Ref No: TPBZ/462/ANJ/TCP-16/ 3740
Office of the Senior Town Planner
Town & Country Planning Dept.,
North Goa District office
302, Govt. Building Complex,
Mapusa – Goa.
Dated: 21 /12 /2016.

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

Ref No: Inward No. **3387** Dated: **5/8/2016.**

Technical Clearance is hereby granted for carrying out the **proposed construction of residential building villas, well and swimming pool (revised plan)** by **M/s. Ryago Hotels Pvt. Ltd.** as per the enclosed approved plans in the property Zoned as **Settlement Zone** in **Regional Plan for Goa 2001 and Regional Plan for Goa 2021**, situated at village **Anjuna** Taluka Bardez Goa, bearing Survey No. **399/7-O** 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.

Cont...2/-

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, it 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. Garbage collection bins should be provided within the plot.
15. The Panchayat shall ensure about the availability of required portable water and power supply before issue of license.
16. Adequate storm water drains shall be developed up to satisfaction of Village Panchayat and same to be connected to existing drain network in the locality.
17. The Village Panchayat shall take cognizance of any issue in case of any complains/Court orders before issue of construction license.
18. Open car parking spaces shall be developed and effectively utilized for parking purpose.
19. Applicant should make his own arrangement of water for the swimming pools.
20. The said building villas should be used for residential purpose only as per the Technical Clearance Order.
21. Adequate avenue greenery should be developed.
22. NOC from the Water Resources Dept., shall be obtained for the proposed wells before issue of license by the Village Panchayat.
23. The height of the compound wall strictly maintained as per rules in force.
24. Compound wall gate shall be open inwards only.
25. Necessary arrangement for fire safety shall be made before applying for occupancy.
26. The area under road widening shall not be encroached/enclosed. An Affidavit/undertaking in this regard shall be submitted to local authority on stamp paper of Rs. 100/-.
27. This Technical Clearance is issued based on earlier NOC issued by this office vide letter no. TPBZ/469/ANJ/399/09/1772 dtd. 4/6/09 for construction of hotel/resorts in the name of M/s. Expanse India Buildcon Pvt. Ltd.
28. Open spaces shall be maintained as shown on site plan and Village Panchayat shall ensure about the same.
29. Internal 6.00 mtrs wide, 4.00 mtrs wide & 3.00 mtrs wide access shall be effectively developed.
30. The Village Panchayat shall ensure that Sewage Treatment Plant proposed for the project functions effectively at all the time.
31. The adequate arrangement for collection and disposal of solid waste generated within the complex shall be arranged to satisfaction of Village Panchayat.
32. Solar water heating/solar energy capturing system shall be incorporated in the building as required under the regulation.
33. Necessary NOCs if required from concern authority may be obtained prior to the construction work.

Cont...3/-

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) This Technical Clearance is issued based on the approval from the Govt. vide note moved vide no. **TPBZ/462/ANJ/TCP-16/3201 dtd. 31/10/16.**

c) 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. Mr. Paresh Gaitonde**, TCP Reg. No. **ER/0057/2010 dtd. 2/8/2016.**

d) This order is issued with reference to the applications dated **5/8/2016** from **Ryago Hotels Pvt. Ltd.**

e) Applicant has paid infrastructure tax of **Rs. 18,74,360/- (Rupees Eighteen Lakhs Seventy Four Thousand Three Hundred Sixty Only**) vide challan no. **302 dtd. 24/11/2016**.

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,
Ryago Hotels Pvt. Ltd.
C/o. Paresh Gaitonde,
BT-15, 3rd floor, Campal Trade Centre,
Campal, Panaji Goa.

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

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