

Ref. No. T15/7285/AVL/TP/15/1499
Town & Country Planning Department,
Tiswadi Taluka office, Kamat Tower, 5th floor,
Patto, Panaji-Goa.
Dated:- 21/12/15

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

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for proposed **Construction of (Group Housing) residential Complex, Club house, Swimming pool, Security Cabin and compound wall** as per the enclosed approved plans in the property zoned as **Settlement** in the Regional Plan for Goa 2021 and situated at **Goa Velha** village, bearing Sy.No.33/1(part) of Tiswadi Taluka with the following conditions:-

- 1) Construction shall be strictly as per 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 permission shall be revoke if found expedient to such an action under the provision of section 50 of the Goa Town & Country Planning Act, 1974.
- 4) The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the government of Goa
- 5) The Developer/applicant should display a sign board of minimum size 1.00 mts x 0.50 mts with writing in black colour on a white background at the site, as required under the Regulations.
- 6) 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.
- 7) The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
- 8) The commencement and the completion of the work shall be notified to this office in writing in appropriate forms.
- 9) Completion certificate has to be obtained from this office before applying for occupancy certificate from the licensing authority.
- 10) Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
- 11) Adequate utility space for the dustbin, transformer etc, should be reserved within the plot area.
- 12) In case of any cutting of sloppy land or filling of low lying land, prior permission of the Chief Town Planner shall be obtained before the commencement of the works as per the provisions of section 17(A) of the Goa Town & Country Planning Act 1974
- 13) The Ownership of the property shall be verified by the licensing body before issuing of the license.
- 14) Verification of ownership with specific reference to tenancy position as on 2.11.1990 has to be verified by the Village Panchayat before issue of Licence.


- 15) The provision which has been made for water harvesting pit and garbage pits for the project should be maintained.
- 16) All the set back as shown on the site plan shall be strictly maintained.
- 17) The Traditional access, if any passing through the plot shall not be blocked.
- 18) The balconies proposed should not be covered in any fashion, which may lead to excess FAR.
- 19) Along the intersection of the streets, no compound wall shall be raised to a height of more than 0.90 mts from the crown of the road for length of 0.9 mts from the intersection of the street. This distance being measured from the corner point of the plot.
- 20) Maximum height of the compound wall along the boundary other than that abutting on a street may be permitted up to a height of 1.80 mts and along the boundary abutting on a street up to a 1.50 mts only and may be closed type up to a height of 90 cm only and of open type above that height.
- 21) Adequate arrangement for collection and disposal of solid waste generated within the complex shall be arranged to satisfaction of village panchayat.
- 22) Panchayat shall verify Infrastructure requirement such as water and power supply before issue of construction licence.
- 23) Proposed internal roads and parking spaces shown in the site plan shall be effectively developed
- 24) Required solar energy capturing systems/panels should be provided on the roof top of building blocks.
- 25) Area under road widening and proposed 10.00 mts wide road shown in the Regional Plan for Goa 2021, shall be gifted to competent authority before applying for completion order from this office.
- 26) The proponent/developer should make own arrangement for water for proposed swimming pool.
- 27) Garbage collection bins shall be provided within the complex itself.
- 28) Village Panchayat shall ensure that, sewage treatment plant proposed for the project function effectively all the time.
- 29) The developer shall establish the sewage treatment plant as per the specification.
- 30) The developer shall make adequate facility for the disposal of garbage (wet and dry).
- 31) The developer shall make his own arrangement of water during construction period and they will not draw any water from the public water distribution system.
- 32) This Technical Clearance is issued based on the NOC issued by Asst. Executive Engineer (O & M), Elect, S/D-III (R), Bambolim vide letter No. AEE/SD-III(R)/BML/Tech-38/150-16/374 dt. 18/08/15 regarding NOC to shift the 11 KV electrical line passing through Sy. No. 33/1 at Goa Velha.
- 33) This Technical Clearance is issued based on the Environmental Clearance issued by the Director/ex-officio Jt. Secy. Environment & Member Secretary, Goa –SEIAA vide letter No. 3-181-2010/STE-DIR/120 dt. 4th June 2015 and all conditions laid shall be adhered.
- 34) Trees should not be cut without prior permission from the Competent Authority.
- 35) All buildings should have 50% sloping roof pattern and 50% flat roof.
- 36) No compound wall shall be permitted in front of shops proposed in the buildings.

37). Engineer who designs the RCC structure, of the project proponent is liable for structural design & stability of the project. Structural liability certificate issued by an Engineer Shri Parash Gatonde dt.5/11/2015 Reg no. ER /0057/2010.

- * This Technical clearance is issued with the Government approval Note moved vide no.TIS/7285/GVLTCP/15/1263 dt.9/10/2015.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION UNDER INWARD NO.1068 DATED 3/7/2015 FROM M/s Milroc Good Earth Developer, IPA Holder to Smt. Laxmibai G. Keni & others.

(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).


(R.N.Volvoikar)
Dy. Town Planner

Note:-Pursuant to this office assessment order no.TIS/7285/GVLTCP/15/1441 dt.18/11/2015 the applicant vide challan no.1115 dt.18/11/15 has paid the infrastructure tax of Rs.56,05,266/- (Rupees Fifty Six Lakhs Five Thousand Two Hundred Sixty Six only)

To,
M/s Milroc Good Earth Developer,
IPA Holder to Smt. Laxmibai G. Keni & others,
501, 5th floor, Milroc Lar Menezes,
Swamy Vivekanad Road, Panaji-Goa.

Copy to:-

The Secretary,
Office of the Village Panchayat,
St. Andre, Tiswadi-Goa.