SANTA CRUZ

Copy to:
The Secretary,
Office of the village Panchayat,
Santa Cruz,
Tiswadi Goa.