



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

Ref No: TPB/8144/ARP/TCP-23/9837

Dated 21 / 11 /2023

TECHNICAL CLEARANCE ORDER

Ref No: Inward No.184

Dtd. 01/02/2023.

Technical Clearance is hereby granted for carrying out the **proposed construction of Villas, Security cabin, Club house, Gymnasium, Society office & compound wall** as per the enclosed approved plans in the property Zoned as "as **Settlement (S1) Zone**" as per **Outline Development Plan Arpora Nagoa Planning area 2030** situated at property bearing, **Survey No.155/1(Part)** of Village **Arpora** of Bardez 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 1.00 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 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 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 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, if any passing through the property shall not be blocked, unless the plot or property so served is otherwise served by alternate access.
- 13) Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80mtrs and along the boundary on a street upto a height of 1.50mts only and which shall be of closed type up to a height of 90cm. only and open type above that height.
- 14) Along the intersections of streets no compound wall shall be raised to a height of more than 1.0mts from the crown of the road for a length of 9.00 mts from the intersections corner of the plot, on both sides of the plot.
- 15) In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00mts radius for roads upto 10.00mts R/W and that of 5.00 mts radius for roads above 10.00 mts R/W.
- 16) All gates of compound wall shall be open inwards only, unless the gate is recessed into the plot to a depth, which will not cause the gate to protrude beyond the compound wall line.
- 17) The Ownership and tenancy position as on 2.11.1990 & thereafter of the plot/property under reference shall be verified by the licensing body before the issuing of the license.
- 18) Traditional access, if any passing through the property shall not be blocked and the same shall be verified by the Village Panchayat before issuing construction license.
- 19) The Village Panchayat shall ensure about the availability of Power and Water Supply and any other required infrastructure before issuing the license.
- 20) The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
- 21) 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.

Contd..2/-


- 22) Adequate avenue greenery should be developed.
- 23) The applicant shall obtain prior permission from Tree Officer/ Forest Dept. for proposal involving felling of trees as mandated under section 8 & 9 of Goa Preservation of Tree Act.
- 24) The applicant shall pay Labour cess of 1% of the total cost of construction project to the Commissioner of Labour & Employment and Secretary Goa Building & Other construction Workers Welfare Board before applying for completion certificate to the Authority.
- 25) Open parking area should be effectively developed.
- 26) The area under road widening shall be deemed to be Public road and shall not be enclosed/encroached. Affidavit/undertaking in this regards shall be sworn before the Village Panchayat/P.W.D as the case may be on stamp paper of Rs.100/-
- 27) This Technical Clearance order is issued relying on Survey Plan submitted to this office. In case of any Boundary disputes/encroachment if any shall be resolve by the applicant with clear demarcation of boundary stones from Directorate of Settlement and Land Records. This office shall not be held responsible at any point of time, as this Technical Clearance order issued is only from planning point of view.
- 28) The Village Panchayat shall take cognizance of issue's in case of any complaints/ court orders before issue of construction license.
- 29) 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.
- 30) **Cutting /filling of land shall be carried out as per the NOC issued by this office vide No.17-A/NOC/66/ARP/TCP-2023/8522 dated 09/10/2023 conditions laid down in said N.O.C shall be strictly followed.**
- 31) **15% Reserved open space provided shall be usable and effectively developed.**

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 and order issued by the Chief Town Planner (Planning) vide no.29/8/TCP/2022/ (Pt.File)/1734 dated 19/07/2022 pertaining to guidelines for processing various applications.
- 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 **Engineer M. G. Chandrashekar** dtd.27/01/2023 TCP Reg. No.SE/0052/2010.
- c) Applicant has paid infrastructure tax of **Rs.48,52,225/- (Rupees Forty Eight lakh Fifty Two Thousand Two Hundred Twenty Five Only)** vide Challan no.ITAX/454 dated 08/11/2023.
- d) **This Technical Clearance Order is issued after obtaining approval from Government vide Note No.TPB/8144/ARP/TCP/23/8132 dated 23/3/2023 as communicated by Chief Town Planner (Planning) dated 08/06/2023.**

This order is issued with reference to the applications dated 01/10/2023 from **Mr. Fernando Mascarenhas**.

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.


17/11/2023
(Zaidev R. Aldonkar)
Dy.Town Planner

✓ To,
Mr. Fernando Mascarenhas
POA Karl Souza
No. 3 Beach Nest Colony
Miramar, Panaji- Goa.

Copy to:--
The Sarpanch/Secretary,
Village Panchayat of Arpora,
Bardez Goa.

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