



**Office of the Town Planner
North Goa District Office
Town and Country Planning Department
Government Building, Near Municipality Market, Mapusa Goa.**

Ref. :- NOR/BAR/PIL/2023-SEP/2559

Date:- 21-09-2023

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW, SWIMMING POOL AND COMPOUND WALL of Erect (New Construction) as per the enclosed approved plans in the property zoned as S2/R2 in Regional Plan for Goa 2021 situated at Pilerne Village, Bardez Taluka bearing Survey No./Subdivision No. 216/1-PART-A having Plot no.1 with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be affected in the approved plans/approved built spaces without prior permission of this Department.
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 application will not be entitled for any compensation.
3. This Technical Clearance 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 commencement and the completion of the work shall be notified to the licensing authority in writing in appropriate forms.
6. In case of any cutting of hilly or sloping land or filling of low-lying land is involved, prior permission of the Chief Town Planner (Land use) has to be obtained as per the provisions of Section 17(A) of the Goa Town and Country Planning Act 1974 before the commencement of works.
7. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before commencement of any development/ Construction.

8. The soak pit shall not be located within a distance of 15.00 mts from any existing well and similarly no well shall be constructed within 15 mts from existing Soak pit.
9. Completion order 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 effective plot boundary of the affected plot abutting the road and shall be connected to the main drain.
11. Adequate arrangement shall be made for the collection of garbage and its safe disposal to the satisfaction of the Village Panchayat/ Municipal Council/CCP as the case may be.
12. Adequate Utility space for transformer etc. should be provided within the plot area, if applicable.
13. The ownership of the property and the traditional access if any, passing through the property shall be verified by the Village Panchayat/ Municipal Council/CCP as the case may be before issue of construction license.
14. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing Authority before issuing the construction license.
15. As regards complaints, pertaining to encroachments, judicial orders/directive and other legal issues, the same may be verified and confirmed by the concerned Village Panchayat/ Municipal Council/CCP as the case may be before issuing license.
16. The area under road widening shall be deemed to be public road and shall not be enclosed/encroached upon. Affidavit/undertaking in this regard shall be sworn before the Village Panchayat/PWD/ Municipal Council/CCP as the case may be on stamp paper of Rs. 100/-.
17. The compound wall shall be constructed after leaving the road widening area as shown in the site plan. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
18. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80 mts and along the boundary abutting on a street upto a height of 1.50 mts only and which shall be of closed type up to a height of 90 cms. only and open type above that height.

19. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0 mts from the crown of the road for a length of 9.00 mts from the intersections corner of the plot on both sides of the plot.
20. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00 mts radius for roads upto 10.00 mts R/W and that of 5.00 mts radius for roads above 10.00 mts R/W.
21. This Technical Clearance is issued relying on the approved sub division plan/survey plan submitted to this office. In case of any boundary dispute/encroachment if any the same shall be resolved by the applicant with clear demarcation of the boundaries from Director of Settlement and Land record. This office will not be held responsible at any point of time as the said Technical Clearance is only from Planning point of view.
22. Plantation of Trees within the plot shall be carried out as per Regulation 18 of The Goa Land Development and Building Construction Regulation 2010. The same shall be verified by local body before issue of Occupancy Certificate.
23. Debris of the existing structure proposed for demolition/any other construction debris, shall be deposited in the area identified for the said purpose by the PWD and shall not be dumped in any other area.
24. Necessary dust mitigation measures shall be ensured during the construction and demolition the building by the developers.
25. Engineer who has issued the structural liability certificate shall be accountable along with project proponent for structural safety of the project / buildings.
26. Building shall be designed and constructed in accordance with Part IV of the Fire Protection of National Building Code of India .The provisions of firefighting requirements, arrangement & installation such as Fire escape staircase etc. shall be mandatory for all building as per part IV of Fire Protection Act and NOC from Fire Department shall be obtained.
27. This Development Permission shall not in any way construed to be a document conforming any or all the following: a) Title or interest of the holder of the permission to the relevant land or building or both. b) Boundaries of the relevant site for which permission has been obtained; or c) Any easement thereon or there from. d) Structural or Engineering safety or the workmanship of the proposed development.
28. Applicant shall plant one tree for every 100.00 m² of area developed, land scaping on open spaces / tree plantation along roads and in developed plots

Notes:

- a. Pursuant to this office assessment order No. dated 19-10-2023 the applicant has paid Infrastructure Tax for an amount of 90573.00 (ninety Thousand five Hundred and seventy-three) vide challan no.202300754141 dated 17-10-2023.
- b. This order is issued with reference to the application Dated 21-09-2023 from Sunflower Trademart Private Limited.
- c. 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

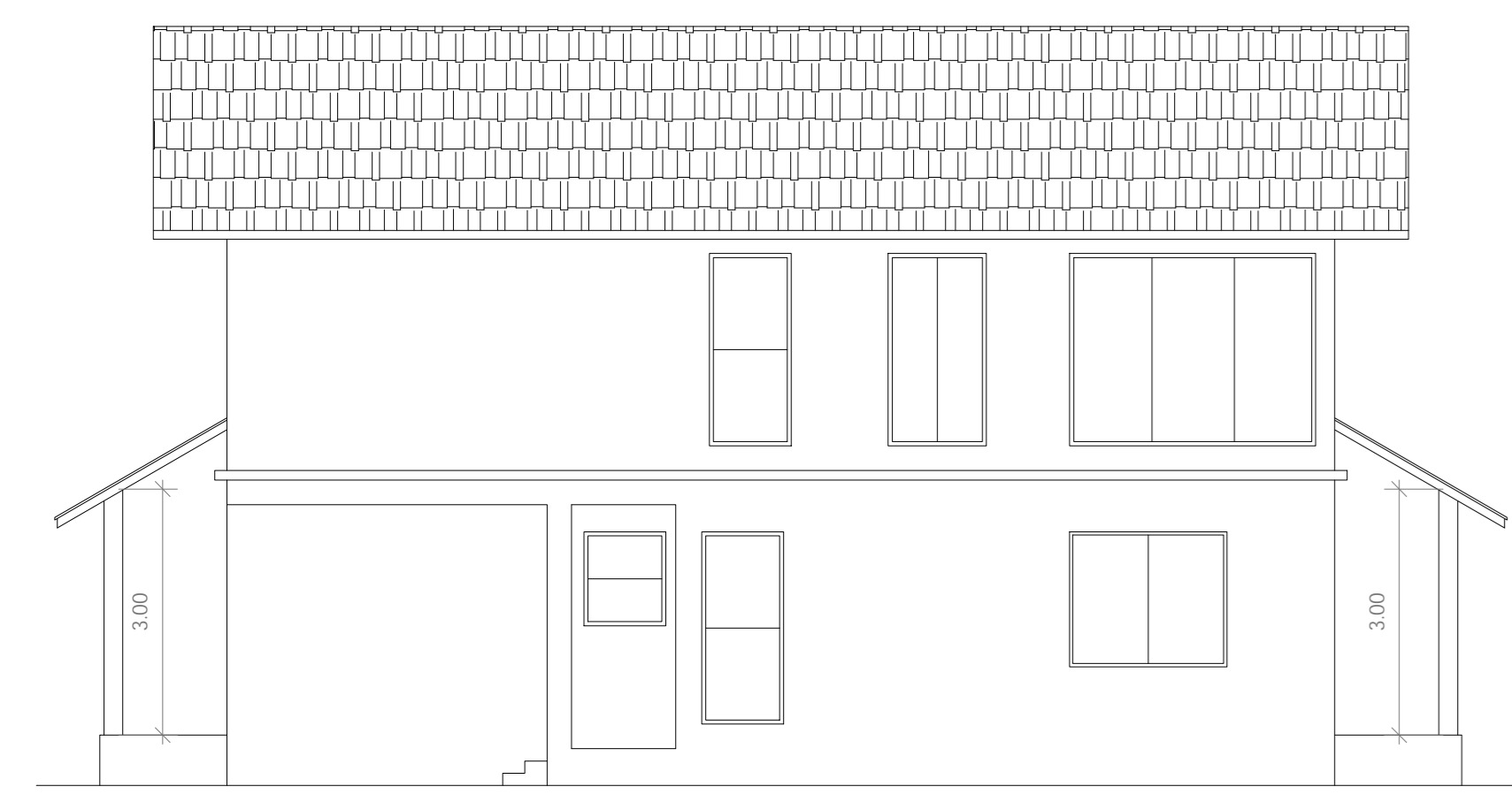
To,
Sunflower Trademart Private
Limited,
Sun Flower Trademart Pvt Ltd
C/O Suraj Morajkar
Near Saipem Sport Club
Saipem Candolim
Bardez - Goa
403115

Shri..Zaidev Aldonkar
Dy. Town Planner

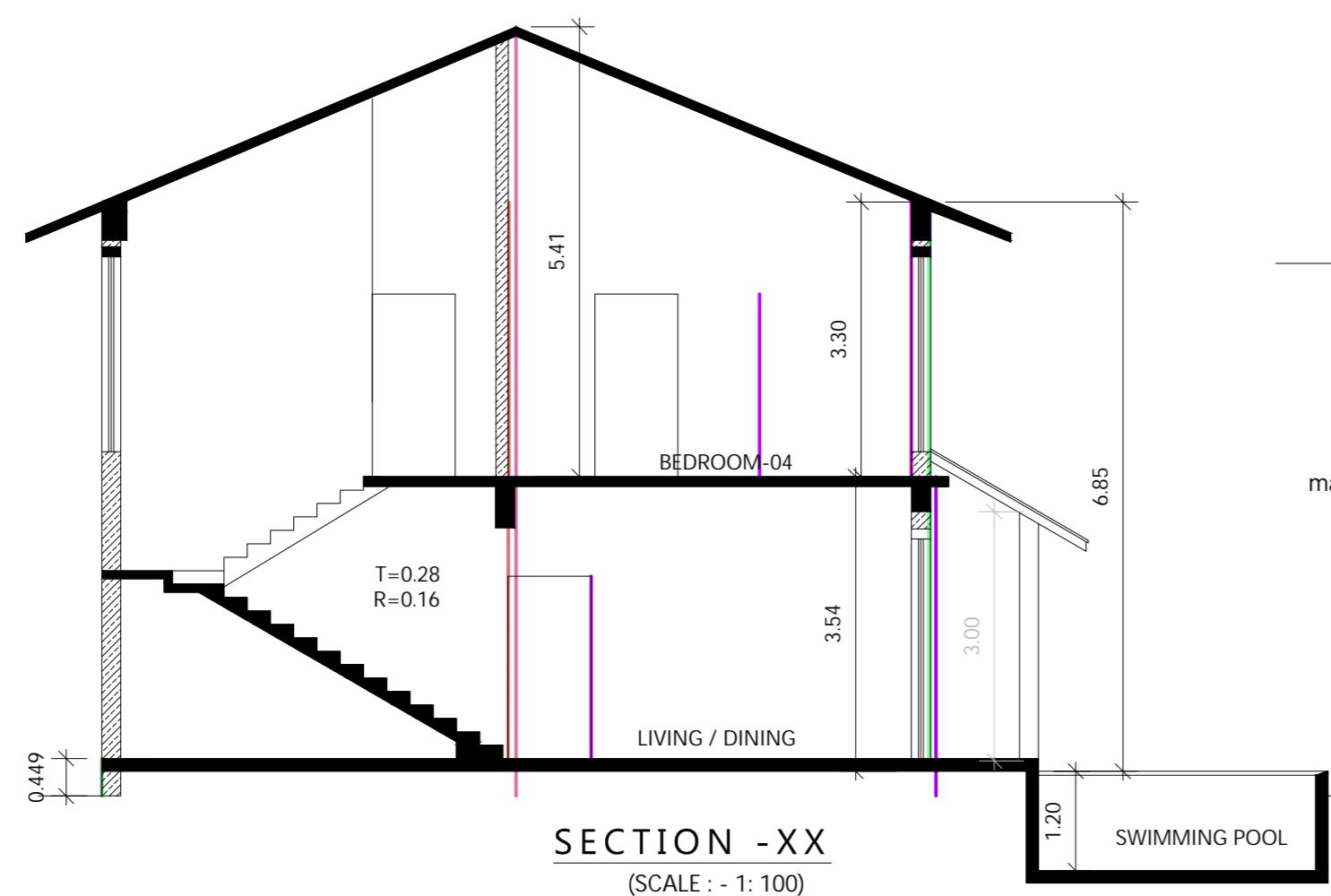
Copy to:-

The Sarpanch/Secretary,
Village Panchayat,
Pilerne-Marra Panchayat,
Bardez-Goa.

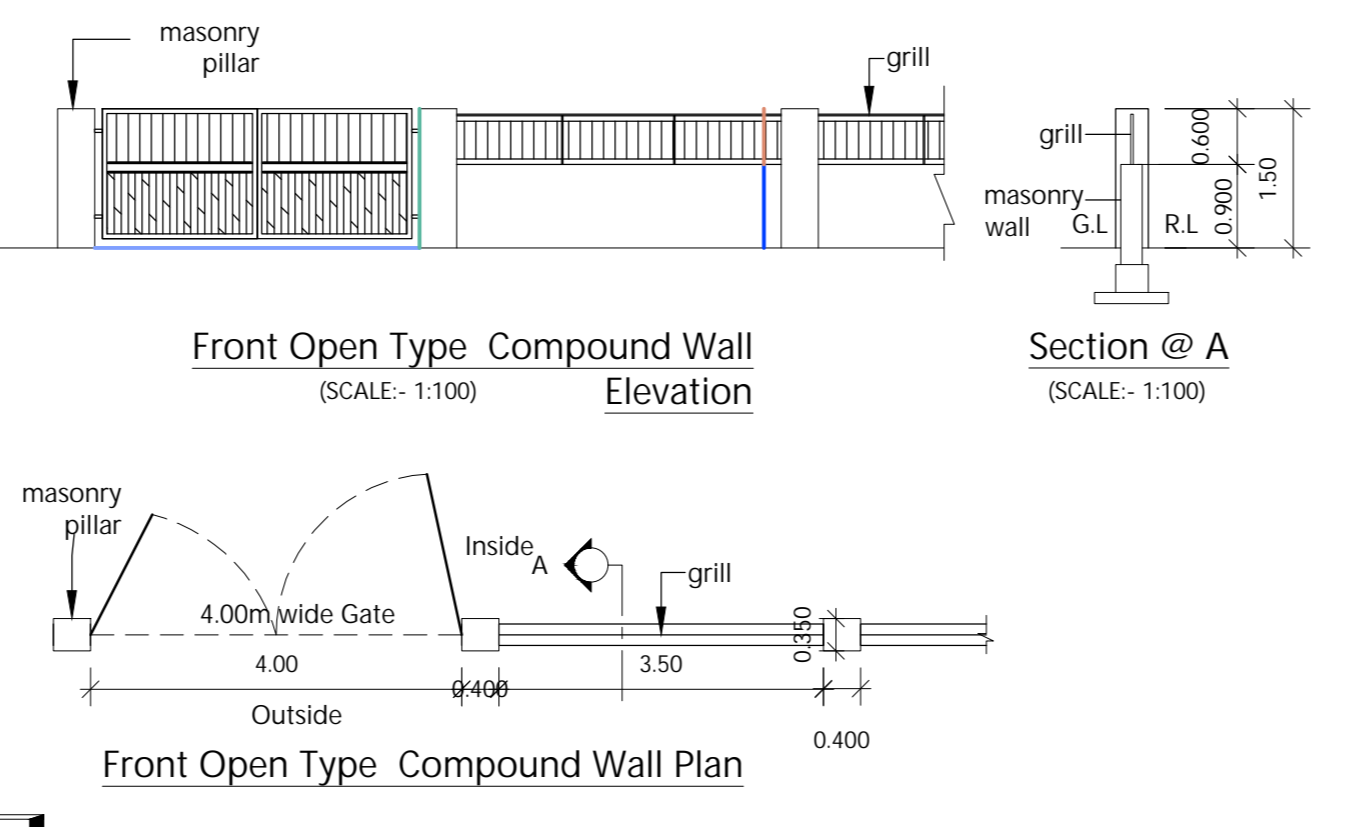
Digitally signed by ZAIDEV RAMAKANT
ALDONCAR
Date: 2023.10.19 11:51:42 +05:30
Reason: Building plan approval
Location: BPAMS



FRONT ELEVATION
(SCALE: 1:100)

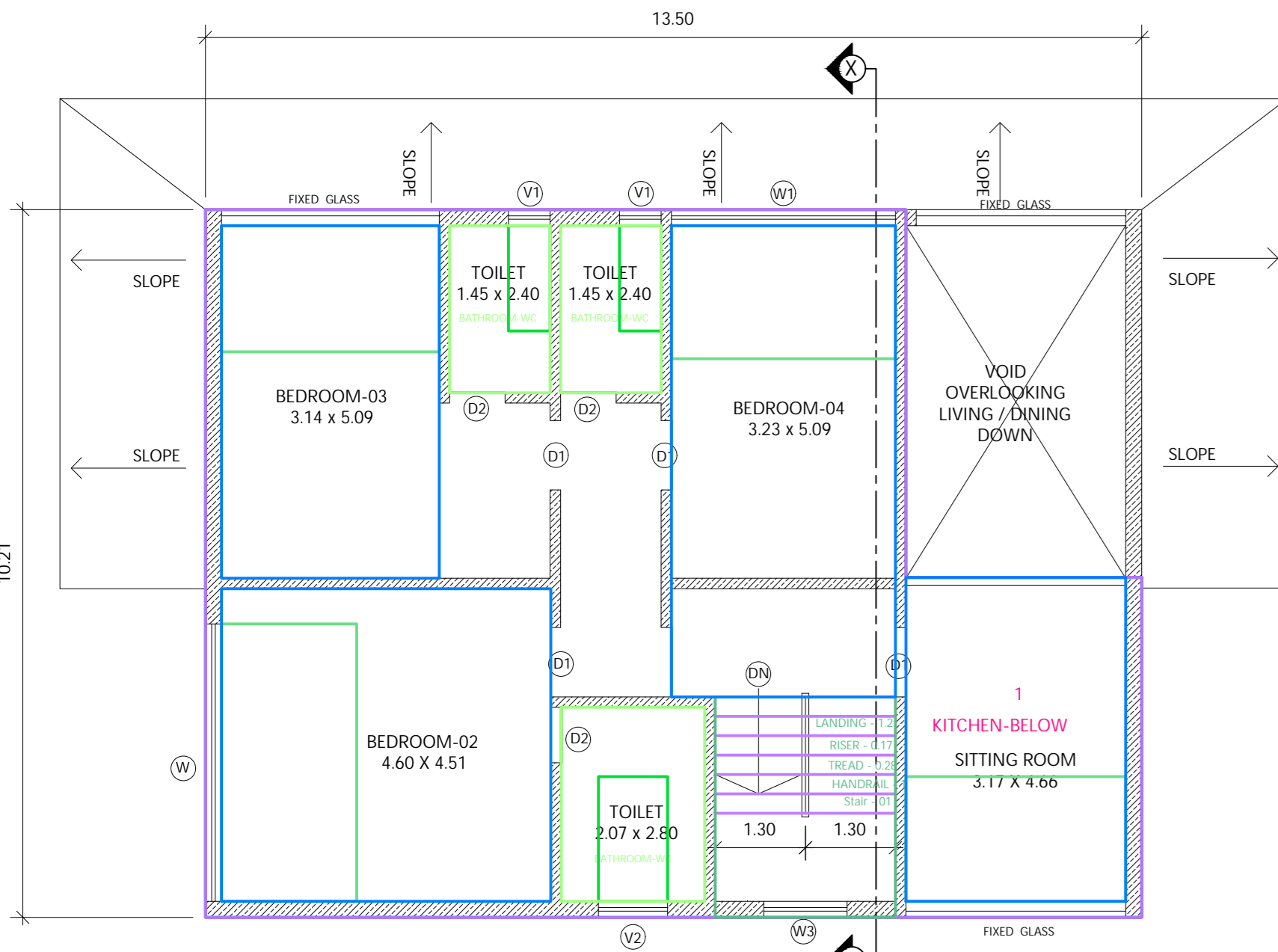


SECTION -XX
(SCALE: 1:100)

