OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No : TPB/4691/ASSG/TCP-19/ 3857 **Dated:** / / /07/2019

TECHNICAL CLEARANCE ORDER

Ref No: Inward No. **3015** Dated. **27/05/2019**

Technical Clearance is hereby granted for carrying out the **proposed for construction of residential Villas (1, 2 & 3), swimming pool, well and compound wall** by as per the enclosed approved plans in the property Zoned as **Settlement Zone** in **Regional Plan for Goa 2021** and situated at village **Assagao** Taluka Bardez Goa, bearing Survey No.**94/10** with the following conditions:-

1. Construction shall be strictly as per the 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 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 1.00 Mts. X 0.50 Mts. with writing in black color 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 the Commencement of any development/construction as per the permission granted by this order.
6. The Septic Tank, soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
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 the 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 filing of low-lying land, beyond permissible limits, 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 & Country Planning Act, 1974.
12. In case of Compound Walls, the gates shall open inwards only and traditional access, it any passing through the property shall not be blocked.
13. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.

14. Panchayat shall ensure the infrastructure requirements such as water supply and garbage before issuing license.
15. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat
16. Adequate storm water network shall be developed up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
17. Applicant shall plant one tree for every 100.00 m2 of area developed, land scaping on open spaces/ tree plantation along roads and in developed plots.
18. Adequate avenue greenery should be developed.
19. Open parking area should be effectively developed.
20. The area under road widening shall not be encroached/enclosed.
21. The height of the compound wall strictly maintained as per rules in force.
22. Gate of Compound wall shall be open inwards only.
23. Applicant should make his own arrangement of water for the swimming pool.
24. This Technical clearance is issued with the concurrence of Chief Town Planner obtained vide note no TPB/4691/ASSG/TCP/19/3897 dated 24/06/2019.
25. Necessary permission from Water Resources Dept., should be obtained for proposed well.
26. The Village Panchayat shall take cognizance of any issue in case of any Complaints/ court orders before issue of construction license.
27. 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 village Panchayat

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. Rajesh Mahambrey** dtd. **Nil** TCP Reg. No.**SE/0044/2010.**
c) This order is issued with reference to the applications dated **27/05/2019** from **M/s.Sabh Infrastructure Ltd & M/s. Sabharwal Properties Industries Pvt. Ltd.**
d) Earlier applicant has paid infrastructure tax of **Rs.1,58,070/-** (**Rupees One lakh Fifty Eight Thousand Seventy Only** vide challan no.**126** dated **11/07/2019.**

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.

(S.P. Surlakar)
Dy. Town Planner

To
M/s.Sabh Infrastructure Ltd. &
M/s. Sabharwal Properties Industries Pvt Ltd.,
Off. C-27, Pamposh Enclave, New Delhi .

Copy to:
The Sarpanch/Secretary,
Village Panchayat of **Assagao,**
Bardez Goa.

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

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