



**OFFICE OF DEPUTY TOWN PLANNER
TALUKA OFFICE CANACONA
TOWN AND COUNTRY PLANNING DEPARTMENT
GOVERNMENT OF GOA**

1st Floor, Municipal Market Complex, Chaudi, Canacona 403 702 GOA

Ref. No. TPC/2233/Nag-pal/225/2-H/2024/88 Dtd :- 06/2/2024

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the construction of proposed **Residential/commercial Building 'A' (shops & flats) and residential Building 'B' (Revised) with Additional FAR** as per the enclosed approved plans in the property zoned as **Settlement Zone** in **Regional Plan for Goa 2021** and situated in **survey no.225 sub.division no. 2-H** of **Nagarcem-Palolem Village of Canacona Taluka** with the following conditions:-

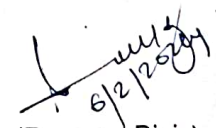
1. Construction shall be strictly as per the approved plans No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments 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 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 1.00mts. x 0.50mts. with writing in black colour on a white background at the site, as required under the Regulations.
5. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before obtaining construction licence.
6. The septic tank, soak pit should not be located within a distance of 15.00meters from any existing well in the surrounding area.
7. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
8. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
9. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
10. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
11. 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.
12. In case of compound wall, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
13. The Municipality/Panchayat shall ensure about the availability of required portable water and power supply before issue of license.
14. Adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange for satisfaction of Municipality/Panchayat.
15. Adequate storm water network shall be developed up to the satisfaction of Municipality/village panchayat and same to be connected to the existing drain in the locality.
16. The Municipality/Village panchayat shall take cognizance of any issue in case of any complaints/Court orders before issue of construction licence.
17. The applicant shall dispose the construction debris at his/her own level and 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 Municipality/village Panchayat.
18. The setbacks shown on the site plan shall be strictly maintained.
19. Gradient of ramps to the part stilt floor parking should be exceeds 1:6.
20. Open car parking spaces shall be developed and effectively utilized for parking purpose.
21. The height of the compound wall strictly maintained as per rules in force.
22. Compound wall gate shall be open inwards only.

23. Required number of trees shall be planted by the applicant in the said plot/property as per the Regulation 18 of the Goa Land Development and Building construction Regulations, 2010 regarding landscaping of open spaces/trees planting along the roads and in develop plots.
24. Fire NOC shall be obtained as height of the proposed building is 17.50mtrs.
25. This Technical Clearance Order is issued on the basis of Order dtd. 28/3/2018 and 6/4/2018 as per Regional Plan for Goa 2021.
26. This Technical Clearance order is issued relying on the survey plan submitted to this office from the concerned authority. 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 be held responsible at any point of time as the said Technical Clearance order is only from Planning point of view.
27. 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 Municipality/PWD as the case may be on stamp paper of Rs. 100/-.
28. NOC from Forest Department (if any) has to be obtained before issue of license.
29. In case the proposal involves felling of trees, the Project Proponent/owner shall obtain prior permission from Tree Officer/ Forest Department as mandated under Section 8 & 9 of Goa Preservation of Tree Act.
30. Necessary provisions for rain water harvesting shall be provided within project premises.
31. Adequate provisions of solar panels over the roof top shall be provided.
32. The necessary provision for ambulant disabled, non-ambulant disabled and handicapped person should be provided within premises.
33. The necessary fire fighting provisions wherever required shall be provided with prior consent of Fire & Emergency Dept.,
34. Necessary provisions made under National Building Code for the proposed building shall be ensured by the Municipality before issuing Construction License.

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.

NOTE:

- a) This Technical Clearance Order is issued based on the approval of Government vide note no.TPC/2233/Nag-pal/225/2-H/2024/191 dtd. 10/01/2024 An Engineer who designs the RCC structure, of the project proponent is liable for structural designs and stability of the project, structural liability certificate issued by an Engineer Prathamesh Bhat TCP Reg. no. ER/0020/2022.
- b) This order is issued with reference to the application dated 07/12/2023 received from Shri Venkatesh Infrastructure Pvt. Ltd..
- c) The Applicant had paid Infrastructure tax of Rs. 550503 (Rupees Five lakh fifty thousand five hundred and three only) vide Challan 227(Echallan No 202400095945 dtd 06/02/2024.


(Roseann Diniz)
Dy. Town Planner

To,
✓ Shri Venkatesh Infrastructure Pvt Ltd,
Reg.office at 1 Amit Apartment, 1098
Model Colony, Shivnagar Pune 411016,
Maharashtra

Copy to:-

1. The Chief Officer,
Canacona Municipal Council,
Canacona -Goa

The permission is granted subject to the provision of Town & Country Planning Act 1974, and the rules & Regulation framed there under.
Bd/-