



**OFFICE OF THE TOWN PLANNER  
TOWN & COUNTRY PLANNING DEPARTMENT  
TISWADI TALUKA OFFICE, 5th FLOOR, KAMAT TOWER  
PATTO- PANAJI-GOIA.**

Email:

**Rcf No.: TIS/10881/ELLA/TCP/2024/1587**

Dated: 21/10/2024

**TECHNICAL CLEARANCE ORDER**

Technical Clearance is hereby granted for carrying out for **Proposed Construction of Residential/commercial Apartments and part compound wall by M/s. Aura Builders Developers**, as per the enclosed approved plans in the property Zoned as 'Settlement Zone' in Regional Plan for Goa 2021 situated at village Ella, Tiswadi – Taluka bearing Sy. No. 124/1-A-2, 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, if 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. Applicant shall plant one tree for every 100.00m<sup>2</sup> of area developed, land scaping on open spaces/tree plantation along roads and in developed plots.
17. Adequate avenue greenery should be developed.
18. The area under road widening shall not be encroached enclosed at any point of time.
19. The said residential building should be strictly used for residential purpose only.
20. Part Stilt floor area proposed in the building shall be used for the parking of vehicles only and it shall not be changed for any purpose at any point of time.




21. Gradient of the ramps to the part Stilt floor parking area should not be exceed 1:6.
22. No Compound wall shall be constructed at the front of shop which is located towards the Western side of the property.
23. The height of the part compound wall strictly maintained as per rules in force.
24. In case of compound walls, the gates shall open inwards only and if any traditional access passing through the property shall not be blocked.
25. This Technical Clearance Order is issued for part compound wall of length of 46.00 running meter only.
26. The Village Panchayat shall take cognizance of any issue in case of any complaints/Court Orders before issue of construction license.
27. 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 developed plots.
28. Necessary required NOC's from other Departments/Competent Authorities shall be obtained before obtaining completion order from this office.
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. If the proposal involves felling of trees, the project Proponent/Owner shall obtain the prior permission from tree Officer/Forest Department as mandated under Section 8 and 9 of Goa Preservation of Tree Act.
31. Necessary 1% cess on the total cost of construction project shall be levied by the village Panchayat before issue of completion order by this office.
32. This Technical clearance order is based on the NOC issued by Superintending Archeologist (I/C) Archeological Survey of India Goa Circle Goa vide no. 4/55/2024-25/741 dtd 18/09/2024 of Sy.No. 124/1A-2 Ella village Tiswadi Taluka stating that plot falls outside 300.00 mtrs regulated area of the centrally protected monuments situated in Old Goa.
33. **Applicant has to provide Common Telecom Infrastructure (CTI) as per order no: 21/1/TCP/MISC/2023/720 dtd 27/04/2023 issued by Chief Town Planner (Adm).**
34. This Technical Clearance Order is issued with the approval of the Government, vide note no. TIS/10881/ELLA/TCP/2024/1450 dtd 30/09/2024.

**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. Chandrashekar M.G dtd 29/07/2024** TCP Reg. No. TCP/SE/0052/2010.
- c) This Order is issued with reference to the application dated **09/08/2024** from **M/s. Aura Builders Developers**.
- d) Applicant has paid infrastructure tax of **Rs. 4,80,930/-** (Rupees Four Lakh Eighty Thousand Nine Hundred and Thirty Only) vide challan no. **202400756128** dated **17/10/2024**.

**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.**



  
**( Prakash P. bandodkar )**  
 Dy. Town Planner

✓ To,  
 M/s. Aura Builders Developers,  
 G8, Dona Trisha bldg,  
 Opp. Manipal Hospital,  
 Donapaula-Goa.

Copy to:  
 The Sarpanch/Secretary,  
 Village Panchayat Se-Old-Goa,  
 Tiswadi- Goa.