

Ref. No. **TPB/2818/ANJ/TCP-17/ 1672**

Office of the Senior Town Planner
Town & Country Planning Dept.,
North Goa District office
302, Govt. Building Complex,
Mapusa - Goa.

Dated: 9/06/2017



TOWN & COUNTRY PLANNING DEPARTMENT, NORTH GOA DISTRICT OFFICE,
GOVT. OF GOA, IIIRD FLOOR, GOVT. BIUILDING, MAPUSA, GOA.

ORDER

- Read: 1) Goa Tax on Infrastructure Act 2009 (Goa Act 20/2009).
2) 45/1/TCP-09/Pt. file/3416 dtd 18/9/09.
3) 45/1/TCP-09/Pt. file/3417 dtd 18/9/09.
4) 45/1/TCP/Pt. file/2012/1037 dtd 30/3/12
5) CTP/MISC/TCP/2013/2142 dtd. 31/5/2013
6) Your application under Inward no. **2020** dtd.17/05/2017.

Whereas the infrastructure tax towards your application for **Proposed construction of Residential Villas and Swimming pool** property bearing Sy. No.434/31 of Village **Anjuna**, Bardez -Taluka has been assessed as **Rs.1,41,548/- (Rupees One Lakh Forty One Thousand Five Hundred Forty Eight Only)**. The calculation of the tax has been assessed @ Rs.200 per square meter of floor area for residential use as per the provisions of the said Act.

Infrastructure Tax Calculation:-

Total residential built up area= 707.74 m2 X Rs. 200/- = Rs. 1,41,548/-

Total = Rs. 1,41,548/-

Now, therefore the said amount shall be deposited by way of challan which should be collected from this office on any working day.


(S. P. Surlakar)
Dy. Town Planner

To,
Mr. Kasu Venkata Rajagopal Reddy,
POA Mr. Dasharath K. Kalangutkar,
C/o. Paresh Gaitonde, BT-15, 3rd floor,
Campal Trade Centre, Bardez Goa.

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

Ref No: TPB/2818/ANJ/TCP-17/1778
Office of the Senior Town Planner
Town & Country Planning Dept.,
North Goa District office,
302, Govt. Building Complex,
Mapusa - Goa.
Dated: 20/06/2017.



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

Ref No: Inward no. 2020

Dated: 17/5/2017.

Technical Clearance is hereby granted for carrying out the **Construction of Residential villas and Swimming pool** as per the enclosed approved plans in the property Zones as **Settlement Zone** in **Regional Plan for Goa 2001 A.D.** and **Regional Plan for Goa 2021** and situated at **Anjuna** village bearing Survey No: **434/31** 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 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.

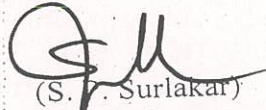
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Cont...2/-

14. The adequate arrangement for collection and disposal of solid waste generated within the complex shall arrange to satisfaction of Village Panchayat.
15. Panchayat shall verify the infrastructural requirements such as water and power supply before issue of construction license.
16. 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.
17. Applicant shall make his own arrangement of water requirements for the swimming pool.
18. This technical clearance is issued only for residential purpose only.
19. Open parking area should be effectively developed as shown on site plan.
20. The Village Panchayat shall take cognizance of any issue in case of any complaints/ court orders before issue of construction license.

- 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. **16/5/2017** TCP Reg. No. **ER/0057/2010**.
- c) This Order is issued with reference to the application dated **17/5/2017** from **Shri. Kasu Venkata Rajagopal Reddy**.

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. Surlakar)
Dy. Town Planner

To,
Mr. Kasu Venkata Rajagopal Reddy,
POA Mr. Dasharath K. Kalangutkar
c/o. Paresh Gaitonde, BT-15, 3rd floor,
Campal Trade Centre, Bardez Goa.

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

Applicant has paid infrastructure tax of **Rs.1,41,548/- (Rupees One Lakh Forty One Thousand Five Hundred Forty Eight Only)** vide Challan no. **111** td. **15/6/2017**.

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