

Ref No: **TPBZ/682/RM/TCP-17/ 234**
Office of the Senior Town Planner
Town & Country Planning Dept.,
North Goa District office
302, Govt. Building Complex,
Mapusa - Goa.

Dated: **3 / 1 / 2017.**



OFFICE OF THE SENIOR TOWN PLANNER, MAPUSA GOA.
TECHNICAL CLEARANCE ORDER

Ref No: Inward No. **1858 & 5058**

Dated: **7/8/2016 & 30/11/2016.**

Technical Clearance is hereby granted for carrying out the **Proposed construction of residential complex type A, B, C, D & E, Club house, entrance plaza, bell - tower & swimming pool (revised plan)** by **Delanco Homes & Resorts Pvt. Ltd.** as per the enclosed approved plans in the property Zoned as **Settlement zone** in **Regional Plan for Goa 2001 A. D.** and **Regional Plan for Goa 2021** and situated at **Reis - Magos** village bearing Survey No. **87/1-A-1 & 87/1-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 sing 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 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. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.

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13. The Village Panchayat shall ensure availability of infrastructure such as water supply and power before issuing license.
14. The Village Panchayat shall ensure about adequate arrangement for collection and disposal of solid waste generated within the complex.(up to satisfaction of Village Panchayat)
15. Adequate storm water drain network shall be developed up to satisfaction of Village Panchayat and same to be connected to existing drain in the locality.
16. The height of the compound wall shall be strictly maintained as per rules in force.
17. Gate of compound wall shall open inwards only.
18. Applicant shall make his own arrangement of water for swimming pool.
19. Proposed stilt area shall be strictly used for parking of vehicles only and not for any other activity.
20. Gradient of the ramps to the part basement /parking should not exceed 1:6.
21. Solar water heating/solar energy capturing system shall be incorporated in the building as required under the Regulation.
22. The Village Panchayat/Project proponent shall ensure that Sewage Treatment Plant proposed for the project functions effectively at all the time.
23. Internal 6.00 mts., 8.00 mts. & 10.00 mts roads as shown in the site plan shall be effectively developed.
24. Open parking area should be effectively developed to the usable extent.
25. Proposed villas should be strictly used for residential purpose only.
26. The area under road widening shall be deemed to be public road and shall not be enclosed/encroached. An affidavit to this effect shall be sworn in by the applicant before the local authority on stamp paper of Rs 100/-.
27. The Village Panchayat shall take cognizance of any issue in case of any complaints/ court orders before issue of construction license.
28. This technical clearance order is issued based on the certificate issued by Attorney of Nerul Comunidade vide letter dtd. 02/11/2014.
29. This Technical Clearance order is issued as a partial modification to the earlier NOC issued by this department vide letter no. DB/10660/1863/95 dtd. 15/9/95, TPBZ/682/RM/87/1/08/651 dtd. 25/2/2008 and TPBZ/682/RM/87/1/08/3468 dtd. 22/12/2008.
30. All the conditions imposed in earlier NOC issued vide no. DB/10660/1863/95 dtd. 15/9/95, TPBZ/682/RM/87/1/08/651 dtd. 25/2/2008 and TPBZ/682/RM/87/1/08/3468 dtd. 22/12/2008, shall be strictly adhered too.
31. This Technical Clearance order is issued based on the permission obtained for cutting of slopping land under section 17-A of TCP Act issued by Chief Town Planner vide letter no.17-A/BAR/226/TCP-09/Pt/3905 dtd. 2/11/2009 and all the condition imposed therein shall be strictly complied with.
32. This Technical Clearance order is issued based on the NOC issued by the Inspector of Survey & Land Record, Panaji - Goa vide letter no. 19/DSLRL/Resurvey cell/CRZ-River/21/08/21464 dtd. 27/3/2008 & NOC from Member Secretary, GCZMA vide no. GCZMA/N/08-09/40/526 dtd. 01/09/2008.
33. Any other permission/NOC required under relevant permission of Law, shall be obtained by the applicant.


NOTE:

- a) This Technical Clearance order is issued based on the order issued by the Chief Town Planner; vide no. **29/8/TCP/2012-13/RPG-21/Status/1803** dated **04/06/2012** pertaining to guideline for processing various applications.

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- b) An engineer who designs the RCC structure, of the project proponent is liable for structural design and Stability of the project, Structural liability certificate is issued by an engineer **M.G. Chandrashekhar** (dtd.25/03/2014) TCP Reg. No. **TCP/SE/0052/2010**)
- c) This Technical Clearance order is issued based on the Government approval obtained vide Note No. TPBZ/682/RM/TCP-16/3026 dtd. 17/10/2016.
- d) Applicant has paid infrastructure tax of **Rs. 6,27,078/-** (Rupees Six Lakhs Twenty Seven Thousand Seventy Eight only) Vide challan no. **343** dtd. **28/12/2016**.
- e) This order is issued with reference to the application dated **7/8/2016 & 30/11/2016** from **Delanco Homes & Resorts Pvt. Ltd.**

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,
Delanco Homes & Resorts Pvt. Ltd.
F-2, Landscape Excelsior,
Opp. Kala Academy, D. B. Road,
Campal, Panaji - Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat **Reis - Magos,**
Bardez - Goa.

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