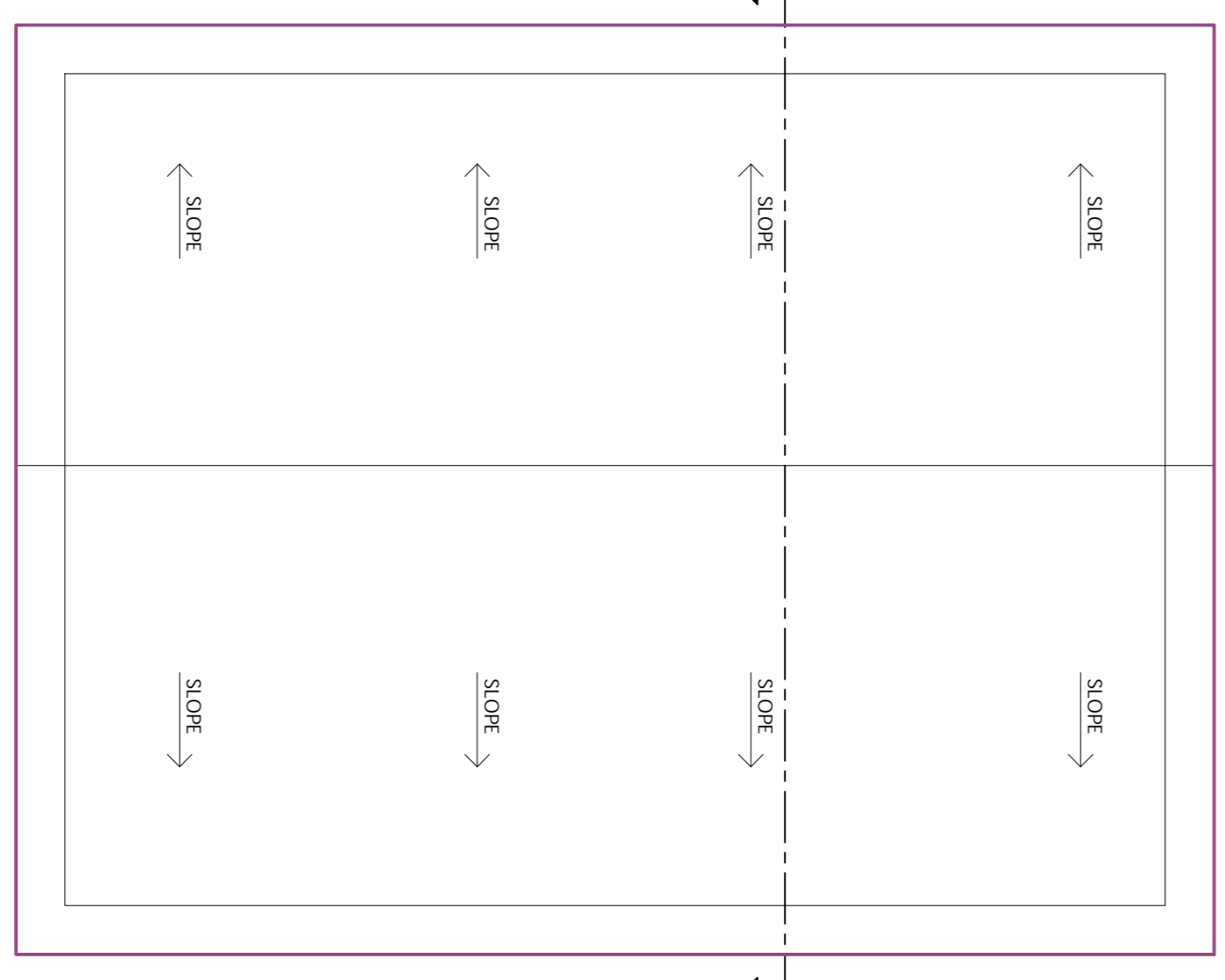


Front Open Type Compound Wall Elevation
(SCALE: 1:100)

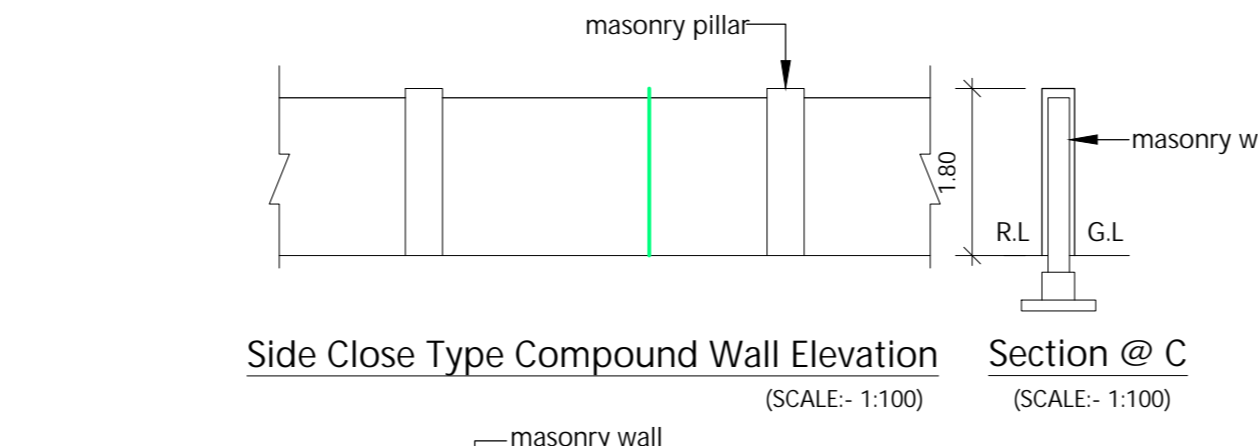
Section @ A
(SCALE: 1:100)



FIRST FLOOR PLAN
FLOOR01
(SCALE: 1:100)

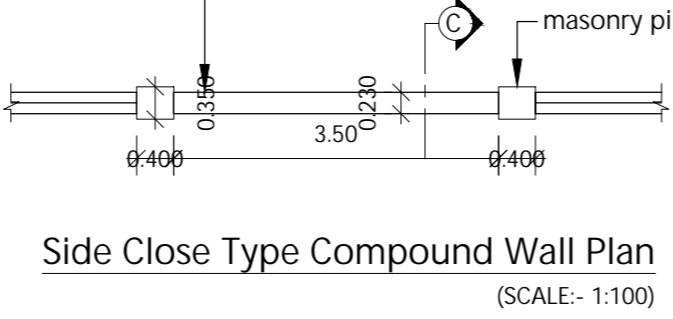


ROOF PLAN
FLOOR-TERRACE
(SCALE: 1:100)

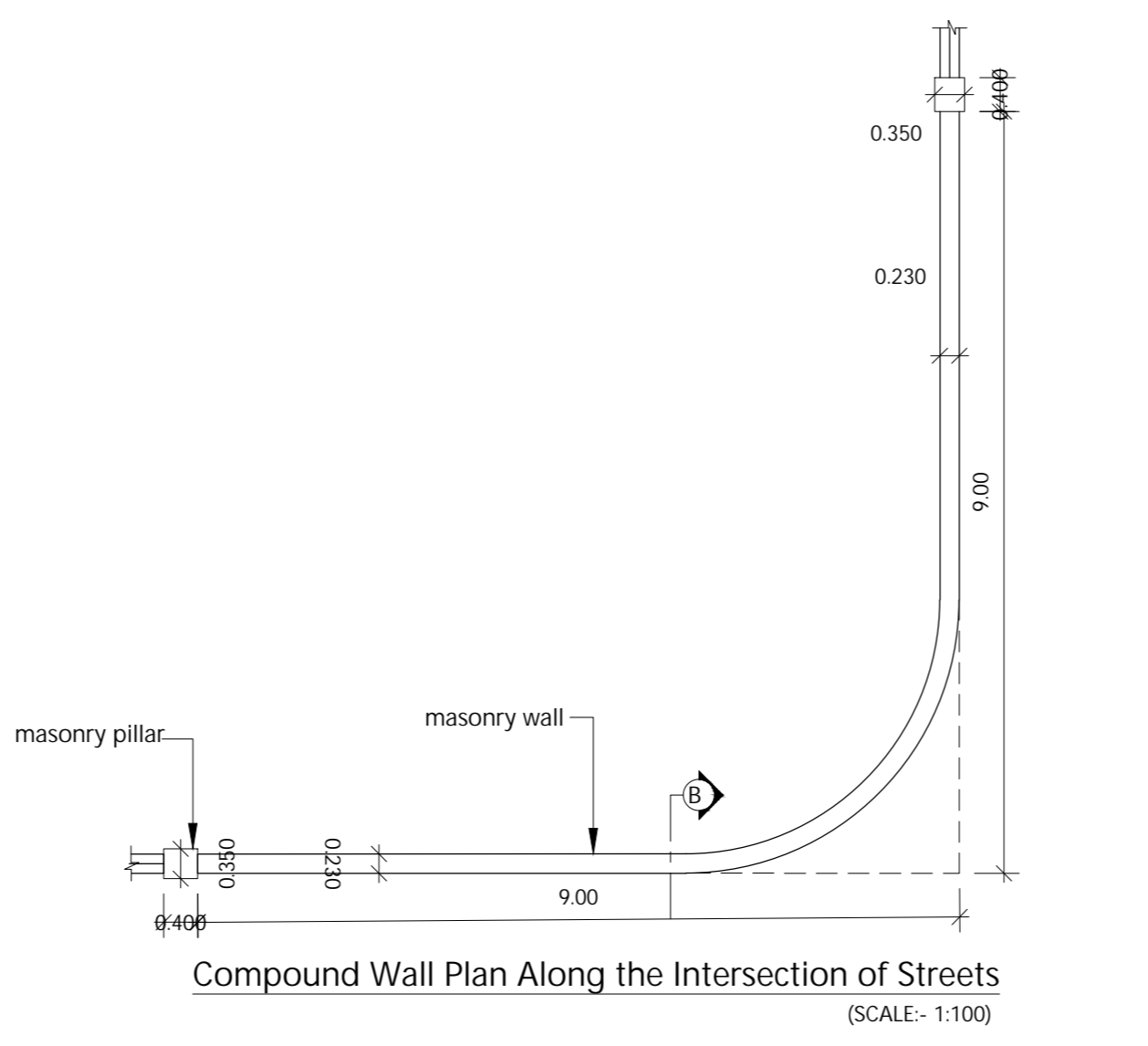


Side Close Type Compound Wall Elevation
(SCALE: 1:100)

Section @ C
(SCALE: 1:100)



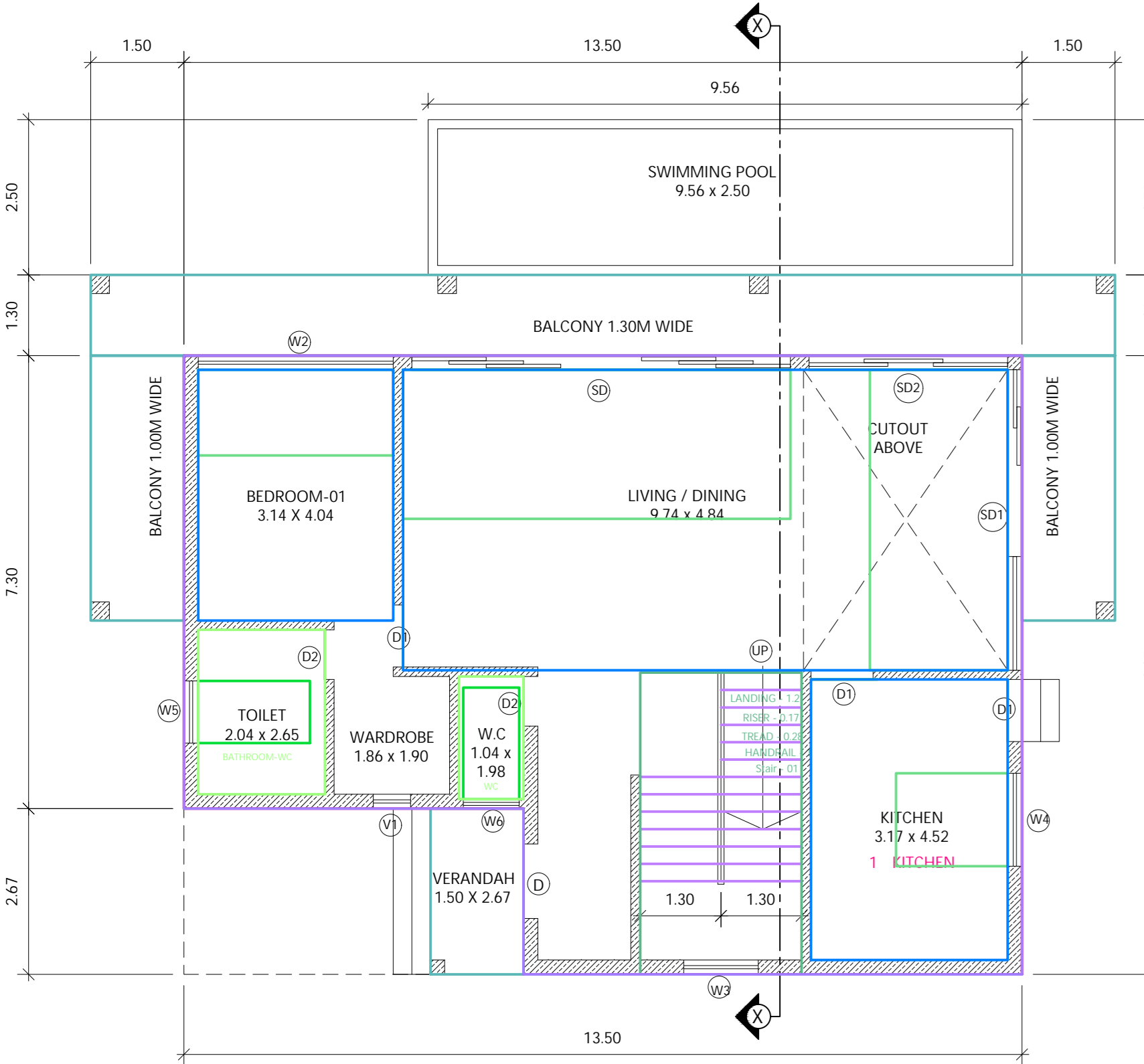
Side Close Type Compound Wall Plan
(SCALE: 1:100)



Compound Wall Plan Along the Intersection of Streets
(SCALE: 1:100)

Compound Wall Elevation Along the Intersection of Streets
(SCALE: 1:100)

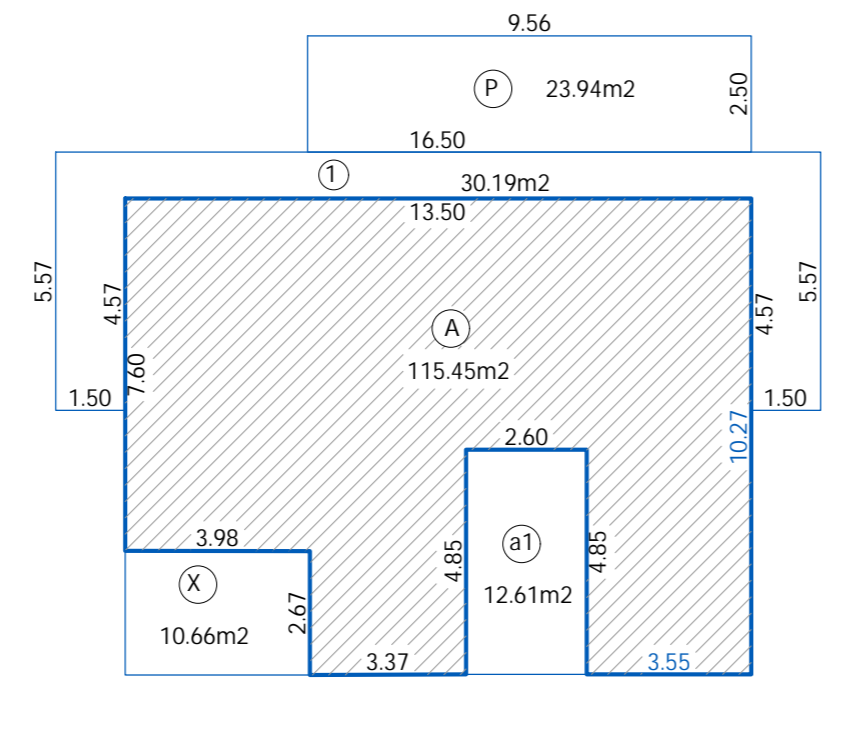
Section @ B
(SCALE: 1:100)



GROUND FLOOR PLAN
FLOOR-GROUND
(SCALE: 1:100)

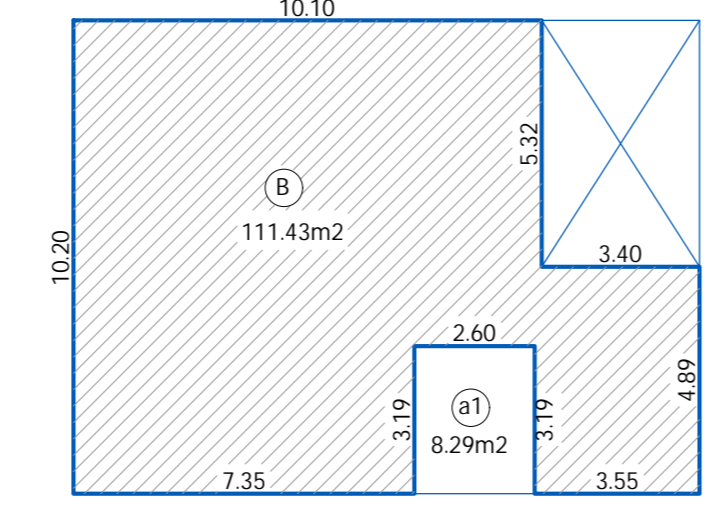
SCHEDULE OF OPENING

D	1.20	2.15
D1	1.00	2.15
D2	0.75	2.15
FD	3.75	2.15
SD	7.50	2.15
W1	1.00	2.35
W2	1.50	1.65
W3	1.90	1.25
W4	1.20	2.35
W5	3.00	2.35
W6	3.16	2.35
W7	4.00	2.35
V1	0.60	2.35
V2	0.80	2.35



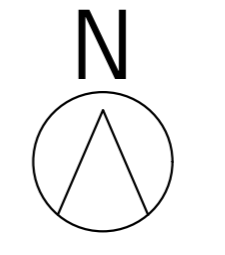
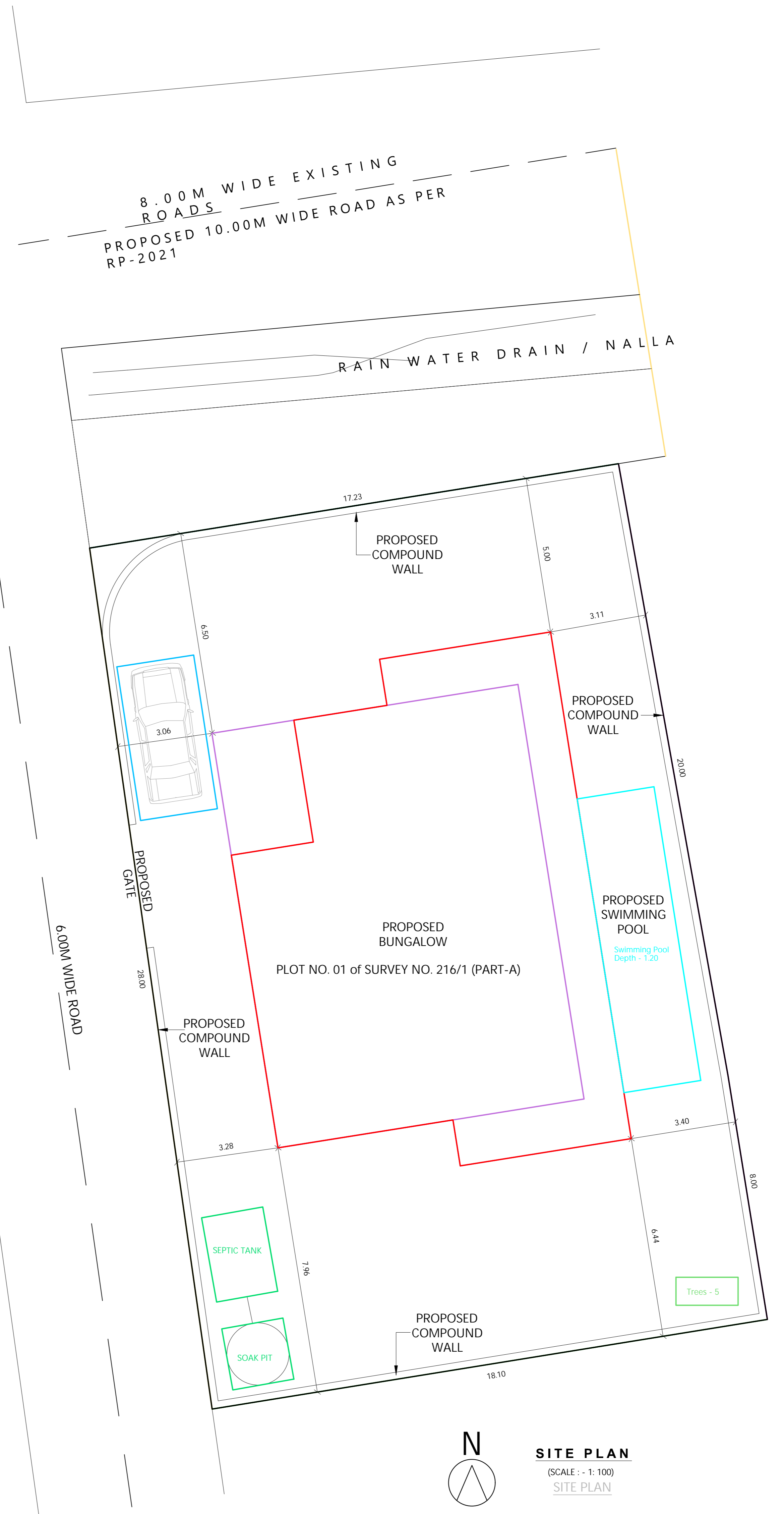
GROUND FLOOR AREA DIAGRAM
(SCALE: 1:200)

GROUND FLOOR AREA CALCULATION
COVERED AREA = 188.93m² (A-a1+2+3)
BUILT-UP AREA = 188.25m² (A-a1+2)
AREA FREE OF F.A.R
STAIRCASE = 12.61m² (a1)
BALCONY = 30.19m² (2)
NET FLOOR AREA = 115.45m² (A)
AREA FOR INFRASTRUCTURE TAX = 182.19m² (A-a1+2-P)



FIRST FLOOR AREA DIAGRAM
(SCALE: 1:200)

FIRST FLOOR AREA CALCULATION
BUILT-UP AREA = 119.72m² (B-a1)
AREA FREE OF F.A.R
STAIRCASE = 8.29m² (a1)
NET FLOOR AREA = 111.43m² (B)
AREA FOR INFRASTRUCTURE TAX = 119.72m² (B-a1)



SITE PLAN
(SCALE: 1:100)

TOTAL AREA OF PLOT	495.00	M2
AREA UNDER ROAD WIDENING	0.00	M2
NET EFFECTIVE AREA OF PLOT	420.00	M2
PROPOSED COVERED AREA OF BUNGALOW	168.93	M2
COVERAGE CONSUMED	34.13	%
COVERAGE PERMISSIBLE	40.00	%

DETAIL OF AREA USED FLOOR WISE					
FLOOR REFERENCE	USE	BUILT-UP AREA	DEDUCTION		NET FLOOR AREA
			STAIR	BALC.	
GROUND FLOOR	RESI	158.25	12.61	30.19	115.45
FIRST FLOOR	RESI	119.72	8.29	0.00	111.43
TOTAL	RESI	277.97	20.90	30.19	226.88

FLOOR AREA	
GROUND FLOOR	115.45 M2
FIRST FLOOR	111.43 M2
TOTAL FLOOR AREA	226.88 M2
F.A.R CONSUMED	45.83 M2
FLOOR AREA PERMISSIBLE	396.00 M2
F.A.R PERMISSIBLE	80.00

AREA CALCULATION FOR INFRASTRUCTURE TAX	
PROPOSED BUILT-UP AREA	301.91 M2
LENGTH OF COMPOUND WALL	91.33 RM

NOTE:-
1. ALL DRAWING ARE AT 1:100 SCALE UNLESS MENTIONED OTHERWISE
2. ALL DIMENSIONS ARE IN METERS

TITLE :-
PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW , SWIMMING POOL AND COMPOUND WALL IN PLOT NO. 01 of SURVEY NO. 216/1 (PART-A) SITUATED AT PILERNE VILLAGE OF BARDEZ TALUKA GOA

OWNER'S NAME:- SUNFLOWER TRADEMART PRIVATE LIMITED
DRAWN BY: M de Souza SCALE: 1:100, 1:200 DATE: 08/07/2023

Owner name: SUNFLOWER TRADEMART PRIVATE LIMITED
Ref No: NCR/BB/PU/2023/307-2569
Digitally signed by ZAIDEV RAMAKANT ALDONCAR
Date: 2023.10.19 11:27:59 +05:30
Reason: Building plan approval
Location: BPAMS



**Office of the Town Planner
North Goa District Office
Town and Country Planning Department
Government Building, Near Municipality Market, Mapusa Goa.**

Ref. :- NOR/BAR/PIL/2023-SEP/2566

Date:- 21-09-2023

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW, SWIMMING POOL AND COMPOUND WALL of Erect (New Construction) as per the enclosed approved plans in the property zoned as S2/R2 in Regional Plan for Goa 2021 situated at Pilerne Village, Bardez Taluka bearing Survey No./Subdivision No. 216/1-PART-A having Plot no.2 with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be affected in the approved plans/approved built spaces without prior permission of this Department.
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 application will not be entitled for any compensation.
3. This Technical Clearance 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.
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7. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before commencement of any development/ Construction.

