

OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No.: TPB/6336/ASSG/TCP-2022/4093

Dated: 4 / 7 / 2022

TECHNICAL CLEARANCE ORDER

Ref No: Inward No.1613

Dated: 04/04/2022.

Technical Clearance is hereby granted for **proposed construction of Residential Villas (Type-1 = 2nos & Type -2 = 1no) = 3 nos. swimming pool & compound wall (Revised plan)** as per the enclosed approved plans in the property Zoned as **'Settlement Zone' in Regional Plan for Goa 2021** situated in Survey No.56/7-A at Assagao Village, Bardez-Goa, 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 his 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.


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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 said building should be used for residential purpose only as per the Technical Clearance Order.
18. Applicant shall plant one tree for every 100.00m² of area developed, land scaping on open spaces/tree plantation along roads and in developed plots.
19. The Village Panchayat shall take cognizance of any issue in case of any Complaints court orders before issuing of construction license.
20. The height of the compound wall strictly maintained as per rules in force.
21. Gate of compound wall shall be open inwards only.
22. Verification of ownership of land with specific reference to tenancy as on 2/11/1990 has to be made at your end and before issue of construction license /Occupancy Certificate.
23. The applicant shall pay Labour cess of 1% of the total cost of construction project to the Commissioner of Labour & Employment and Secretary, Goa Building & other Construction Workers Welfare Board before applying for completion certificate to the Authority.
24. The applicant shall obtain prior permission from Tree Officer/Forest Department for proposal involving felling of trees as mandated under section 8 & 9 of Goa Preservation of Tree Act.
25. 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.
26. This technical clearance is issued in partial modification to the earlier approval granted vide no. TPB/6336/ASSG/TCP-20/3525 dtd. 28/09/2020.
27. All the conditions imposed in our Technical Clearance issued by this office vide letter no. TPB/6366/ASSG/TCP-20/3525 dtd. 28/09/2020 should be strictly adhered.

NOTE:

- a) This Technical Clearance Order is issued based on the order issued by the Secretary (TCP) vide no.29/8/TCP/2018(Pt.File)/1672 dated 13/08/2018 pertaining to guidelines 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 Pascoal B. Noronha dtd. 28/03/2022 TCP Reg. No.ER/0077/2010.**
- c) This order is issued with reference to the application dated 04/04/2022 from **M/s Sonesta Inns Pvt. Ltd.**
- d) Earlier applicant has paid infrastructure tax of **Rs.2,70,364/- (Rupees Two lakh Seventy Thousand Three Hundred Sixty Four Only)** vide Challan no.168 dated 15/09/2020.

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.


(Zaidev R. Aldonkar)
Dy. Town Planner

To,
M/s Sonesta Inns Pvt. Ltd.,
4th Floor, Jofree Residency,
Behind Goa College of Pharmacy, Panaji-Goa.

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

This permission is granted subject to the provisions of Town & Country Planning Act 1974 and the rules & Regulation framed there under:

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