



OFFICE OF THE TOWN PLANNER  
TOWN & COUNTRY PLANNING DEPARTMENT  
TISWADI TALUKA OFFICE, 5th FLOOR, KAMAT TOWER  
PATTO- PANAJI-GOA.  
Email: [tis-tcp.goa@gov.in](mailto:tis-tcp.goa@gov.in)

Ref. No: TIS/10094/Ella/TCP/2022/ 106

Dated: 21/11 /2022

### TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for proposed construction of **Residential Building villas (Heritage View Paradise) & Compound wall** as per the enclosed approved plans in the property zoned as **Settlement** in the Regional Plan for Goa 2021 and situated at **Ella** village, bearing **Sy.no.87/2-B (Plot no.E)** 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) Adequate utility space for the dustbin, transformer etc. should be reserved within the plot area.
- 12) 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 & Country Planning Act 1974.
- 13) The Ownership of the property shall be verified by the licensing body before issuing of the license.
- 14) 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.
- 15) Verification of ownership with specific reference to tenancy position as on 2.11.1990 has to be verified by the Village Panchayat before issue of License.
- 16) The Traditional access, if any passing through the plot shall not be blocked.
- 17) All the set back as shown on the site plan shall be strictly maintained.
- 18) The balconies proposed should not be covered in any fashion, which may lead to access FAR.



- 19) Adequate arrangement for collection and disposal of solid waste generated within the plot shall be arranged to satisfaction of village Panchayat.
- 20) 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 0.9 mts from the intersection of the street. This distance being measured from the corner point of the plot.
- 21) Maximum height of the compound wall along the boundary other than that abutting on a street may be permitted up to a height of 1.80 mts and along the boundary abutting on a street up to a height of 1.50 mts only and may be closed type up to a height of 90 cm only and of open type above that height.
- 22) Car porch shall be strictly utilized for parking purpose only and shall not be enclosed at any point of time.
- 23) Open terrace shall not be covered at any point of time.
- 24) Complaints/Court order if any should be verified by the Village Panchayat before issue of construction license.
- 25) Proposed stilt floor should be strictly used for parking of vehicles only and shall not be closed in any fashion at stage.
- 26) Panchayat shall verify Infrastructure requirement such as water and power supply before issue of construction license.
- 27) Garbage collection bins shall be provided within the plot itself.
- 28) 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).
- 29) Required numbers 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/tree Plantation along the roads and in develop plots.
- 30) Necessary 1% cess on the total cost of construction Project shall be levied by the V.P. Panchayat before obtaining Completion order.
- 31) This Technical Clearance is issued based on the approval of the Government vide this office Note No. TIS/10094/Ella/TCP/2021/2030 dtd. 30/11/2021.

**NOTE:**

- a) This Technical Clearance Order is issued based on the order issued by the Secretary (TCP) vide no. **29/8/TCP/2018(Pt.File)/1672** dated **13/08/2018** pertaining to guide line for processing various application.
- b) 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 **Shri Rohan B. Dhavjekar**, dtd. **27/08/2021**.  
**Reg no. TCP/ER/0013/2011.**
- c) This Order is issued with reference to the application dated **05/10/2021** from **Shri Sushil Kumar Tainwala & Other.**
- d) Applicant has paid infrastructure tax of **Rs.1,94,414/- (Rupees One lakh ninety four thousand four hundred fourteen only)** vide challan no.10 dtd. **12/01/2022.**

(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).

  
( **S. P. Surlakar** )  
Dy. Town Planner

To,  
Shri Sushil Kumar Tainwala & Other,  
POA Holder Shri Makbul Ahmed S. Kalsur,  
Office 817, Gera Imperium,  
Grande Patto, Panaji - Goa.  
Copy to:-  
The Secretary,  
Office of the Village Panchayat Se-Old-Goa,  
Tiswadi-Goa.