8. The soak pit shall not be located within a distance of 15.00 mts from any existing well and similarly no well shall be constructed within 15 mts from existing Soak pit.
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16. The area under road widening shall be deemed to be public road and shall not be enclosed/encroached upon. Affidavit/undertaking in this regard shall be sworn before the Village Panchayat/PWD/ Municipal Council/CCP as the case may be on stamp paper of Rs. 100/-.
17. The compound wall shall be constructed after leaving the road widening area as shown in the site plan. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
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21. This Technical Clearance is issued relying on the approved sub division plan/survey plan submitted to this office. In case of any boundary dispute/encroachment if any the same shall be resolved by the applicant with clear demarcation of the boundaries from Director of Settlement and Land record. This office will not be held responsible at any point of time as the said Technical Clearance is only from Planning point of view.
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27. This Development Permission shall not in any way construed to be a document conforming any or all the following: a) Title or interest of the holder of the permission to the relevant land or building or both. b) Boundaries of the relevant site for which permission has been obtained; or c) Any easement thereon or there from. d) Structural or Engineering safety or the workmanship of the proposed development.
28. Applicant shall plant one tree for every 100.00 m² of area developed, land scaping on open spaces / tree plantation along roads and in developed plots

Notes:

- a. Pursuant to this office assessment order No. dated 19-10-2023 the applicant has paid Infrastructure Tax for an amount of 100998.00 (one Lakh nine Hundred and ninety-eight) vide challan no.202300754096 dated 17-10-2023.
- b. This order is issued with reference to the application Dated 21-09-2023 from Sunflower Trademart Private Limited.
- c. 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

To,
Sunflower Trademart Private
Limited,
Sun Flower Trademart Pvt Ltd
C/O Suraj Morajkar
Near Saipem Sport Club
Saipem Candolim
Bardez - Goa
403115

Shri..Zaidev Aldonkar
Dy. Town Planner

Copy to:-

The Sarpanch/Secretary,
Village Panchayat,
Pilerne-Marra Panchayat,
Bardez-Goa.

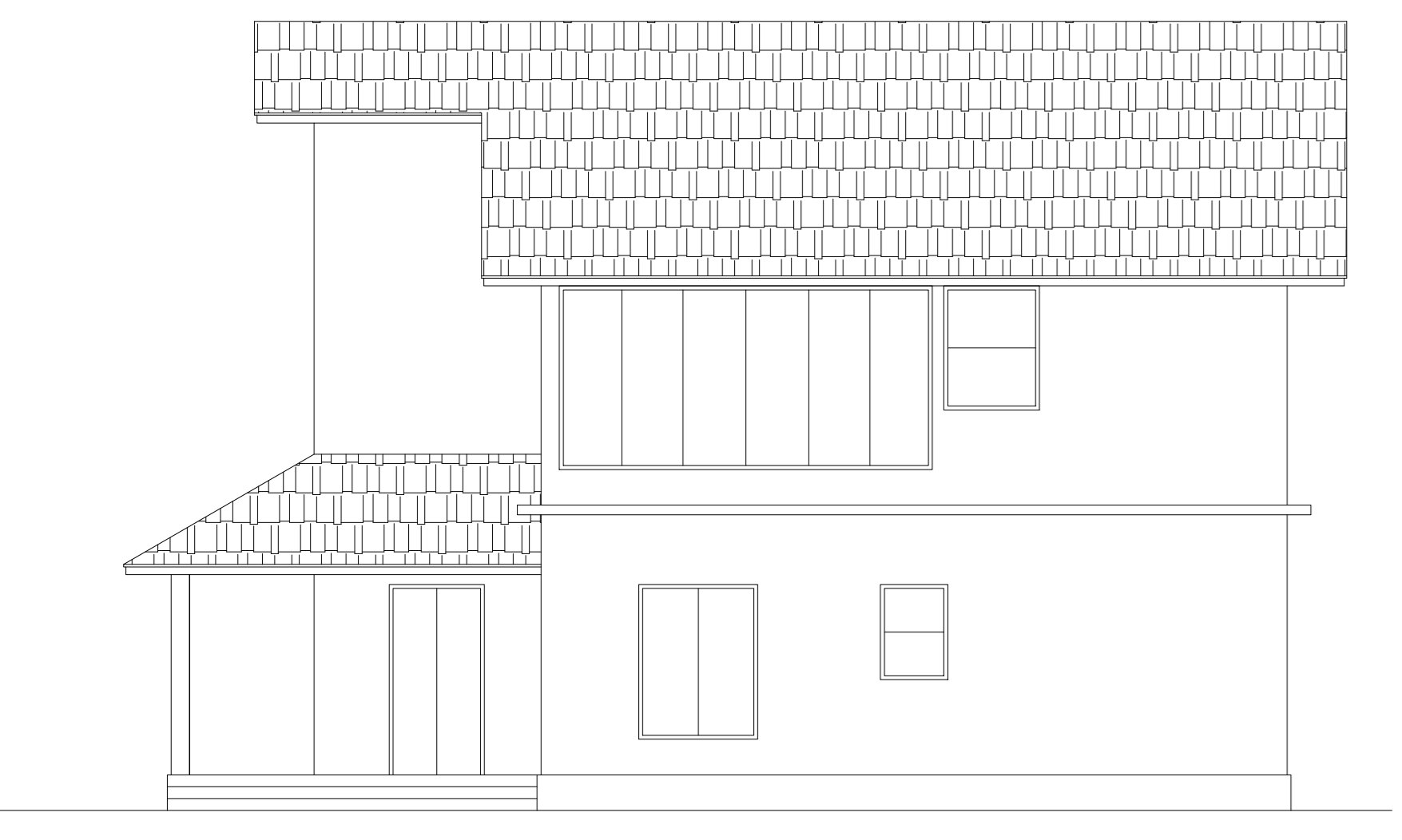
Digitally signed by ZAIDEV RAMAKANT
ALDONCAR
Date: 2023.10.19 11:38:54 +05:30
Reason: Building plan approval
Location: BPAMS

AREA STATEMENT

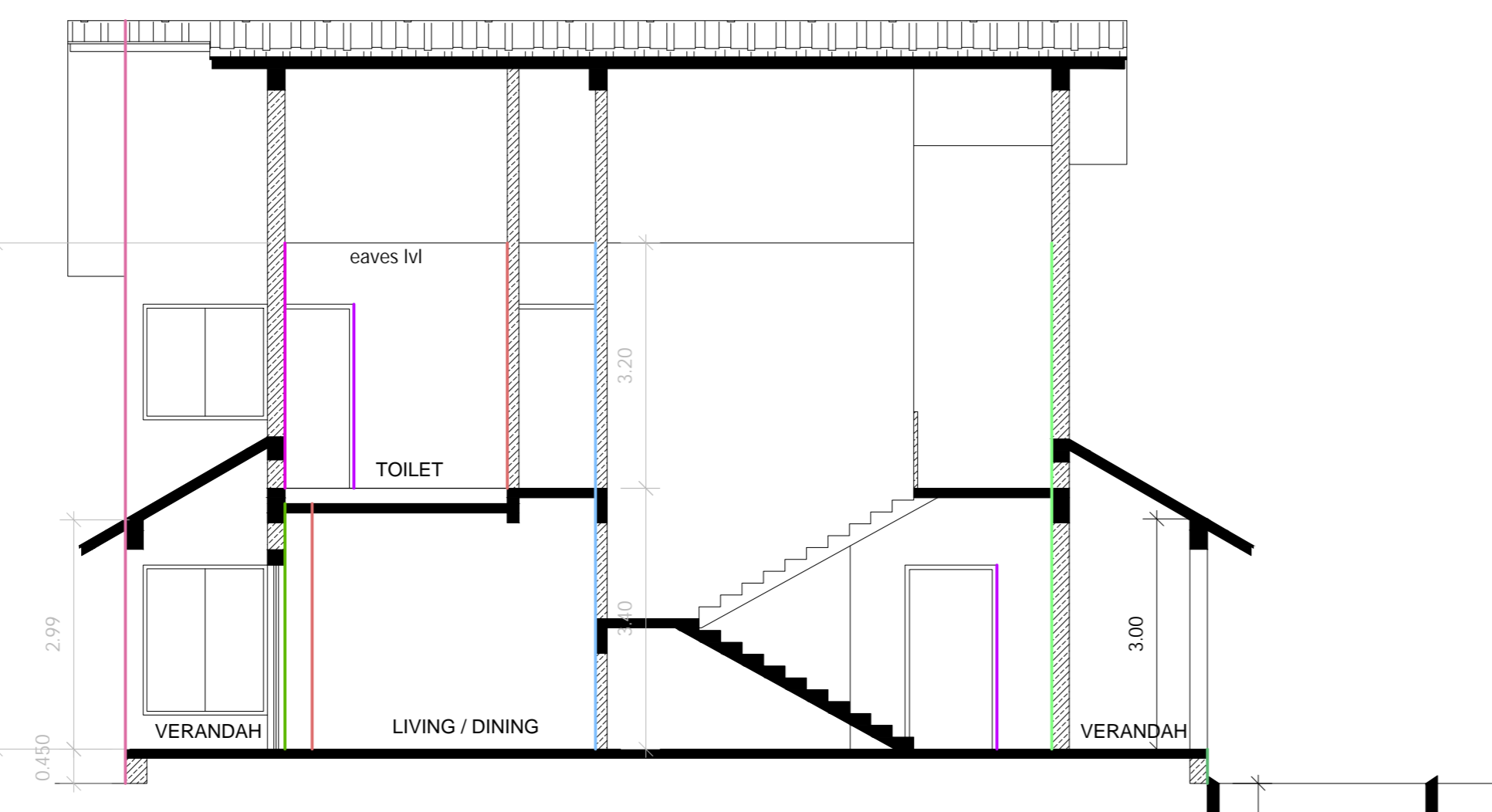
TOTAL AREA OF PLOT		440.00	M2
AREA UNDER ROAD WIDENING		0.00	M2
NET EFFECTIVE AREA OF PLOT		440.00	M2
PROPOSED COVERED AREA OF BUNGALOW		181.92	M2
COVERAGE CONSUMED		41.35	%
COVERAGE PERMISSIBLE		50.00	%
DETAIL OF AREA USED FLOOR WISE			
FLOOR REFERANCE	USE	BUILT-UP AREA	NET FLOOR AREA
GROUND FLOOR	RESI	181.92	145.57
FIRST FLOOR	RESI	127.44	116.84
TOTAL	RESI	309.36	262.41
FLOOR AREA			
GROUND FLOOR		145.57	M2
FIRST FLOOR		116.84	M2
TOTAL FLOOR AREA		262.41	M2
F.A.R CONSUMED		59.64	M2
FLOOR AREA PERMISSIBLE		352.00	M2
F.A.R PERMISSIBLE		80.00	

AREA CALCULATION FOR INFRASTRUCTURE TAX

PROPOSED BUILT-UP AREA	336.66	M2
LENGTH OF COMPOUND WALL	84.00	rm



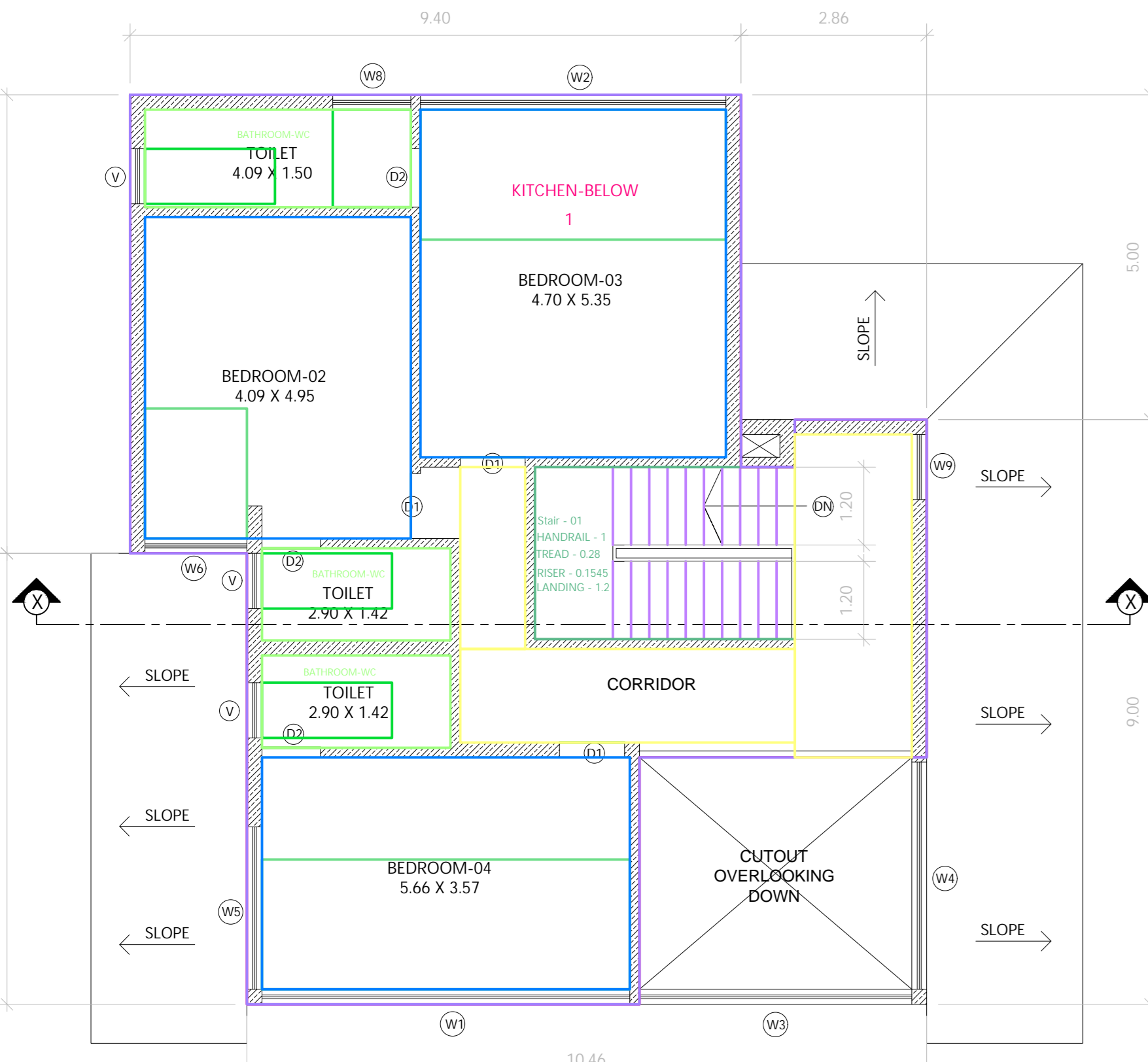
FRONT ELEVATION



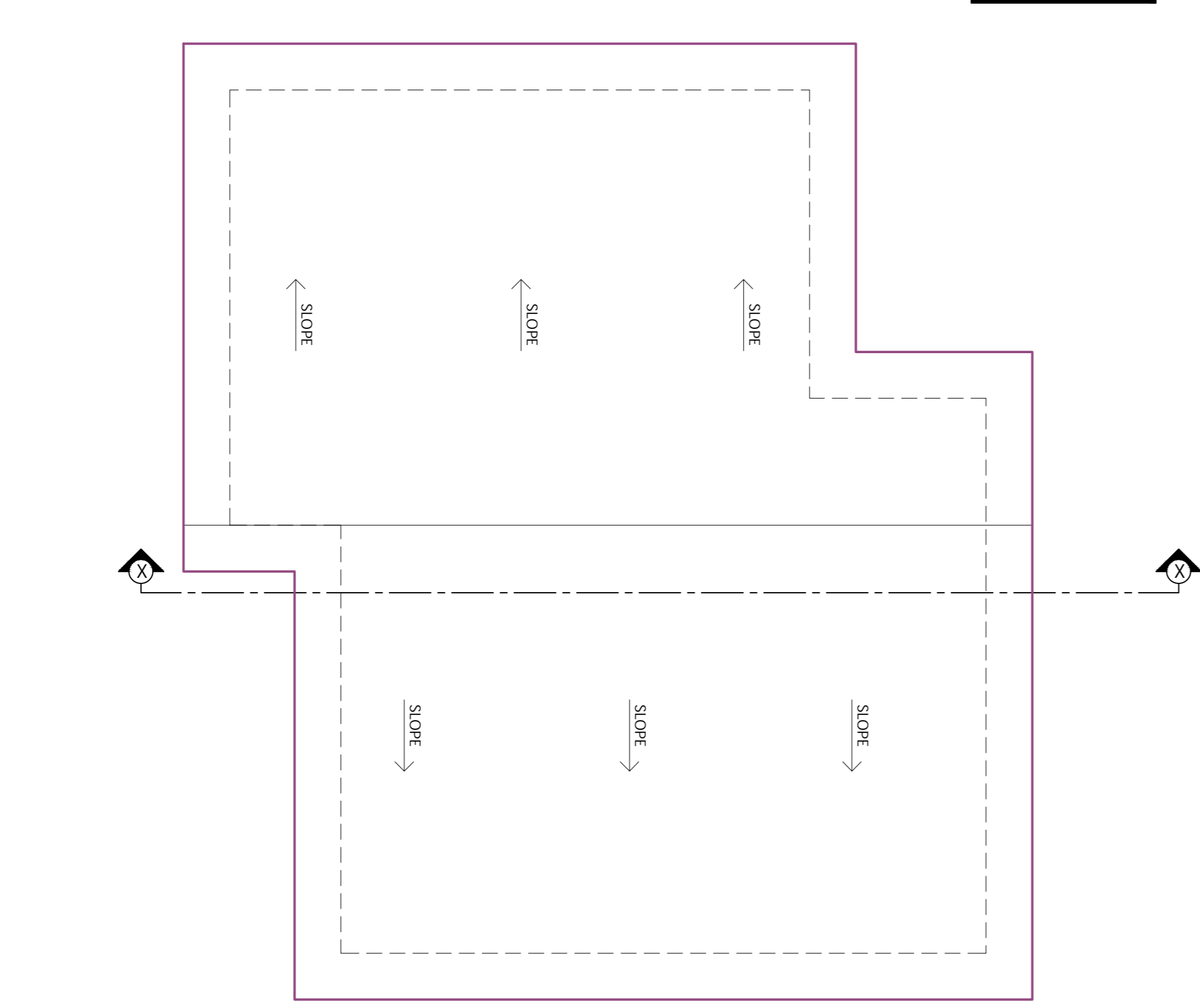
SECTION -XX



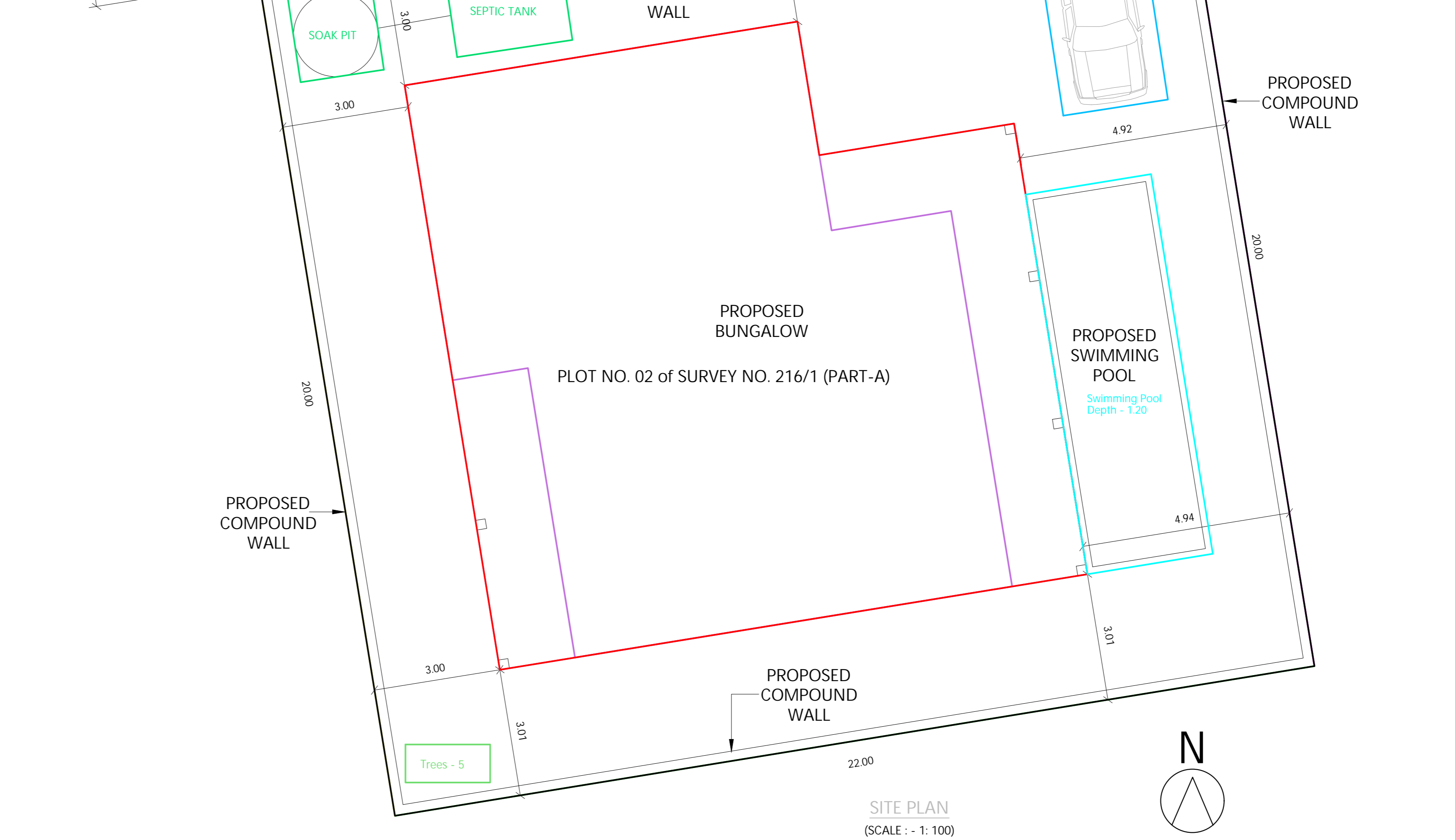
SITE PLAN (SCALE: 1:100)



