



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

REF:-TPP/STO/Queula/90/1-N/2023/832

DATE:- 12/04/2023

**TECHNICAL CLEARANCE ORDER.**

Technical Clearance granted for carrying out the Construction of **residential building** 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.90/1-N, situated at **Queula** 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 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.
7. The soak pit should not be located within a distance of 15mts from any existing well in the surrounding area
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 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. 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. 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.
12. The ownership of the property shall be verified by the licensing body before issue license.
13. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.
14. In case of compound walls, the gates shall open inward only and traditional access, if any passing through the property shall not be blocked





15. 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.
16. 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.
17. 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
18. The setbacks shown on the site plan shall be strictly maintained.
19. Village Panchayat should ensure about required availability of power & Water supply & other Infrastructure before issuing construction license.
20. This Technical Clearance Order is issued relying on the documents submitted to this office. In case of any boundary dispute/encroachment the same 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.
21. 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).
22. As per regulation 18.1 of GLDBCR-2010, the project proponent shall have at least one tree for every 100 m2 or part thereof, of the plot area. Where the numbers of existing trees in the plot are less than the above prescribed standards, additional trees shall be planted.

**This technical clearance order is issued with the approval of the Government vide note dated 07/02/2023**

**THIS TECHNICAL CLEARANCE ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 21/12/2022, RECEIVED FROM SHRI MANGUESH BANGALE**

**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.**

  
11.4.2023  
(Mangurish N. Vernekar)  
Dy. Town Planner



Note :-Pursuant to this office assessment order no. TPP/560/Queula/90/1/N/2022/658, dated 24/03/2023, the applicant has paid the infrastructure tax Rs. 116314-(Rupees One Lakh sixteen Thousand Three Hundred Fourteen Only) vide challan no.42/2023 dated 03/04/2023

To,  
Shri Manguesh Bangale,  
Dhavalimol, Ponda Goa.

Copy to :

✓ The Sarpanch/Secretary  
office of the Village Panchayat of Queula,  
Queula, Ponda Goa.