

Ref No: TPB/3365/NACH/TCP-18/ 1124  
Office of the Senior Town Planner  
Town & Country Planning Dept.,  
North Goa District office  
302, Govt. Building Complex,  
Mapusa - Goa.  
Dated: 23/3/2018



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

Ref No: Inward No. 3570

Dated: 18/8/2017.

Technical Clearance is hereby granted for carrying out the proposed amalgamation of plots, construction of residential building blocks A & B and compound wall by M/s. Saldanha Developers Pvt. Ltd. as per the enclosed approved plans in the property Zoned as partly Settlement Zone and partly Orchard Zone in Goa Regional Plan 2001 & Settlement Zone in Regional Plan for Goa 2021 and situated at village Nachinola Taluka Bardez Goa, bearing Survey No. 8/7 & 8 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. The Panchayat shall ensure about the availability of required portable water and power supply before issue of license.

Contd....2/-




15. Garbage collection bins should be provided within the plot.
16. Open space shall be strictly maintained as shown in the site plan and shall not be altered in any manner.
17. 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.
18. 4.00 mts wide internal roads as shown in the site plan shall be effectively developed.
19. Open parking area should be effectively developed as shown on the site plan.
20. The area on stilt floors should not be enclosed in any fashion at any stage & shall be used for parking of vehicles only.
21. Gradient of the ramps to the stilt floor parking should not be exceeds 1:6.
22. The Village Panchayat shall take cognizance of any issue in case of any complaints/ court orders before issue of construction license.
23. The height of the compound wall strictly maintained as per rules in force.
24. Gate of compound wall shall be open inwards only.
25. This Technical Clearance Order is issued for compound wall at the length of 169.95 running mts.

**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.
- 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. Paresh Gaitonde** dtd. 2/7/2017 TCP Reg. No. ER/0057/2010
- c. Applicant has paid infrastructure tax of Rs. 1,83,678/- (Rupees One Lakh Eighty Three Thousand Six Hundred Seventy Eight Only) vide challan no. 249 dtd. 2/11/2017.
- d. This order is issued with reference to the application dated 18/8/2017 from M/s. **Saldanha Developers Pvt. Ltd.**

**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. **Saldanha Developers Pvt. Ltd.**  
Mathias Plaza, Panaji Goa.

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

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



Ref No: TPB/3365/NACH/TCP-18/ 4293  
Office of the Senior Town Planner  
Town & Country Planning Dept.,  
North Goa District office,  
302, Govt. Building Complex,  
Mapusa - Goa.

Dated: 22/10/2018



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

Ref No: Inward No.1870

Dated. 11/4/2018.

Technical Clearance is hereby granted for carrying out the proposed construction of residential building block "C" as per the enclosed approved plans in the property Zoned as Settlement Zone in Regional Plan 2021 and situated at Village Nachinola bearing Survey No. 8/7 & 8 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 / as per the requirement of Health Act 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 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 & Country Planning Act, 1974.
12. The ownership of the property shall be verified by the licensing body before the issuing of the license.



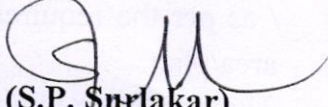
13. The adequate arrangement for collection and disposal of solid waste generated within the complex shall be arranged to satisfaction of Village Panchayat.
14. Panchayat shall verify the infrastructural requirements such as water and power supply before issue of construction license.
15. Adequate storm water network shall be developed up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
16. The area under road widening shall not be encroached/ enclosed.
17. The height of the compound wall strictly maintained as per rules in force.
18. Gate of compound wall shall be open inwards only
19. The Village Panchayat shall take cognizance of any issue in case of any complaints/court orders before the issue of construction license.
20. 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.
21. The stilt parking area shall not be enclosed in any fashion at any stage of the building.

**NOTE:**

- a) This technical clearance order is issued based on the order issued by Chief Town Planner (Planning) 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 Mr. Paresh Gaitonde dtd. 07/04/2018 TCP Reg. No. ER/0057/2010.
- c) This order is issued with reference to the application dated 05/04/2018 from M/s. Saldanha Developers Pvt. Ltd.
- d) Applicant has paid Infrastructure tax of Rs.89,324/-(Rupees Eighty Nine Thousand Three Hundred Twenty Four Only).vide challan no. 279 dated 10/10/2018

\* This approval is granted based on Government approval obtained on note moved by this office vide no. TPB/3365/NACH/TCP/2017/3277 dated 02/08/2018.

**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. Saldanha Developers Pvt. Ltd,  
Mathias Plaza, Panaji Goa.

Copy to:  
The Sarpanch/Secretary,  
Village Panchayat of Nachinola,  
Bardez Goa

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