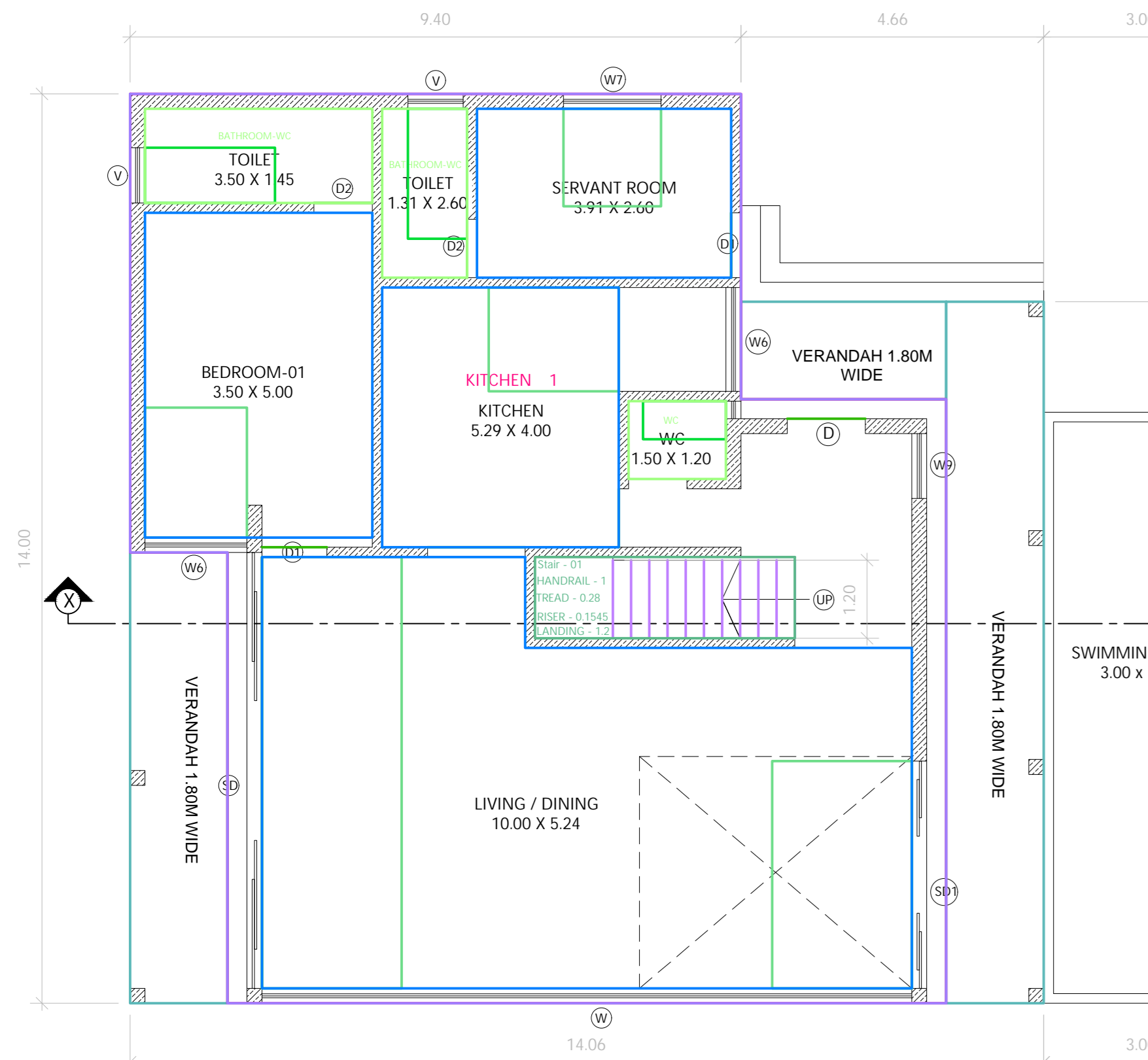
FIRST FLOOR PLAN FLOOR01



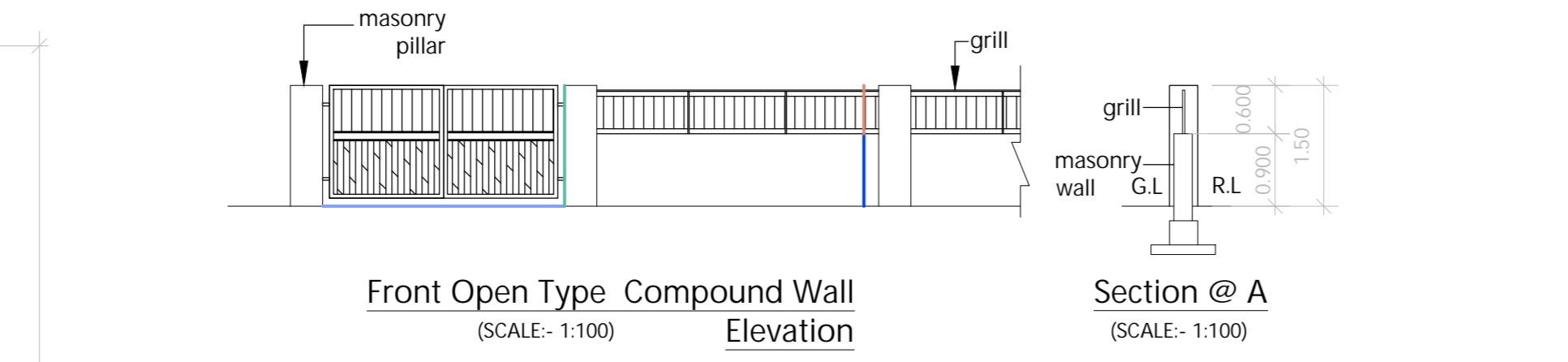
ROOF PLAN FLOOR-TERRACE



SITE PLAN (SCALE: 1:100)

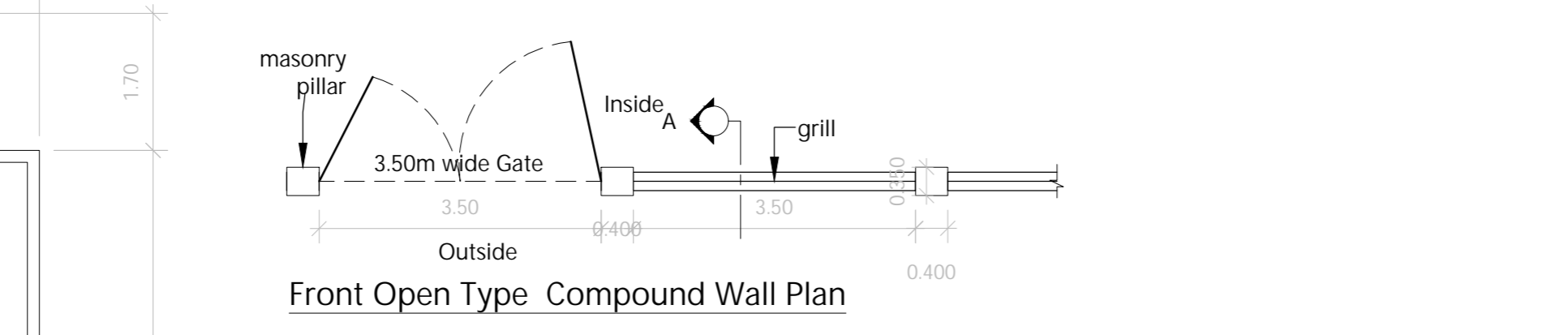


GROUND FLOOR PLAN FLOOR-GROUND

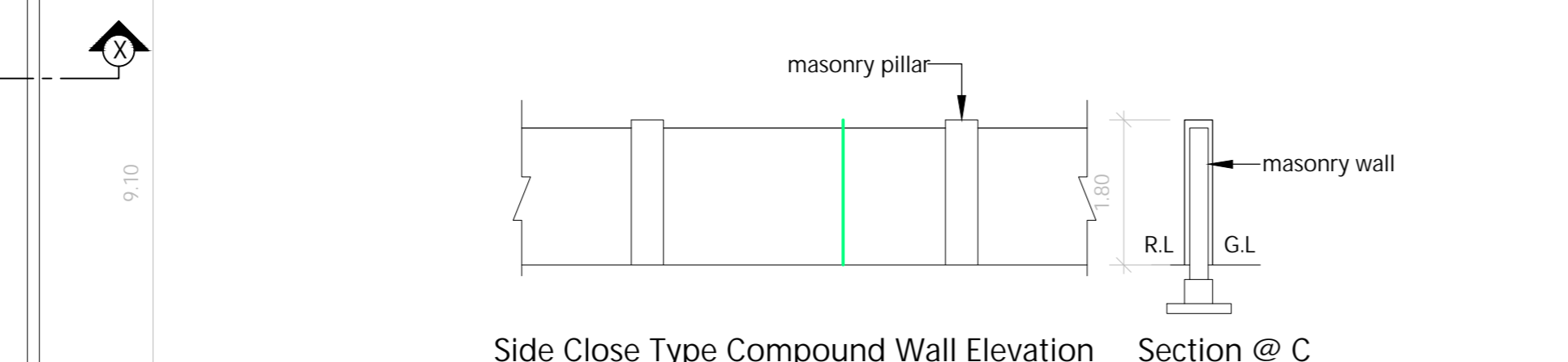


Front Open Type Compound Wall Elevation (SCALE: 1:100)

Section @ A (SCALE: 1:100)

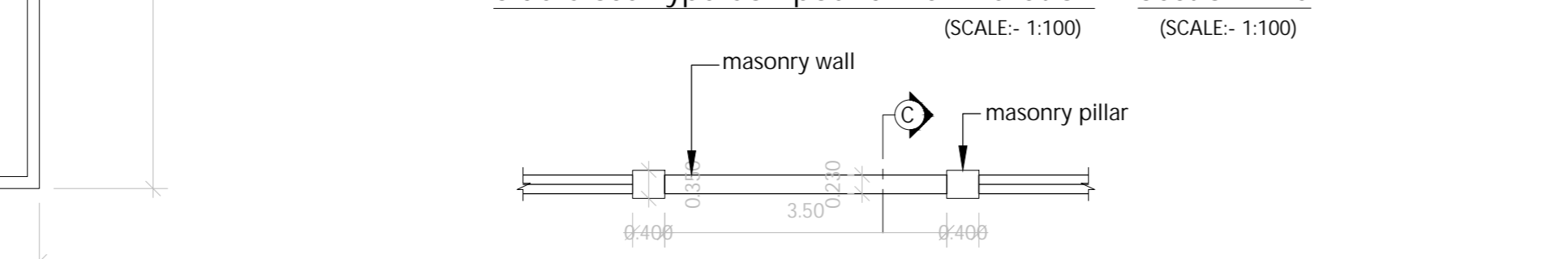


Front Open Type Compound Wall Plan (SCALE: 1:100)



Side Close Type Compound Wall Elevation (SCALE: 1:100)

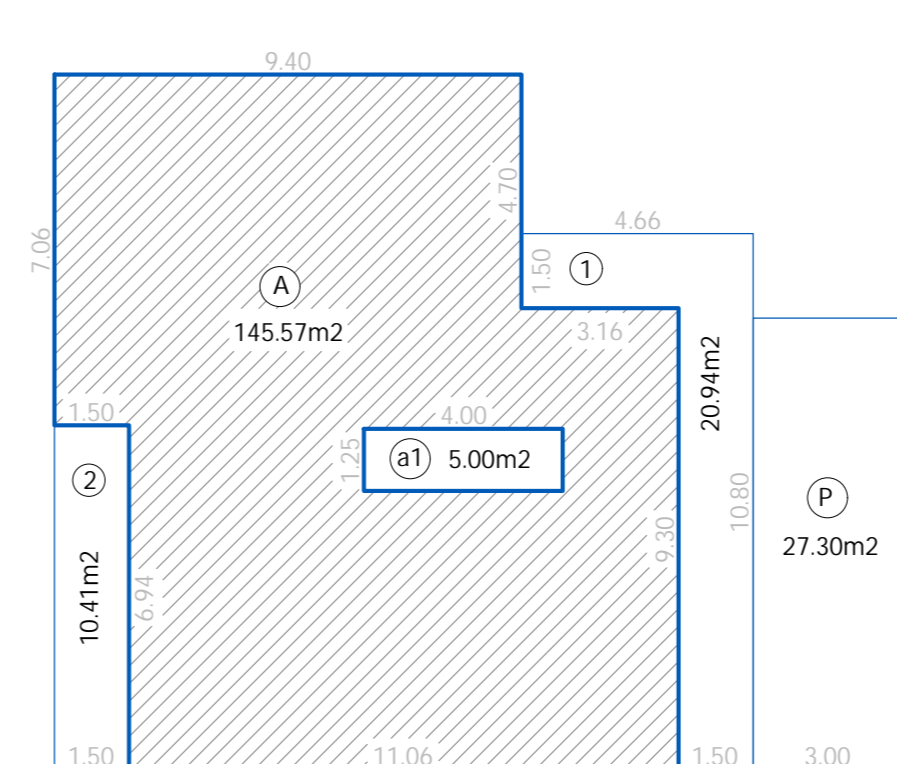
Section @ C (SCALE: 1:100)



Side Close Type Compound Wall Plan (SCALE: 1:100)

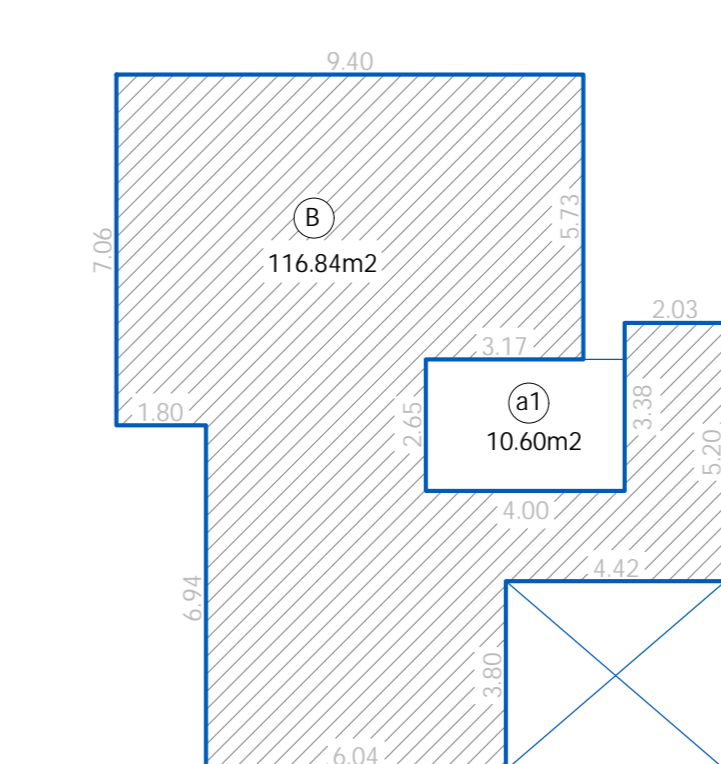
SCHEDULE OF OPENING

TYPE	WIDTH	HEIGHT
D	1.20	2.15
D1	1.00	2.15
D2	0.80	2.15
SD	6.71	2.15
SD1	3.50	2.15
W	10.00	1.50
W1	5.66	1.50
W2	4.70	1.50
W3	4.19	1.20
W4	3.50	1.50
W5	2.50	1.50
W6	1.57	1.50
W7	1.50	1.20
W8	1.20	1.50
W9	1.00	1.50
V1	0.60	1.20



GROUND FLOOR AREA DIAGRAM (SCALE: 1:200)

GROUND FLOOR AREA CALCULATION
 BUILT-UP AREA = 181.92m² (A+a1+1+2)
 AREA FREE OF F.A.R
 STAIRCASE = 5.00m² (a1)
 BALCONY = 31.35m² (1+2)
 NET FLOOR AREA = 145.57m² (A)
 AREA FOR INFRASTRUCTURE TAX = 209.22m² (A+a1+1+2+P)



FIRST FLOOR AREA DIAGRAM (SCALE: 1:200)

FIRST FLOOR AREA CALCULATION
 BUILT-UP AREA = 127.44m² (B-a1)
 AREA FREE OF F.A.R
 STAIRCASE = 10.60m² (a1)
 NET FLOOR AREA = 116.84m² (B)
 AREA FOR INFRASTRUCTURE TAX = 127.44m² (B-a1)

NOTE :-
 1. ALL DRAWING ARE AT 1:100 SCALE UNLESS MENTIONED OTHERWISE
 2. ALL DIMENSIONS ARE IN METERS

TITLE :-
PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW , SWIMMING POOL AND COMPOUND WALL IN PLOT NO. 02 of SURVEY NO. 216/1 (PART-A) SITUATED AT PILERNE VILLAGE OF BARDEZ TALUKA GOA

OWNER'S NAME:- SUNFLOWER TRADEMART PRIVATE LIMITED
 DRAWN BY: M de Souza SCALE: 1:100, 1:200 DATE: 30/08/2023

Owner name: SUNFLOWER TRADEMART PRIVATE LIMITED
 Digitally signed by ZAIDEV RAMAKANT ALDONCAR
 Date: 2023.10.19 11:25:58 +05:30
 Reason: Building plan approval
 Location: BPAMS



**Office of the Town Planner
North Goa District Office
Town and Country Planning Department
Government Building, Near Municipality Market, Mapusa Goa.**

Ref. :- NOR/BAR/PIL/2023-SEP/2563

Date:- 21-09-2023

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW, SWIMMING POOL AND COMPOUND WALL of Erect (New Construction) as per the enclosed approved plans in the property zoned as S2/R2 in Regional Plan for Goa 2021 situated at Pilerne Village, Bardez Taluka bearing Survey No./Subdivision No. 216/1-PART-A having Plot no.03 with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be affected in the approved plans/approved built spaces without prior permission of this Department.
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 application will not be entitled for any compensation.
3. This Technical Clearance 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 commencement and the completion of the work shall be notified to the licensing authority in writing in appropriate forms.
6. In case of any cutting of hilly or sloping land or filling of low-lying land is involved, prior permission of the Chief Town Planner (Land use) has to be obtained as per the provisions of Section 17(A) of the Goa Town and Country Planning Act 1974 before the commencement of works.
7. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before commencement of any development/ Construction.

