

APPENDIX-E6

Technical clearance to be issued by the Notary Architect/Engineer for single family dwelling unit in approved sub-divided PLOT or a natural PLOT in Settlement Zone of up to 2,000 m² in area with total contiguous coverage on ground not exceeding an area of 250 m², in Non PDA areas in the State of Goa

Notary Architect/Engineer

_____,
_____, Goa.

Registration No. _____

Ref.

Date:

Technical Clearance

Technical clearance is hereby granted for carrying out the

- *(a) Construction of Building (Reconstruction/Extension/Alteration)
- *(c) Construction of compound wall

As per the enclosed approved plans in the property zoned as.....in ODP/CDP/Regional Plan and situated at _____ Village/Town bearing Survey No./Chalta No. _____ of PTS No. _____, Plot No. _____ of approved sub-division reference No./Development Permission No. _____ dated _____ 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 permission shall be revoked if found expedient to such an action under the provision of section 50 of The Goa Town and 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 color 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 the authority in writing in appropriate forms.
9. Completion Certificate has to be obtained from this Authority 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. In case of any cutting of sloppy land or filling 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 and Country Planning Act, 1974.
12. In case of compound walls, the gates shall open inwards only and traditional access, if any, passing through the property shall not be blocked.
13. The Ownership of the property shall be verified by the licensing body before the issuing of the license.

THIS TECHNICAL CLEARANCE IS ISSUED WITH REFERENCE TO THE APPLICATION DATED _____ FROM SHRI/SMT. _____.

THIS Technical clearance IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE.

NOTARY ARCHITECT/ENGINEER

Registration No. _____

To,

Shri/Smt. _____

Copy to

(a)The Senior Town Planner, T&CPD North*/South Goa DO ,Mapusa*/Margao Goa.

(b)*_____Municipal Council.

(c)*Village Panchayat of _____.

* Strike out which is not applicable.
