

Ref. No. T15/3728/GVL/TC/2018/840
Town & Country Planning Department,
Tiswadi Taluka office, Kamat Tower, 5th floor,
Patto, Panaji-Goa.
Dated:- 27/7/2018



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

TECHNICAL CLEARANCE ORDER

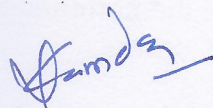
Technical Clearance is hereby granted for proposed **construction of residential buildings, blocks C (part), D, E, F and G** as per the enclosed approved plans in the property zoned as **Settlement (VP-2)** in the Regional Plan for Goa 2021 and situated at **Goa velha** village, bearing Sy.No. **181/1, 2, 3, 5, 182/7, 183/9 and 180/1(P), 2 (P)** 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 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 colour 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 this office in writing in appropriate forms.
- 8) Completion certificate has to be obtained from this office 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, 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.
- 12) The Ownership of the property shall be verified by the licensing body before issuing of the license.

- 13) In case of compound walls, the gates shall be open inwards only and traditional access, if any passing through the property shall not be blocked.
- 14) The Ownership of the property shall be verified by the licensing body before issuing of the licence.
- 15) All the set back as shown on the site plan shall be strictly maintained.
- 16) The balconies proposed should not be covered in any fashion, which may lead to access FAR.
- 17) Proposed stilt floors shall be strictly used for parking of vehicles only and shall not be closed at any point of time.
- 18) Collection and disposal of solid and liquid waste shall be implemented as per the project report submitted.
- 19) Solar water heating/solar energy capturing system shall be implemented as per the project report submitted.
- 20) Garbage collection bins shall be provided within the complex itself.
- 21) Village Panchayat shall ensure that, sewage treatment plant proposed for the project function effectively all the time.
- 22) The developer shall established the sewage treatment plant as per the specification.
- 23) 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 Corporation/Municipal Council/Village Panchayat (as the case may be)
- 25) Existing building X, security cabin, as shown in the site plan should be demolished before applying for completion order to this office.
- 26) Internal roads and parking spaces shall be effectively developed.
- 27) Environmental clearance from Goa SEIAA shall be obtained for the additional built up area before commencement of work
- 28) Complaints/Court order if any should be verified by the Village Panchayat before issue of construction license.
- 29) 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 Land Scaping of open spaces/tree plantation along the roads and in develop plots.

**** This Technical clearance is issued with the Government approval Note moved vide no.TIS/3728/GVL/TCP/2018/751 dt.29/6/2018.**

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION UNDER INWARD NO.511 DATED 16/03/2017 FROM M/s Palaceio Property 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).


(R.N. Volvoikar)
Dy. Town Planner

NOTE: Pursuant to this office assessment order No. TIS/3728/GVL/TCP/2018/793 dt. 12/07/2018 the applicant vide challan No. 80 dt. 13/7/2018 has paid the Infrastructure tax of Rs. 10,83,794/- (Rupees Ten Lakhs Eighty Three Thousand seven hundred Ninety Four only).

To,
M/s Palaceio Property Developers Pvt.Ltd.,
6th floor, 612, Gera Imperium, Patto, Panaji-Goa.
Copy to:
The Secretary,
Office of the Village Panchayat, St. Andre,
Goa Velha, Tiswadi Goa.