8. The soak pit shall not be located within a distance of 15.00 mts from any existing well and similarly no well shall be constructed within 15 mts from existing Soak pit.
9. Completion order 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 effective plot boundary of the affected plot abutting the road and shall be connected to the main drain.
11. Adequate arrangement shall be made for the collection of garbage and its safe disposal to the satisfaction of the Village Panchayat/ Municipal Council/CCP as the case may be.
12. Adequate Utility space for transformer etc. should be provided within the plot area, if applicable.
13. The ownership of the property and the traditional access if any, passing through the property shall be verified by the Village Panchayat/ Municipal Council/CCP as the case may be before issue of construction license.
14. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing Authority before issuing the construction license.
15. As regards complaints, pertaining to encroachments, judicial orders/directive and other legal issues, the same may be verified and confirmed by the concerned Village Panchayat/ Municipal Council/CCP as the case may be before issuing license.
16. The area under road widening shall be deemed to be public road and shall not be enclosed/encroached upon. Affidavit/undertaking in this regard shall be sworn before the Village Panchayat/PWD/ Municipal Council/CCP as the case may be on stamp paper of Rs. 100/-.
17. The compound wall shall be constructed after leaving the road widening area as shown in the site plan. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
18. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80 mts and along the boundary abutting on a street upto a height of 1.50 mts only and which shall be of closed type up to a height of 90 cms. only and open type above that height.

19. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0 mts from the crown of the road for a length of 9.00 mts from the intersections corner of the plot on both sides of the plot.
20. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00 mts radius for roads upto 10.00 mts R/W and that of 5.00 mts radius for roads above 10.00 mts R/W.
21. This Technical Clearance is issued relying on the approved sub division plan/survey plan submitted to this office. In case of any boundary dispute/encroachment if any the same shall be resolved by the applicant with clear demarcation of the boundaries from Director of Settlement and Land record. This office will not be held responsible at any point of time as the said Technical Clearance is only from Planning point of view.
22. Plantation of Trees within the plot shall be carried out as per Regulation 18 of The Goa Land Development and Building Construction Regulation 2010. The same shall be verified by local body before issue of Occupancy Certificate.
23. Debris of the existing structure proposed for demolition/any other construction debris, shall be deposited in the area identified for the said purpose by the PWD and shall not be dumped in any other area.
24. Necessary dust mitigation measures shall be ensured during the construction and demolition the building by the developers.
25. Engineer who has issued the structural liability certificate shall be accountable along with project proponent for structural safety of the project / buildings.
26. Building shall be designed and constructed in accordance with Part IV of the Fire Protection of National Building Code of India .The provisions of firefighting requirements, arrangement & installation such as Fire escape staircase etc. shall be mandatory for all building as per part IV of Fire Protection Act and NOC from Fire Department shall be obtained.
27. This Development Permission shall not in any way construed to be a document conforming any or all the following: a) Title or interest of the holder of the permission to the relevant land or building or both. b) Boundaries of the relevant site for which permission has been obtained; or c) Any easement thereon or there from. d) Structural or Engineering safety or the workmanship of the proposed development.
28. Applicant shall plant one tree for every 100.00 m² of area developed, land scaping on open spaces / tree plantation along roads and in developed plots

Notes:

- a. Pursuant to this office assessment order No. dated 19-10-2023 the applicant has paid Infrastructure Tax for an amount of 99633.00 (ninety-nine Thousand six Hundred and thirty-three) vide challan no.202300754227 dated 17-10-2023.
- b. This order is issued with reference to the application Dated 21-09-2023 from Sunflower Trademart Private Limited.
- c. 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

To,
Sunflower Trademart Private
Limited,
Sun Flower Trademart Pvt Ltd
C/O Suraj Morajkar
Near Saipem Sport Club
Saipem Candolim
Bardez - Goa
403115

Shri..Zaidev Aldonkar
Dy. Town Planner

Copy to:-

The Sarpanch/Secretary,
Village Panchayat,
Pilerne-Marra Panchayat,
Bardez-Goa.

Digitally signed by ZAIDEV RAMAKANT
ALDONCAR
Date: 2023.10.19 11:47:34 +05:30
Reason: Building plan approval
Location: BPAMS

AREA STATEMENT

TOTAL AREA OF PLOT	400.00	M2
AREA UNDER ROAD WIDENING	0.00	M2
NET EFFECTIVE AREA OF PLOT	400.00	M2
PROPOSED COVERED AREA OF BUNGALOW	181.92	M2
COVERAGE CONSUMED	45.48	%
COVERAGE PERMISSIBLE	50.00	%

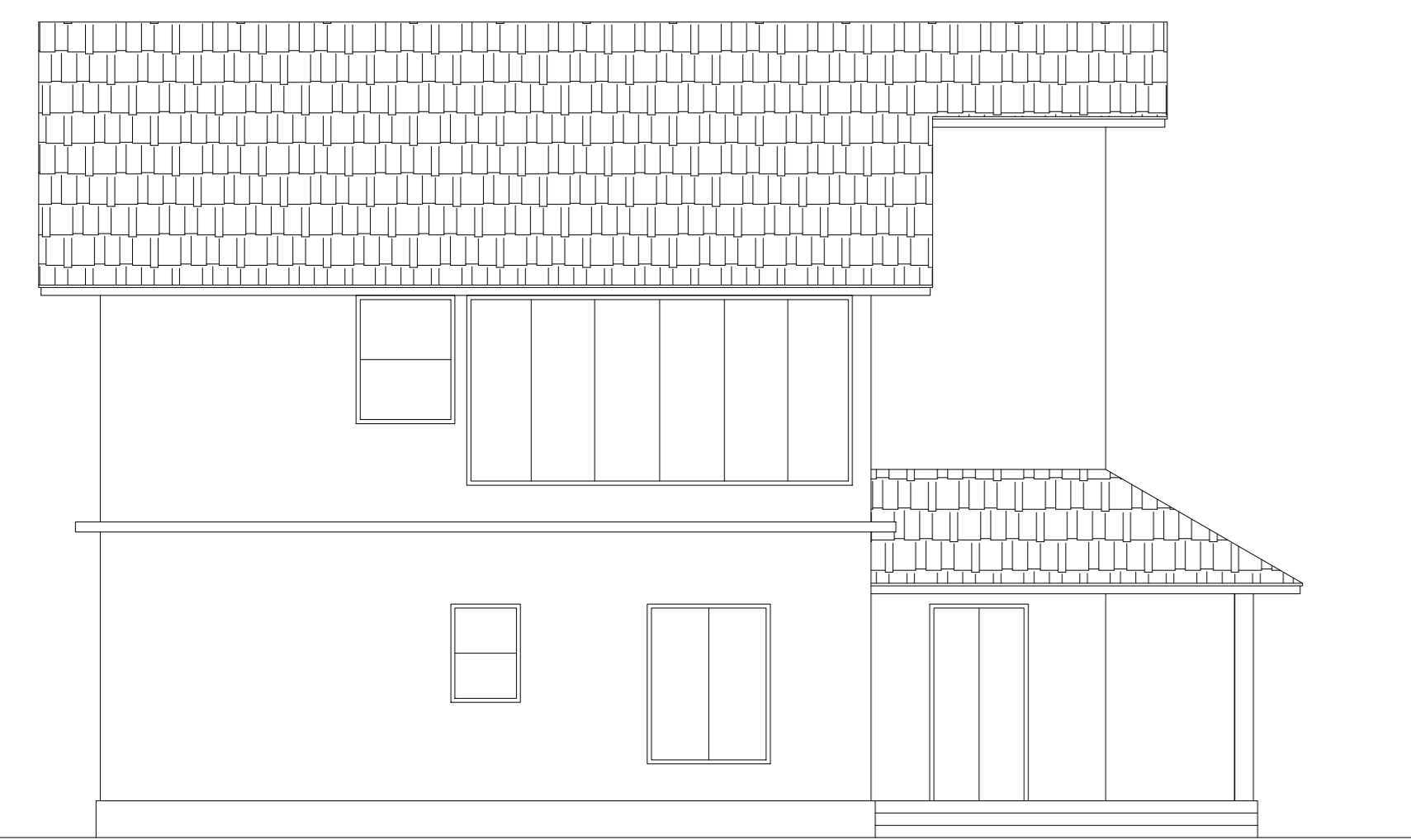
DETAIL OF AREA USED FLOOR WISE

FLOOR REFERANCE	USE	BUILT-UP AREA	DEDUCTION STAIR	NET FLOOR AREA
GROUND FLOOR	RESI	181.92	5.00	145.57
FIRST FLOOR	RESI	127.44	10.60	116.84
TOTAL	RESI	309.36	15.60	262.41

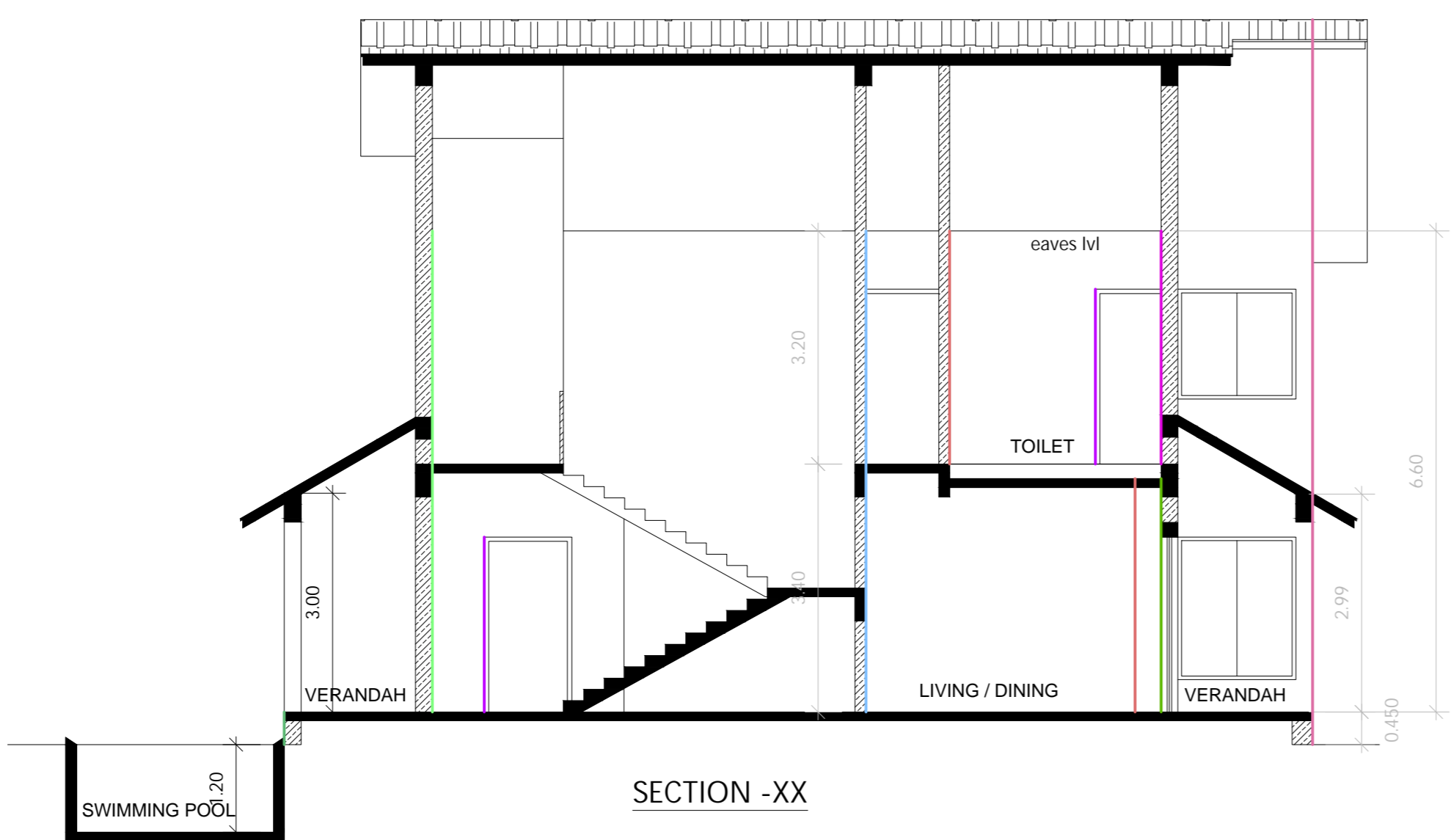
FLOOR AREA	
GROUND FLOOR	145.57 M2
FIRST FLOOR	116.84 M2
TOTAL FLOOR AREA	262.41 M2
F.A.R CONSUMED	65.60 M2
FLOOR AREA PERMISSIBLE	320.00 M2
F.A.R PERMISSIBLE	80.00

AREA CALCULATION FOR INFRASTRUCTURE TAX

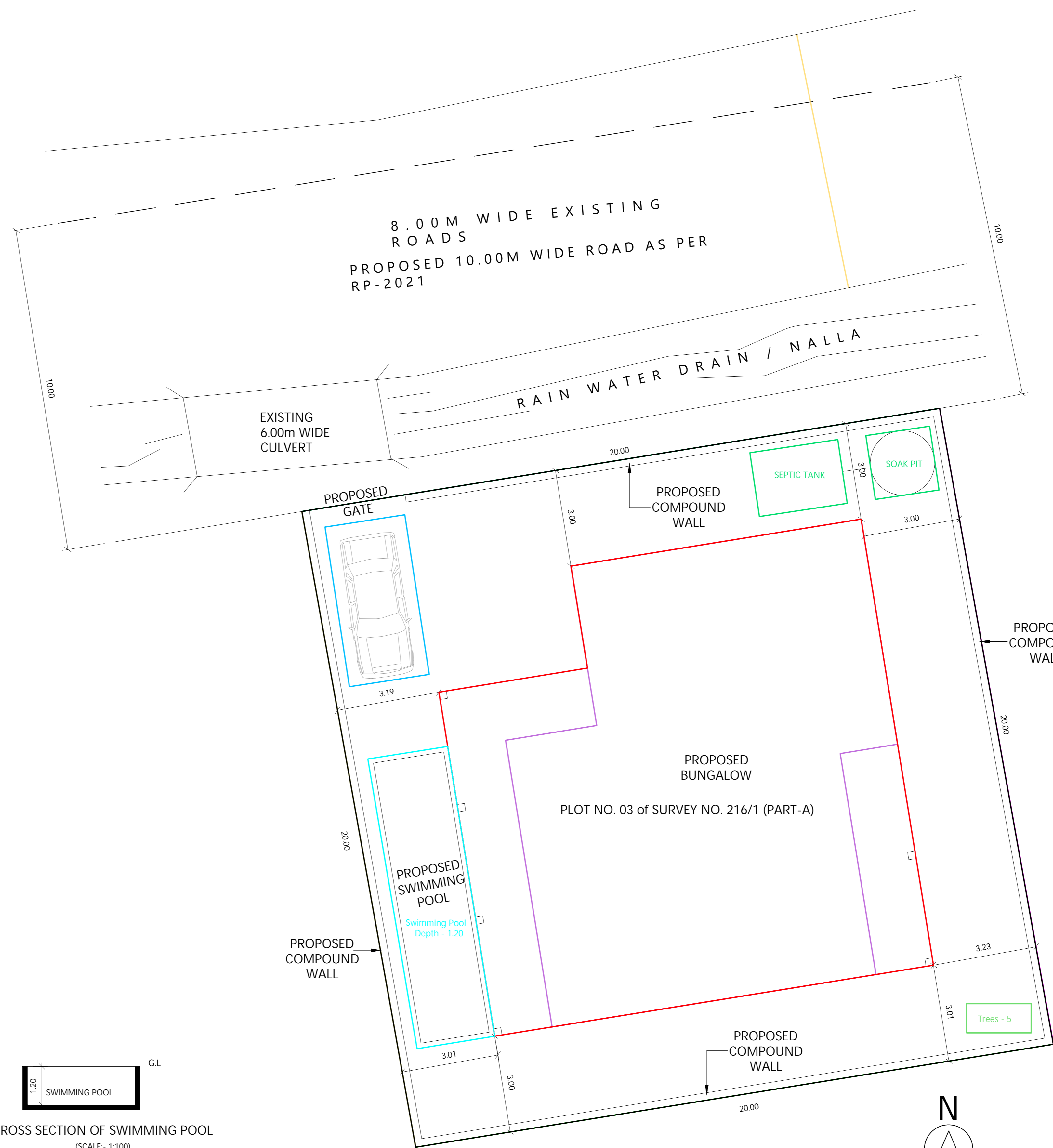
PROPOSED BUILT-UP AREA	332.11	M2
LENGTH OF COMPOUND WALL	80.00	rm



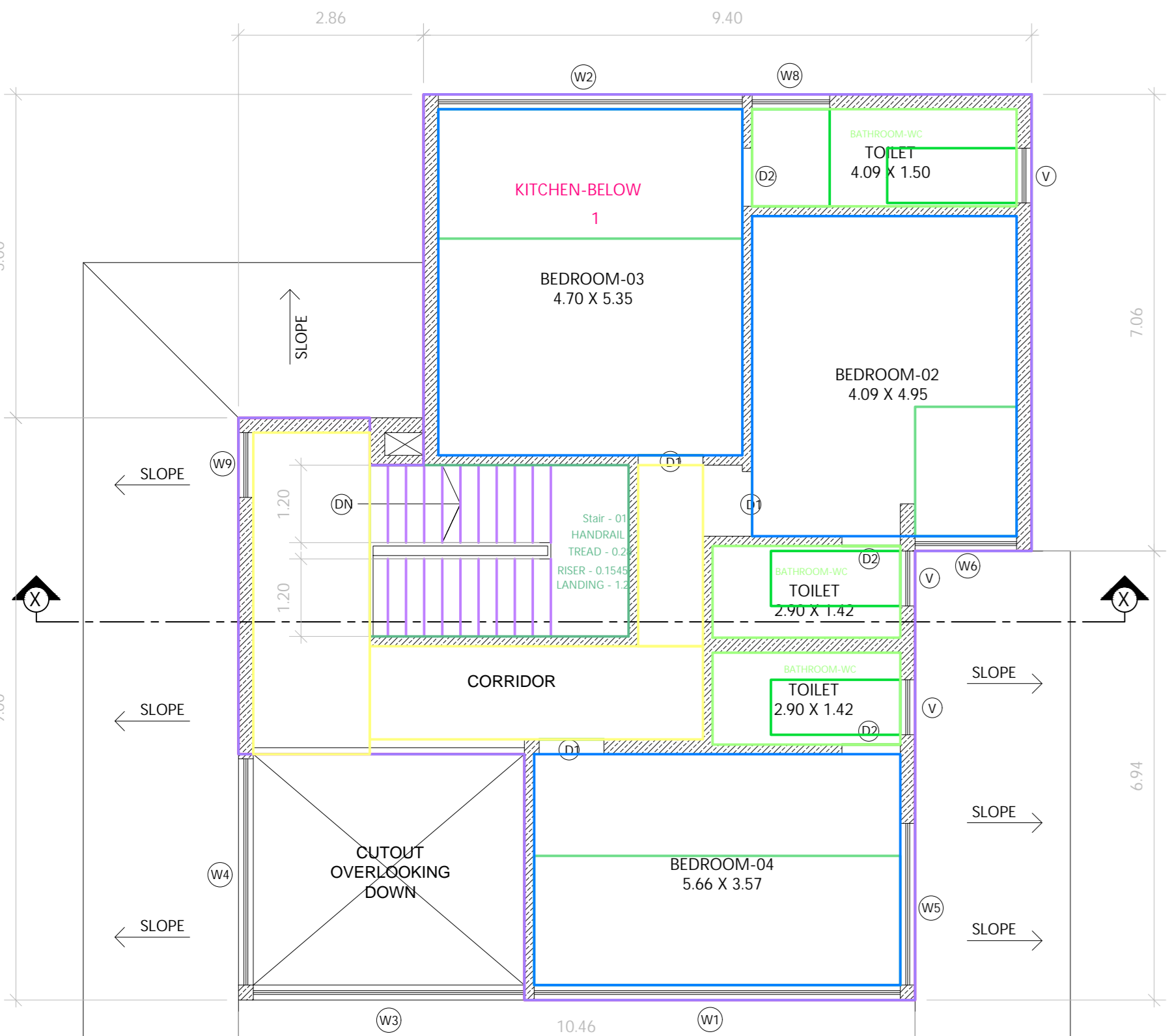
FRONT ELEVATION



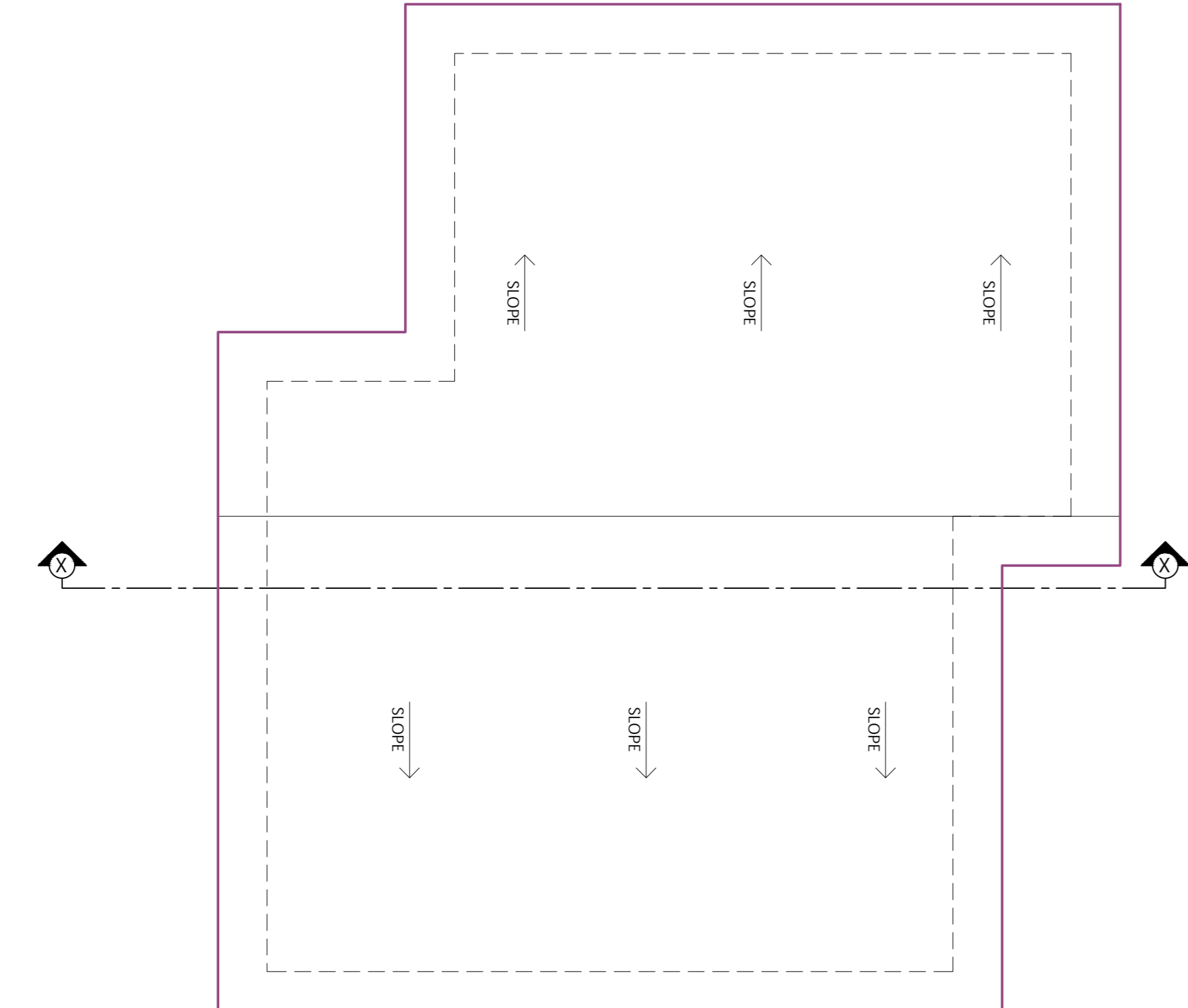
SECTION -XX



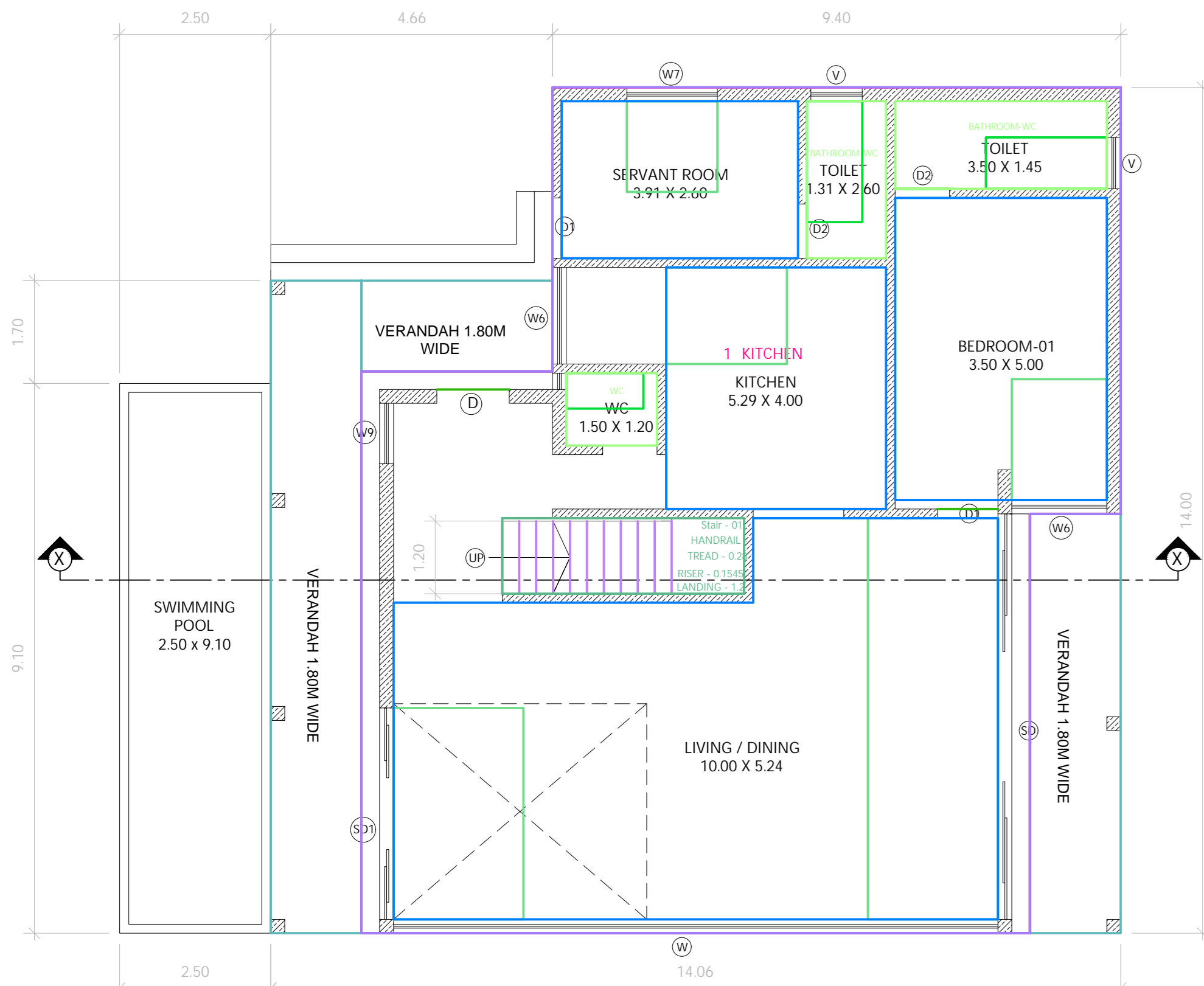
SITE PLAN



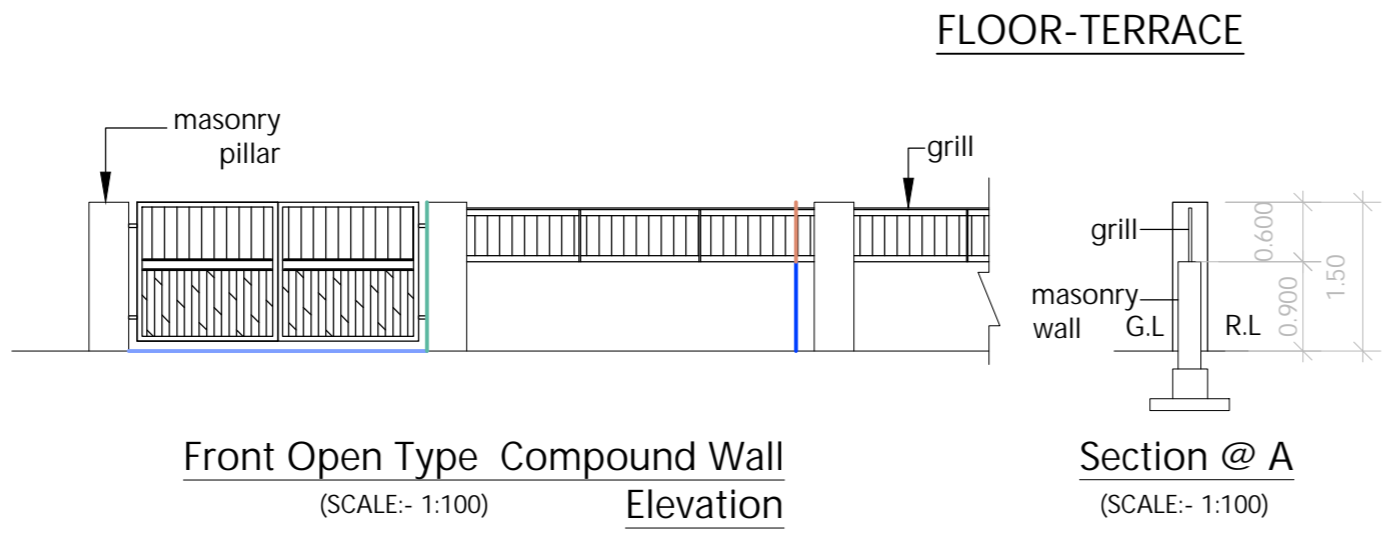
FIRST FLOOR PLAN FLOOR01



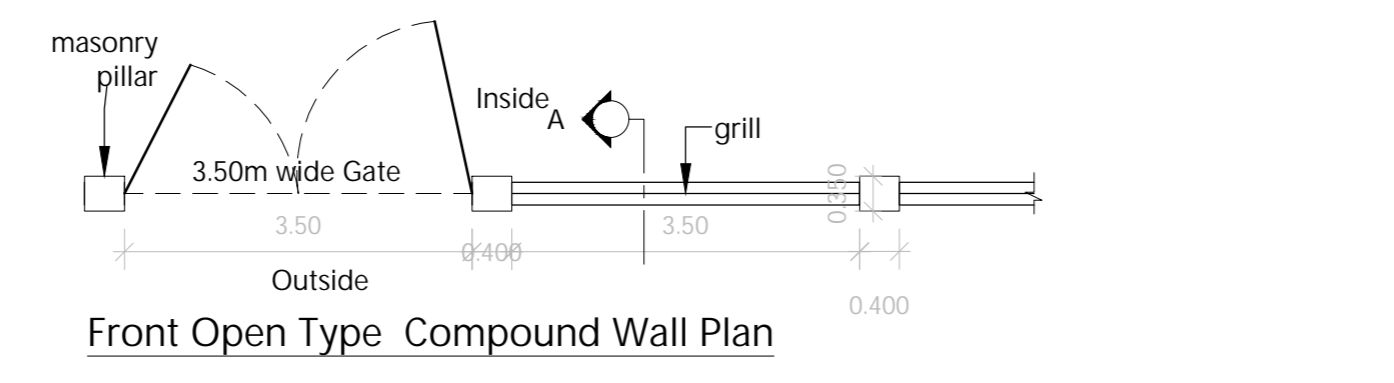
ROOF PLAN



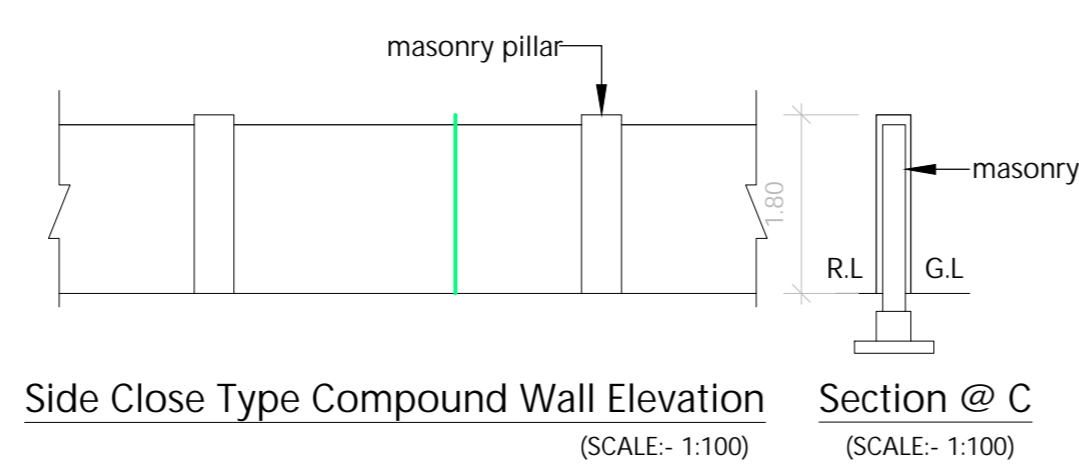
GROUND FLOOR PLAN FLOOR-GROUND



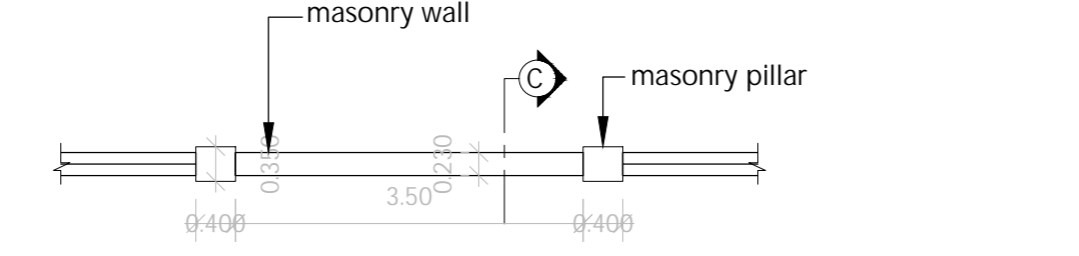
Front Open Type Compound Wall Elevation



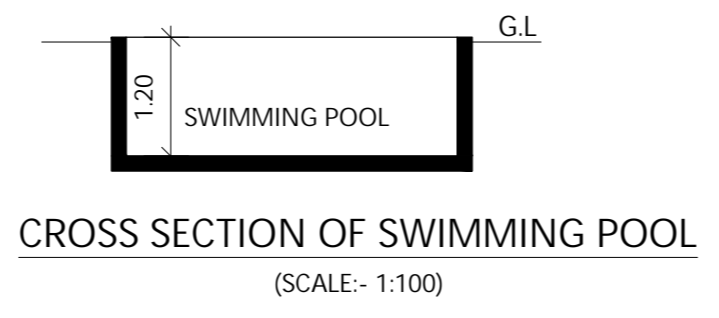
Front Open Type Compound Wall Plan



Side Close Type Compound Wall Elevation



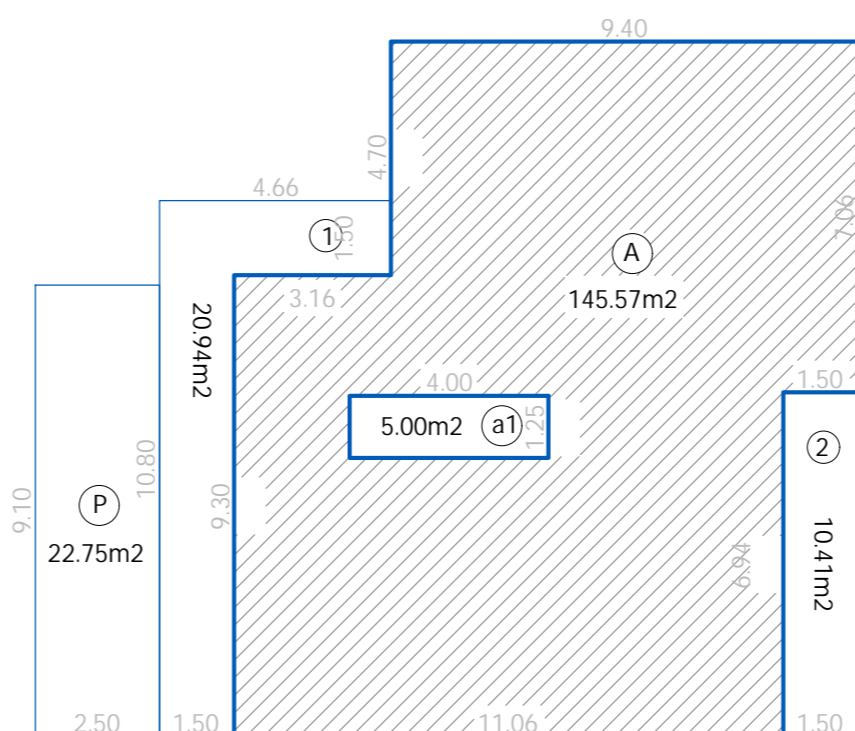
Side Close Type Compound Wall Plan



CROSS SECTION OF SWIMMING POOL

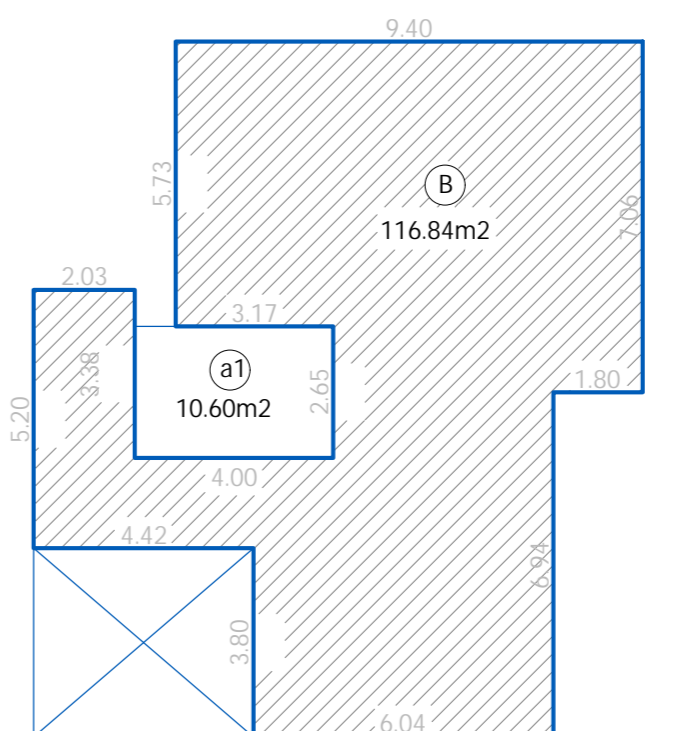
SCHEDULE OF OPENING

TYPE	WIDTH	HEIGHT
D	1.20	2.15
D1	1.00	2.15
D2	0.80	2.15
SD	6.71	2.15
SD1	3.50	2.15
W	10.00	1.50
W1	5.66	1.50
W2	4.70	1.50
W3	4.19	1.20
W4	3.50	1.50
W5	2.50	1.50
W6	1.57	1.50
W7	1.50	1.20
W8	1.20	1.50
W9	1.00	1.50
V1	0.60	1.20



GROUND FLOOR AREA DIAGRAM

GROUND FLOOR AREA CALCULATION (SCALE:- 1:200)
 BUILT-UP AREA = 181.92m² (A+g1+1+2)
 AREA FREE OF F.A.R
 STAIRCASE = 5.00m² (a1)
 BALCONY = 31.35m² (1+2)
 NET FLOOR AREA = 145.57m² (A)
 AREA FOR INFRASTRUCTURE TAX = 204.67m² (A+a1+1+2+P)



FIRST FLOOR AREA DIAGRAM

FIRST FLOOR AREA CALCULATION (SCALE:- 1:200)
 BUILT-UP AREA = 127.44m² (B+a1)
 AREA FREE OF F.A.R
 STAIRCASE = 10.60m² (a1)
 NET FLOOR AREA = 116.84m² (B)
 AREA FOR INFRASTRUCTURE TAX = 127.44m² (B-a1)

Owner name: SUNFLOWER TRADEMART PRIVATE LIMITED
 Digitally signed by ZAIDEV RAMAKANT ALDONCAR
 Date: 2023.10.19 11:22:54 +05:30
 Reason: Building plan approval
 Location: BPAMS

NOTE :-
 1. ALL DRAWING ARE AT 1:100 SCALE UNLESS MENTIONED OTHERWISE
 2. ALL DIMENSIONS ARE IN METERS

TITLE :-
PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW , SWIMMING POOL AND COMPOUND WALL IN PLOT NO. 03 of SURVEY NO. 216/1 (PART-A) SITUATED AT PILERNE VILLAGE OF BARDEZ TALUKA GOA

OWNER'S NAME:- SUNFLOWER TRADEMART PRIVATE LIMITED
 DRAWN BY: M de Souza SCALE: 1:100, 1:200 DATE: 18/09/2023



**Office of the Town Planner
North Goa District Office
Town and Country Planning Department
Government Building, Near Municipality Market, Mapusa Goa.**

Ref. :- NOR/BAR/PIL/2023-SEP/2562

Date:- 21-09-2023

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW, SWIMMING POOL AND COMPOUND WALL of Erect (New Construction) as per the enclosed approved plans in the property zoned as S2/R2 in Regional Plan for Goa 2021 situated at Pilerne Village, Bardez Taluka bearing Survey No./Subdivision No. 216/1-PART-A having Plot no.04 with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be affected in the approved plans/approved built spaces without prior permission of this Department.
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 application will not be entitled for any compensation.
3. This Technical Clearance 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 commencement and the completion of the work shall be notified to the licensing authority in writing in appropriate forms.
6. In case of any cutting of hilly or sloping land or filling of low-lying land is involved, prior permission of the Chief Town Planner (Land use) has to be obtained as per the provisions of Section 17(A) of the Goa Town and Country Planning Act 1974 before the commencement of works.
7. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before commencement of any development/ Construction.

8. The soak pit shall not be located within a distance of 15.00 mts from any existing well and similarly no well shall be constructed within 15 mts from existing Soak pit.
9. Completion order 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 effective plot boundary of the affected plot abutting the road and shall be connected to the main drain.
11. Adequate arrangement shall be made for the collection of garbage and its safe disposal to the satisfaction of the Village Panchayat/ Municipal Council/CCP as the case may be.
12. Adequate Utility space for transformer etc. should be provided within the plot area, if applicable.
13. The ownership of the property and the traditional access if any, passing through the property shall be verified by the Village Panchayat/ Municipal Council/CCP as the case may be before issue of construction license.
14. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing Authority before issuing the construction license.
15. As regards complaints, pertaining to encroachments, judicial orders/directive and other legal issues, the same may be verified and confirmed by the concerned Village Panchayat/ Municipal Council/CCP as the case may be before issuing license.
16. The area under road widening shall be deemed to be public road and shall not be enclosed/encroached upon. Affidavit/undertaking in this regard shall be sworn before the Village Panchayat/PWD/ Municipal Council/CCP as the case may be on stamp paper of Rs. 100/-.
17. The compound wall shall be constructed after leaving the road widening area as shown in the site plan. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
18. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80 mts and along the boundary abutting on a street upto a height of 1.50 mts only and which shall be of closed type up to a height of 90 cms. only and open type above that height.

19. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0 mts from the crown of the road for a length of 9.00 mts from the intersections corner of the plot on both sides of the plot.
20. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00 mts radius for roads upto 10.00 mts R/W and that of 5.00 mts radius for roads above 10.00 mts R/W.
21. This Technical Clearance is issued relying on the approved sub division plan/survey plan submitted to this office. In case of any boundary dispute/encroachment if any the same shall be resolved by the applicant with clear demarcation of the boundaries from Director of Settlement and Land record. This office will not be held responsible at any point of time as the said Technical Clearance is only from Planning point of view.
22. Plantation of Trees within the plot shall be carried out as per Regulation 18 of The Goa Land Development and Building Construction Regulation 2010. The same shall be verified by local body before issue of Occupancy Certificate.
23. Debris of the existing structure proposed for demolition/any other construction debris, shall be deposited in the area identified for the said purpose by the PWD and shall not be dumped in any other area.
24. Necessary dust mitigation measures shall be ensured during the construction and demolition the building by the developers.
25. Engineer who has issued the structural liability certificate shall be accountable along with project proponent for structural safety of the project / buildings.
26. Building shall be designed and constructed in accordance with Part IV of the Fire Protection of National Building Code of India .The provisions of firefighting requirements, arrangement & installation such as Fire escape staircase etc. shall be mandatory for all building as per part IV of Fire Protection Act and NOC from Fire Department shall be obtained.
27. This Development Permission shall not in any way construed to be a document conforming any or all the following: a) Title or interest of the holder of the permission to the relevant land or building or both. b) Boundaries of the relevant site for which permission has been obtained; or c) Any easement thereon or there from. d) Structural or Engineering safety or the workmanship of the proposed development.
28. Applicant shall plant one tree for every 100.00 m² of area developed, land scaping on open spaces / tree plantation along roads and in developed plots

Notes:

- a. Pursuant to this office assessment order No. dated 19-10-2023 the applicant has paid Infrastructure Tax for an amount of 99633.00 (ninety-nine Thousand six Hundred and thirty-three) vide challan no.202300754597 dated 17-10-2023.
- b. This order is issued with reference to the application Dated 21-09-2023 from Sunflower Trademart Private Limited.
- c. 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

To,
Sunflower Trademart Private
Limited,
Sun Flower Trademart Pvt Ltd
C/O Suraj Morajkar
Near Saipem Sport Club
Saipem Candolim
Bardez - Goa
403115

Shri..Zaidev Aldonkar
Dy. Town Planner

Copy to:-

The Sarpanch/Secretary,
Village Panchayat,
Pilerne-Marra Panchayat,
Bardez-Goa.

Digitally signed by ZAIDEV RAMAKANT
ALDONCAR
Date: 2023.10.19 11:42:44 +05:30
Reason: Building plan approval
Location: BPAMS

AREA STATEMENT

TOTAL AREA OF PLOT	440.00	M2
AREA UNDER ROAD WIDENING	0.00	M2
NET EFFECTIVE AREA OF PLOT	440.00	M2
PROPOSED COVERED AREA OF BUNGALOW	181.92	M2
COVERAGE CONSUMED	45.48	%
COVERAGE PERMISSIBLE	50.00	%

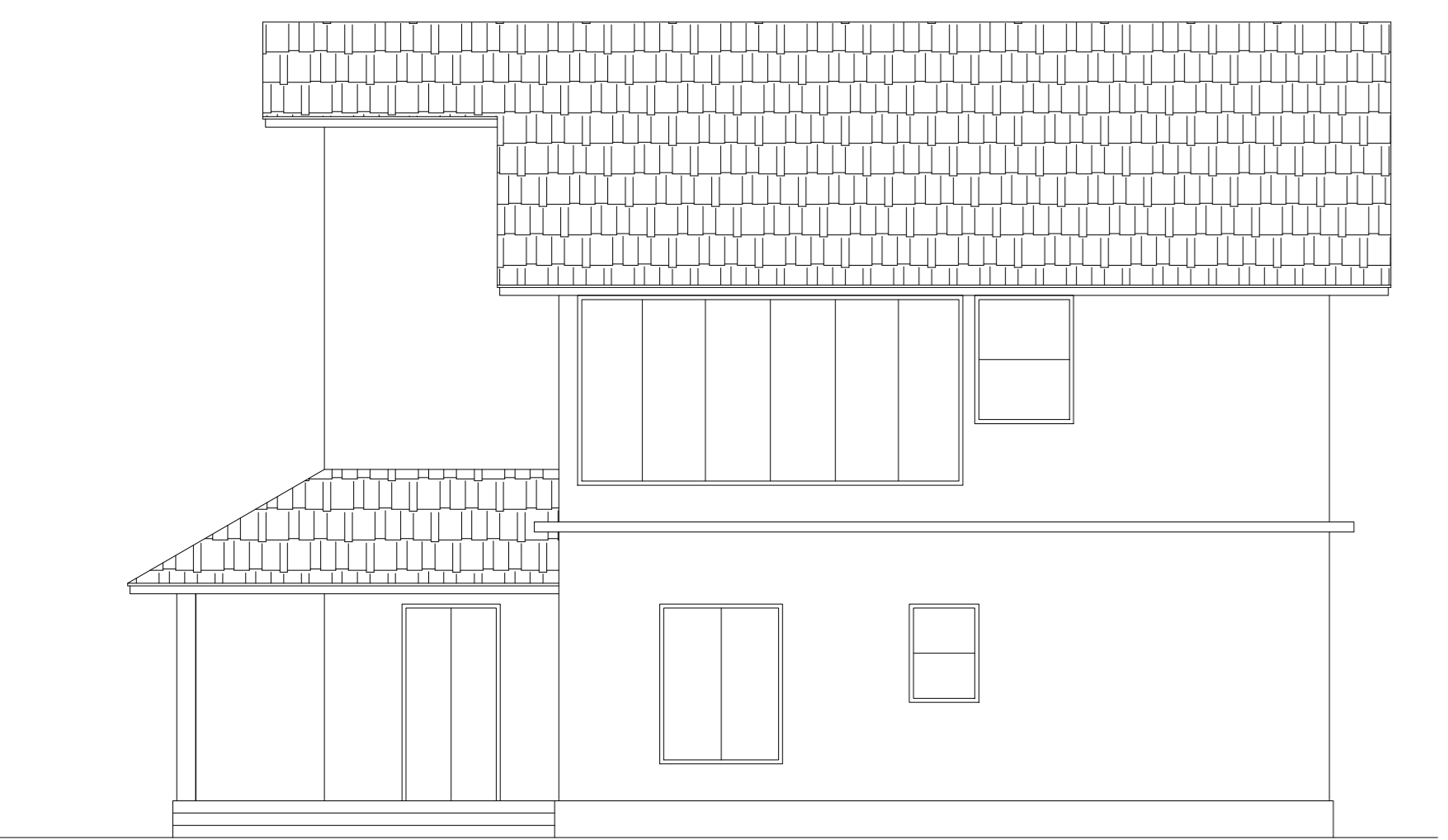
DETAIL OF AREA USED FLOOR WISE

FLOOR REFERANCE	USE	BUILT-UP AREA	DEDUCTION STAIR	BALC.	NET FLOOR AREA
GROUND FLOOR	RESI	181.92	5.00	31.35	145.57
FIRST FLOOR	RESI	127.44	10.60	0.00	116.84
TOTAL	RESI	309.36	15.60	31.35	262.41

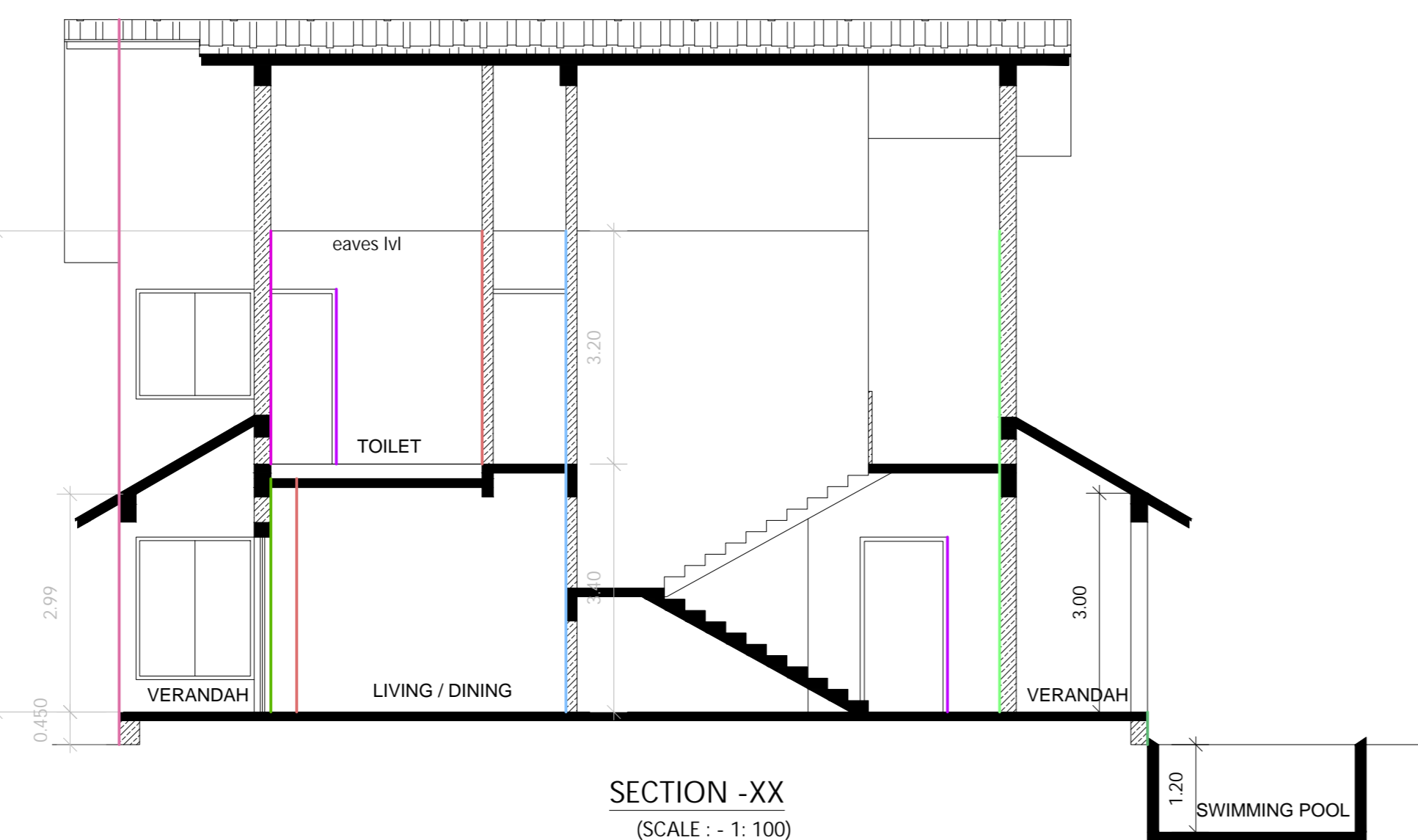
FLOOR AREA	
GROUND FLOOR	145.57 M2
FIRST FLOOR	116.84 M2
TOTAL FLOOR AREA	262.41 M2
F.A.R CONSUMED	65.60 M2
FLOOR AREA PERMISSIBLE	352.00 M2
F.A.R PERMISSIBLE	80.00

AREA CALCULATION FOR INFRASTRUCTURE TAX

PROPOSED BUILT-UP AREA	332.11	M2
LENGTH OF COMPOUND WALL	80.00	rm



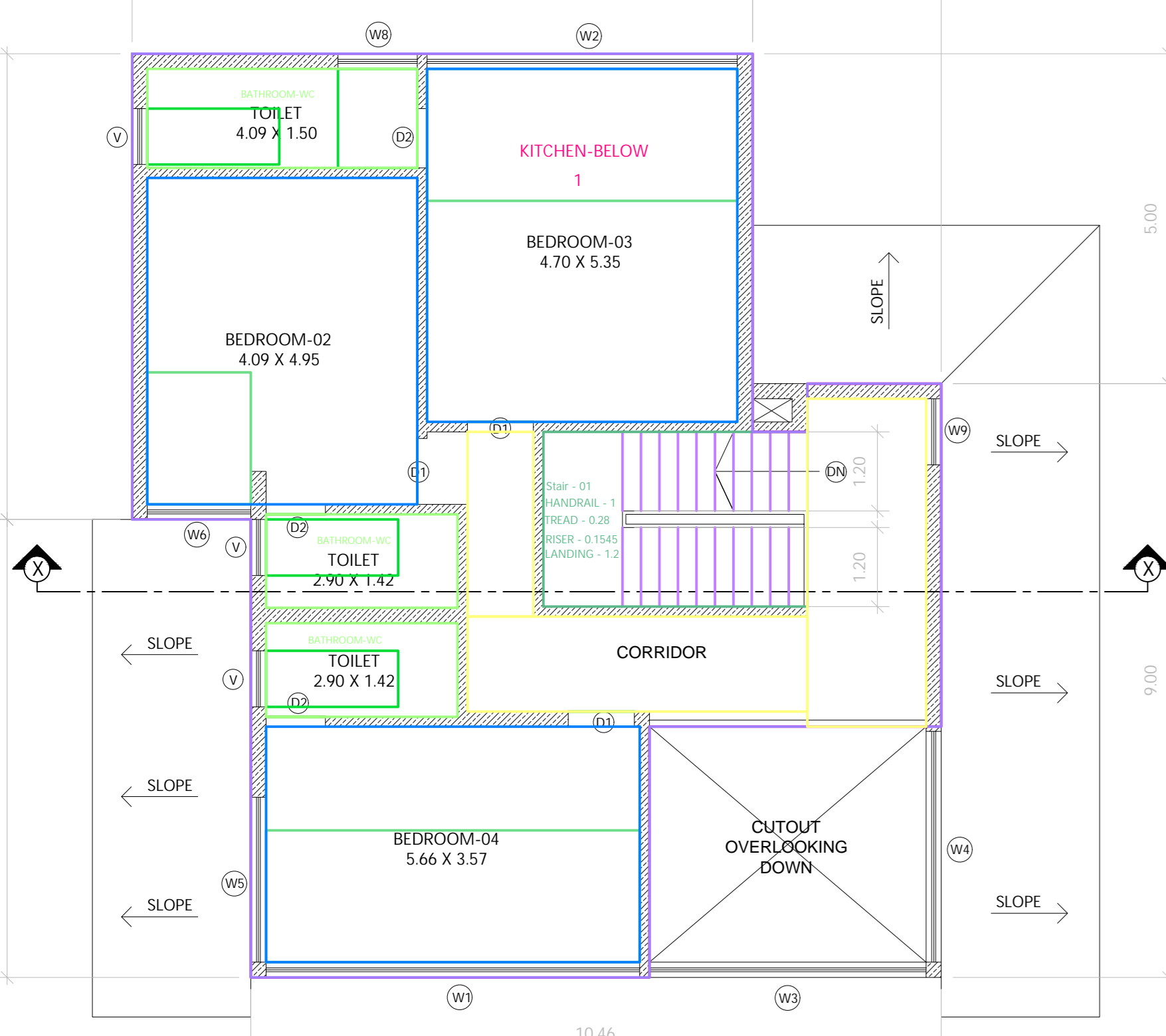
FRONT ELEVATION
(SCALE :- 1:100)



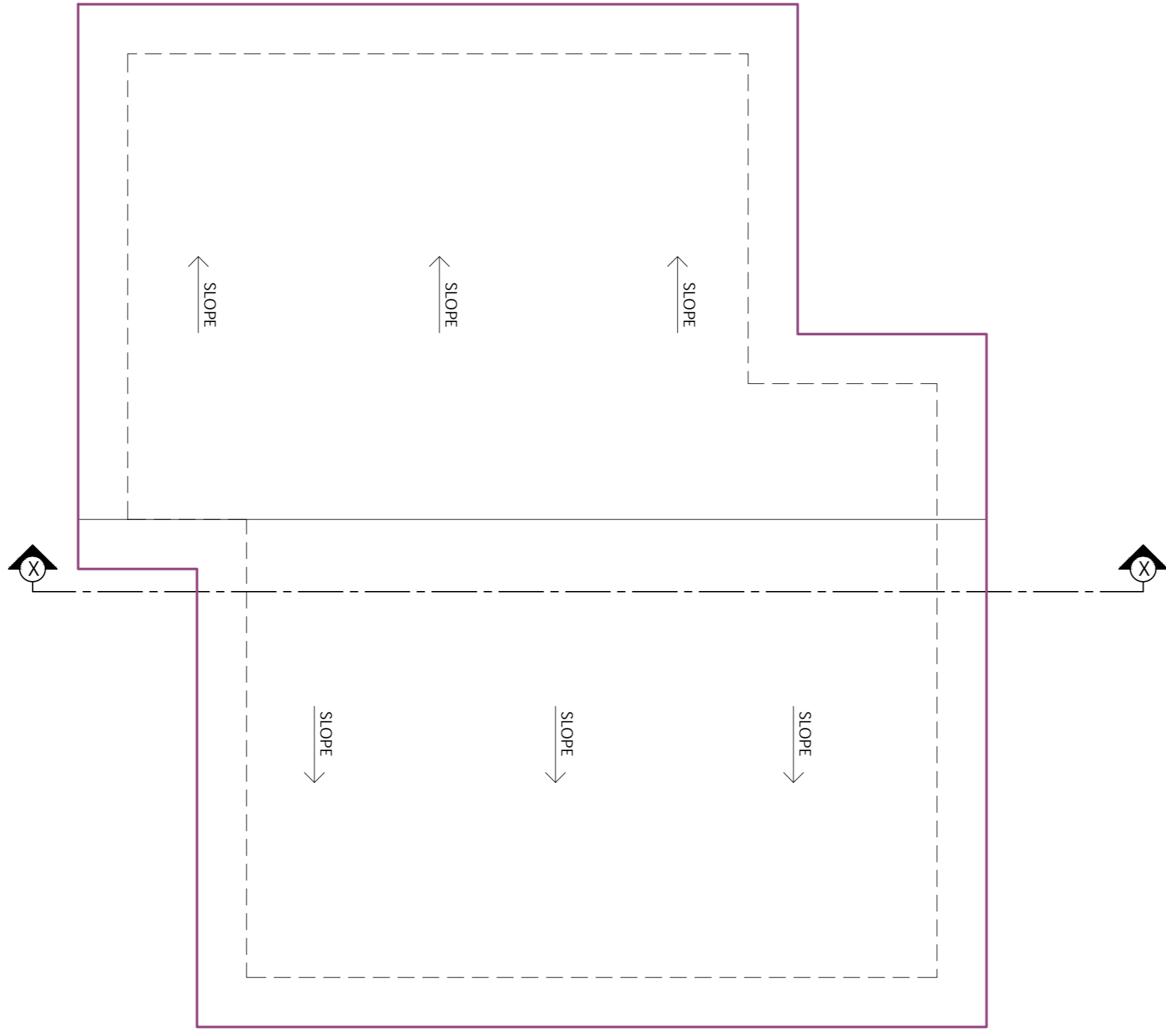
SECTION -XX
(SCALE :- 1:100)



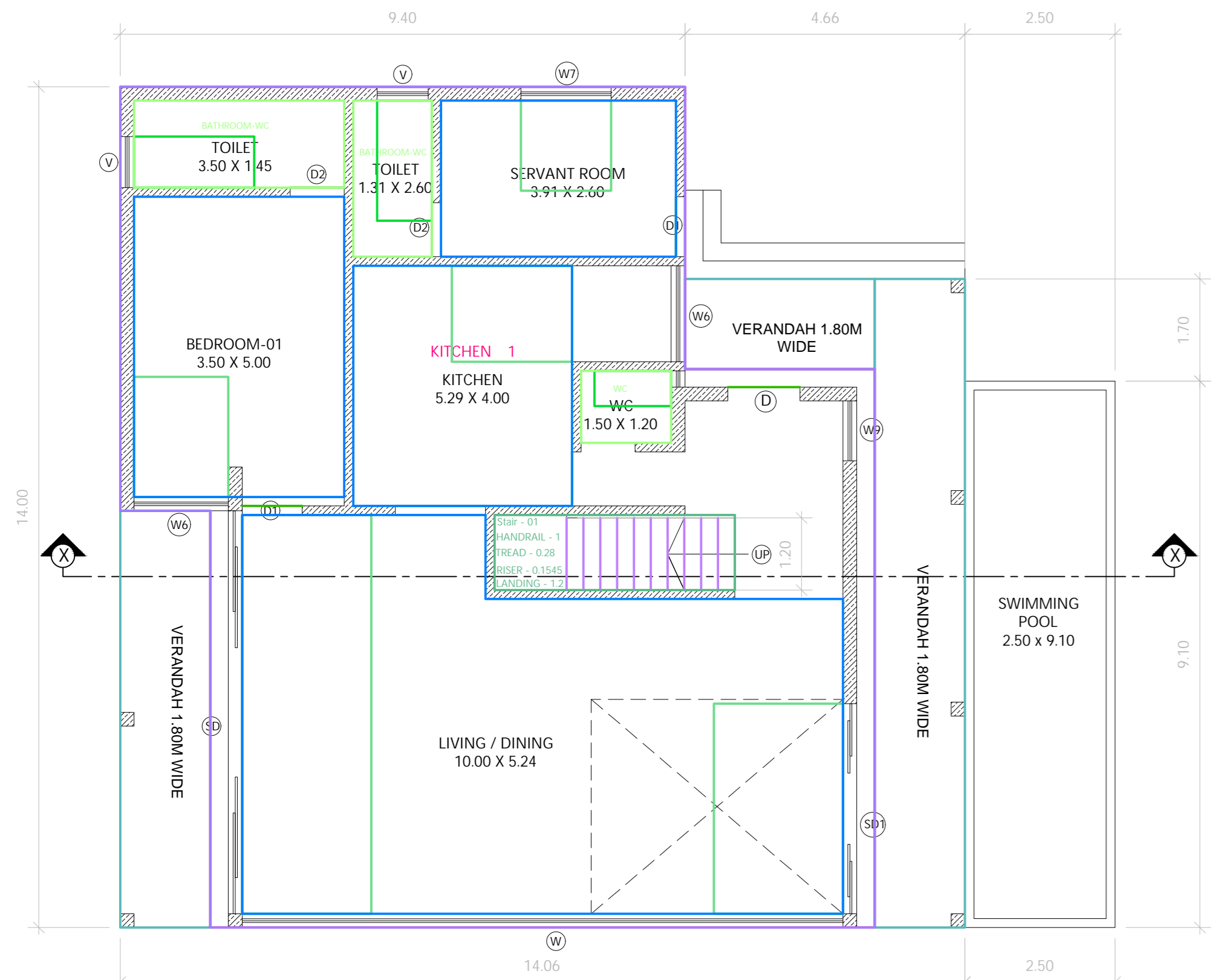
SITE PLAN
(SCALE :- 1:100)



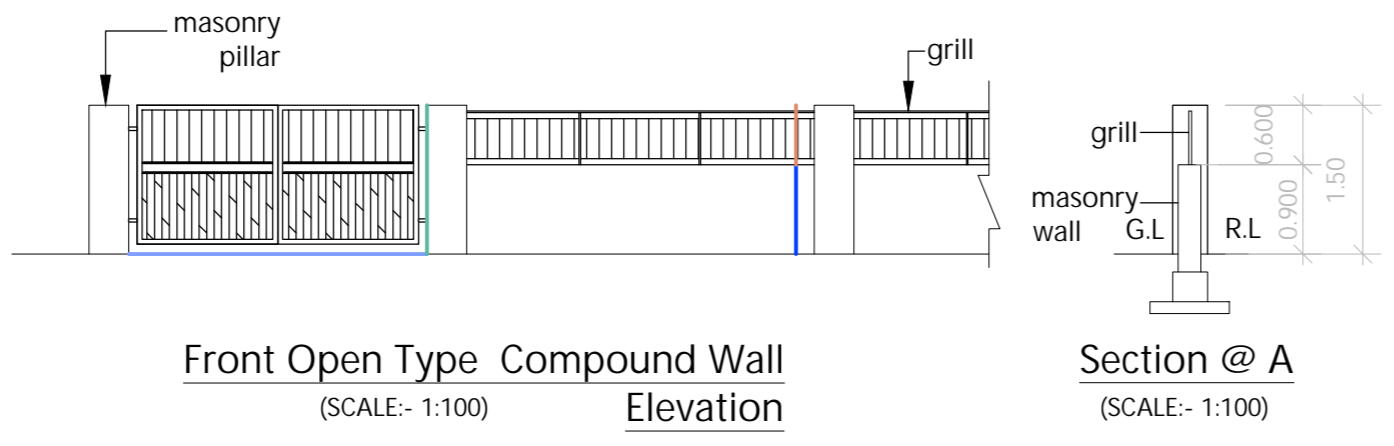
FIRST FLOOR PLAN
FLOOR01 (SCALE :- 1:100)



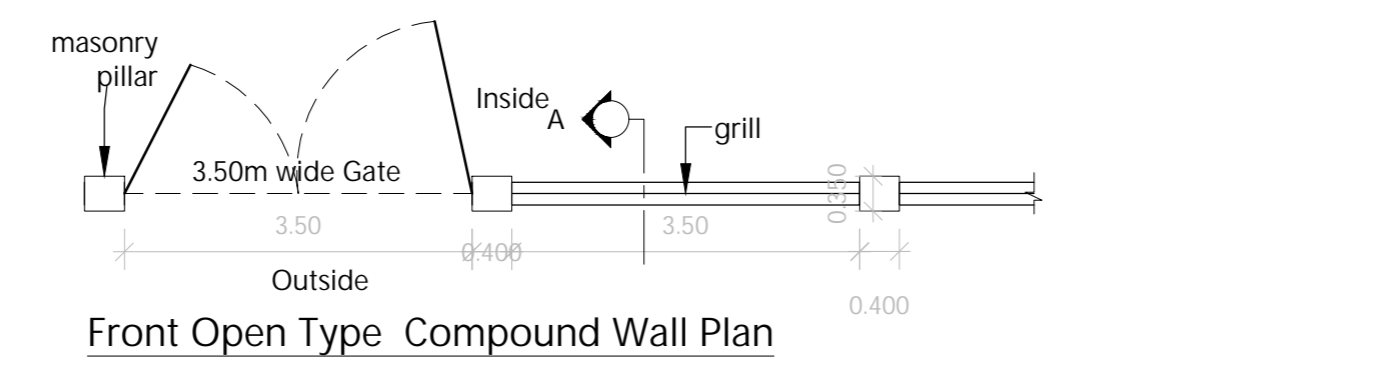
ROOF PLAN
FLOOR-TERRACE
(SCALE :- 1:100)



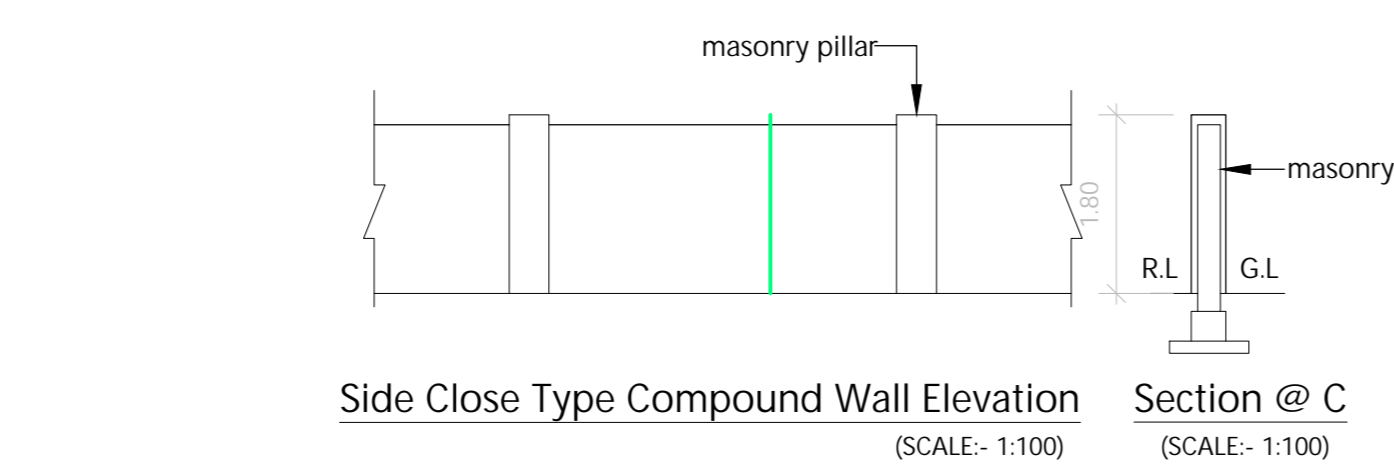
GROUND FLOOR PLAN
FLOOR-GROUND
(SCALE :- 1:100)



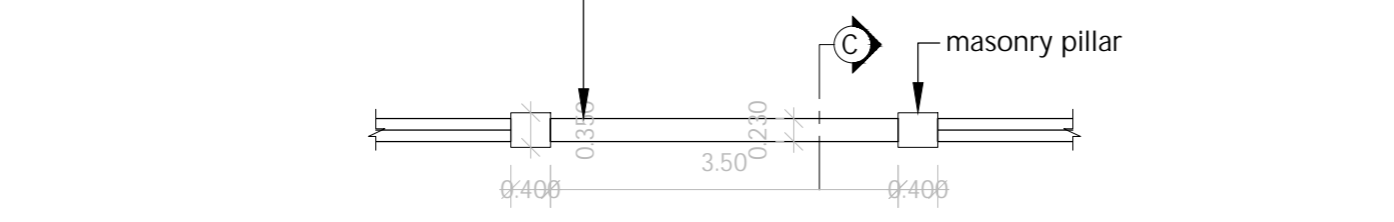
Front Open Type Compound Wall Elevation
(SCALE:- 1:100)



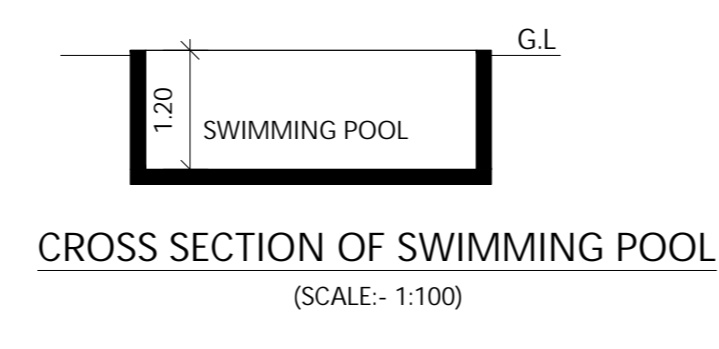
Front Open Type Compound Wall Plan
(SCALE:- 1:100)



Side Close Type Compound Wall Elevation
(SCALE:- 1:100)



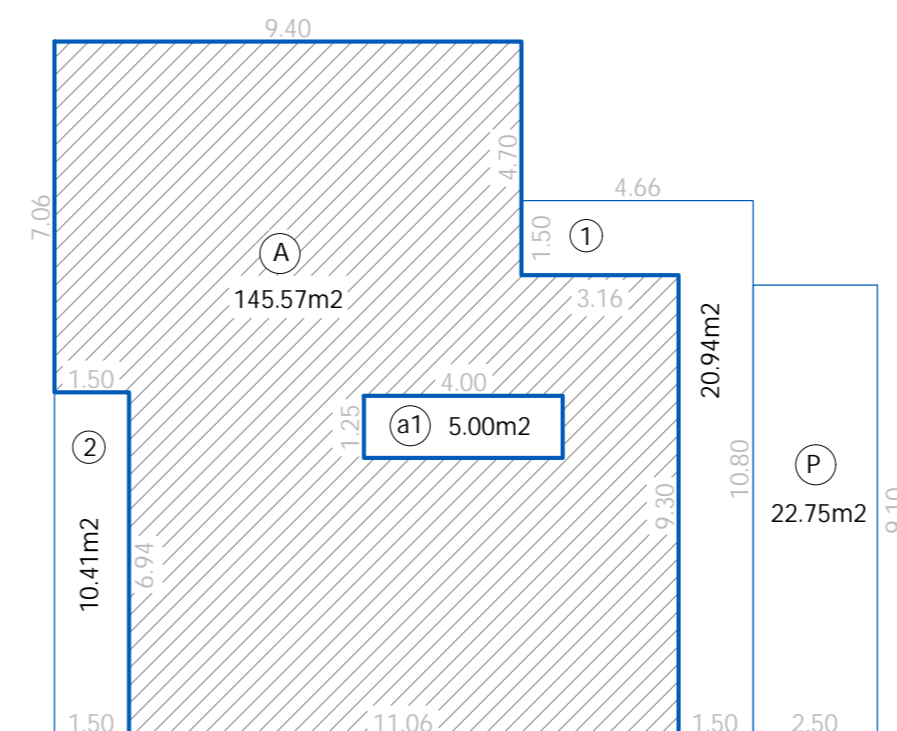
Side Close Type Compound Wall Plan
(SCALE:- 1:100)



CROSS SECTION OF SWIMMING POOL
(SCALE:- 1:100)

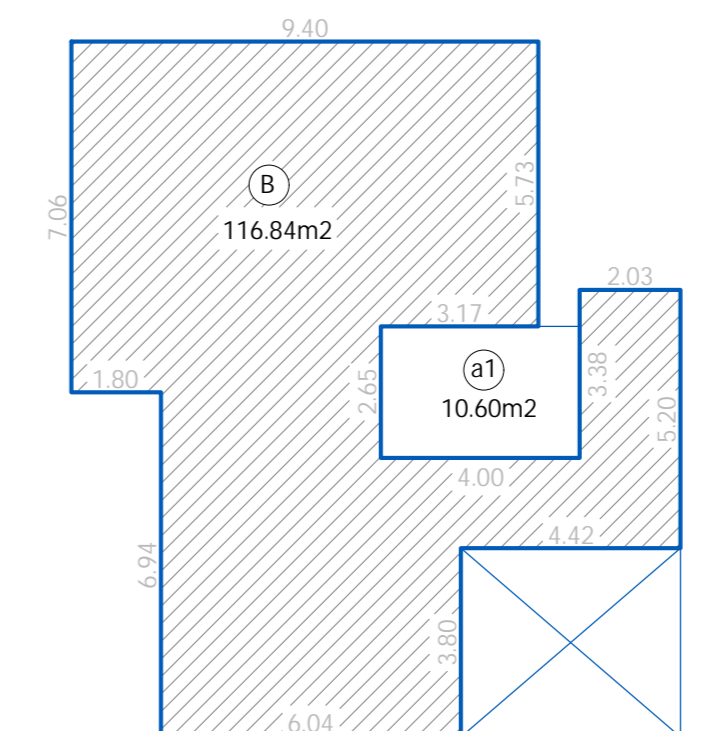
SCHEDULE OF OPENING

TYPE	WIDTH	HEIGHT
D	1.20	2.15
D1	1.00	2.15
D2	0.80	2.15
SD	6.71	2.15
SD1	3.50	2.15
W	10.00	1.50
W1	5.66	1.50
W2	4.70	1.50
W3	4.19	1.20
W4	3.50	1.50
W5	2.50	1.50
W6	1.57	1.50
W7	1.50	1.20
W8	1.20	1.50
W9	1.00	1.50
V1	0.60	1.20



GROUND FLOOR AREA DIAGRAM
(SCALE:- 1:200)

GROUND FLOOR AREA CALCULATION
BUILT-UP AREA = 181.92m² (A+a1+1+2)
AREA FREE OF F.A.R
STAIRCASE = 5.00m² (a1)
BALCONY = 31.35m² (1+2)
NET FLOOR AREA = 145.57m² (A)
AREA FOR INFRASTRUCTURE TAX = 204.67m² (A+a1+1+2+P)



FIRST FLOOR AREA DIAGRAM
(SCALE:- 1:200)

FIRST FLOOR AREA CALCULATION
BUILT-UP AREA = 127.44m² (B-a1)
AREA FREE OF F.A.R
STAIRCASE = 10.60m² (a1)
NET FLOOR AREA = 116.84m² (B)
AREA FOR INFRASTRUCTURE TAX = 127.44m² (B-a1)

NOTE :-
1. ALL DRAWING ARE AT 1:100 SCALE UNLESS MENTIONED OTHERWISE
2. ALL DIMENSIONS ARE IN METERS

TITLE :-
PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW , SWIMMING POOL AND COMPOUND WALL IN PLOT NO. 04 of SURVEY NO. 216/1 (PART-A) SITUATED AT PILERNE VILLAGE OF BARDEZ TALUKA GOA

OWNER'S NAME:- SUNFLOWER TRADEMART PRIVATE LIMITED
DRAWN BY: M de Souza SCALE: 1:100, 1:200 DATE: 18/09/2023

Owner name: SUNFLOWER TRADEMART PRIVATE LIMITED
Ref No: NDB/BR/PL/2023/SEP/25A2
Digitally signed by ZAIDEV RAMAKANT ALDONCAR
Date: 2023.10.19 11:02:57 +05:30
Reason: Building plan approval
Location: BPAMS
If this drawing is digitally signed and needs no physical signature.
Authenticity of this drawing can be verified from www.bpa.goa.gov.in This technical clearance is valid for 1 year from the date of issue of this drawing and its subsequent amendments.
If any information furnished by the applicant turns to be false subsequently/technical clearance is liable to be cancelled.



**Office of the Town Planner
North Goa District Office
Town and Country Planning Department
Government Building, Near Municipality Market, Mapusa Goa.**

Ref. :- NOR/BAR/PIL/2023-SEP/2560

Date:- 21-09-2023

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW, SWIMMING POOL AND COMPOUND WALL of Erect (New Construction) as per the enclosed approved plans in the property zoned as S2/R2 in Regional Plan for Goa 2021 situated at Pilerne Village, Bardez Taluka bearing Survey No./Subdivision No. 216/1-PART-A having Plot no.5 with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be affected in the approved plans/approved built spaces without prior permission of this Department.
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 application will not be entitled for any compensation.
3. This Technical Clearance 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 commencement and the completion of the work shall be notified to the licensing authority in writing in appropriate forms.
6. In case of any cutting of hilly or sloping land or filling of low-lying land is involved, prior permission of the Chief Town Planner (Land use) has to be obtained as per the provisions of Section 17(A) of the Goa Town and Country Planning Act 1974 before the commencement of works.
7. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before commencement of any development/Construction.

8. The soak pit shall not be located within a distance of 15.00 mts from any existing well and similarly no well shall be constructed within 15 mts from existing Soak pit.
9. Completion order 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 effective plot boundary of the affected plot abutting the road and shall be connected to the main drain.
11. Adequate arrangement shall be made for the collection of garbage and its safe disposal to the satisfaction of the Village Panchayat/ Municipal Council/CCP as the case may be.
12. Adequate Utility space for transformer etc. should be provided within the plot area, if applicable.
13. The ownership of the property and the traditional access if any, passing through the property shall be verified by the Village Panchayat/ Municipal Council/CCP as the case may be before issue of construction license.
14. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing Authority before issuing the construction license.
15. As regards complaints, pertaining to encroachments, judicial orders/directive and other legal issues, the same may be verified and confirmed by the concerned Village Panchayat/ Municipal Council/CCP as the case may be before issuing license.
16. The area under road widening shall be deemed to be public road and shall not be enclosed/encroached upon. Affidavit/undertaking in this regard shall be sworn before the Village Panchayat/PWD/ Municipal Council/CCP as the case may be on stamp paper of Rs. 100/-.
17. The compound wall shall be constructed after leaving the road widening area as shown in the site plan. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
18. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80 mts and along the boundary abutting on a street upto a height of 1.50 mts only and which shall be of closed type up to a height of 90 cms. only and open type above that height.

19. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0 mts from the crown of the road for a length of 9.00 mts from the intersections corner of the plot on both sides of the plot.
20. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00 mts radius for roads upto 10.00 mts R/W and that of 5.00 mts radius for roads above 10.00 mts R/W.
21. This Technical Clearance is issued relying on the approved sub division plan/survey plan submitted to this office. In case of any boundary dispute/encroachment if any the same shall be resolved by the applicant with clear demarcation of the boundaries from Director of Settlement and Land record. This office will not be held responsible at any point of time as the said Technical Clearance is only from Planning point of view.
22. Plantation of Trees within the plot shall be carried out as per Regulation 18 of The Goa Land Development and Building Construction Regulation 2010. The same shall be verified by local body before issue of Occupancy Certificate.
23. Debris of the existing structure proposed for demolition/any other construction debris, shall be deposited in the area identified for the said purpose by the PWD and shall not be dumped in any other area.
24. Necessary dust mitigation measures shall be ensured during the construction and demolition the building by the developers.
25. Engineer who has issued the structural liability certificate shall be accountable along with project proponent for structural safety of the project / buildings.
26. Building shall be designed and constructed in accordance with Part IV of the Fire Protection of National Building Code of India .The provisions of firefighting requirements, arrangement & installation such as Fire escape staircase etc. shall be mandatory for all building as per part IV of Fire Protection Act and NOC from Fire Department shall be obtained.
27. This Development Permission shall not in any way construed to be a document conforming any or all the following: a) Title or interest of the holder of the permission to the relevant land or building or both. b) Boundaries of the relevant site for which permission has been obtained; or c) Any easement thereon or there from. d) Structural or Engineering safety or the workmanship of the proposed development.
28. Applicant shall plant one tree for every 100.00 m² of area developed, land scaping on open spaces / tree plantation along roads and in developed plots

Notes:

- a. Pursuant to this office assessment order No. dated 19-10-2023 the applicant has paid Infrastructure Tax for an amount of 99633.00 (ninety-nine Thousand six Hundred and thirty-three) vide challan no.202300754050 dated 17-10-2023.
- b. This order is issued with reference to the application Dated 21-09-2023 from Sunflower Trademart Private Limited.
- c. 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

To,
Sunflower Trademart Private
Limited,
Sun Flower Trademart Pvt Ltd
C/O Suraj Morajkar
Near Saipem Sport Club
Saipem Candolim
Bardez - Goa
403115

Shri..Zaidev Aldonkar
Dy. Town Planner

Copy to:-

The Sarpanch/Secretary,
Village Panchayat,
Pilerne-Marra Panchayat,
Bardez-Goa.

Digitally signed by ZAIDEV RAMAKANT
ALDONCAR
Date: 2023.10.19 11:40:31 +05:30
Reason: Building plan approval
Location: BPAMS

AREA STATEMENT

TOTAL AREA OF PLOT	400.00	M2
AREA UNDER ROAD WIDENING	0.00	M2
NET EFFECTIVE AREA OF PLOT	440.00	M2
PROPOSED COVERED AREA OF BUNGALOW	181.92	M2
COVERAGE CONSUMED	45.48	%
COVERAGE PERMISSIBLE	50.00	%

DETAIL OF AREA USED FLOOR WISE

FLOOR REFERENCE	USE	BUILT-UP AREA	DEDUCTION STAIR	BALC.	NET FLOOR AREA
GROUND FLOOR	RESI	181.92	5.00	31.35	145.57
FIRST FLOOR	RESI	127.44	10.60	0.00	116.84
TOTAL	RESI	309.36	15.60	31.35	262.41

FLOOR AREA		
GROUND FLOOR		145.57 M2
FIRST FLOOR		116.84 M2
TOTAL FLOOR AREA		262.41 M2
F.A.R CONSUMED		65.60 M2
FLOOR AREA PERMISSIBLE		320.00 M2
F.A.R PERMISSIBLE		80.00

AREA CALCULATION FOR INFRASTRUCTURE TAX

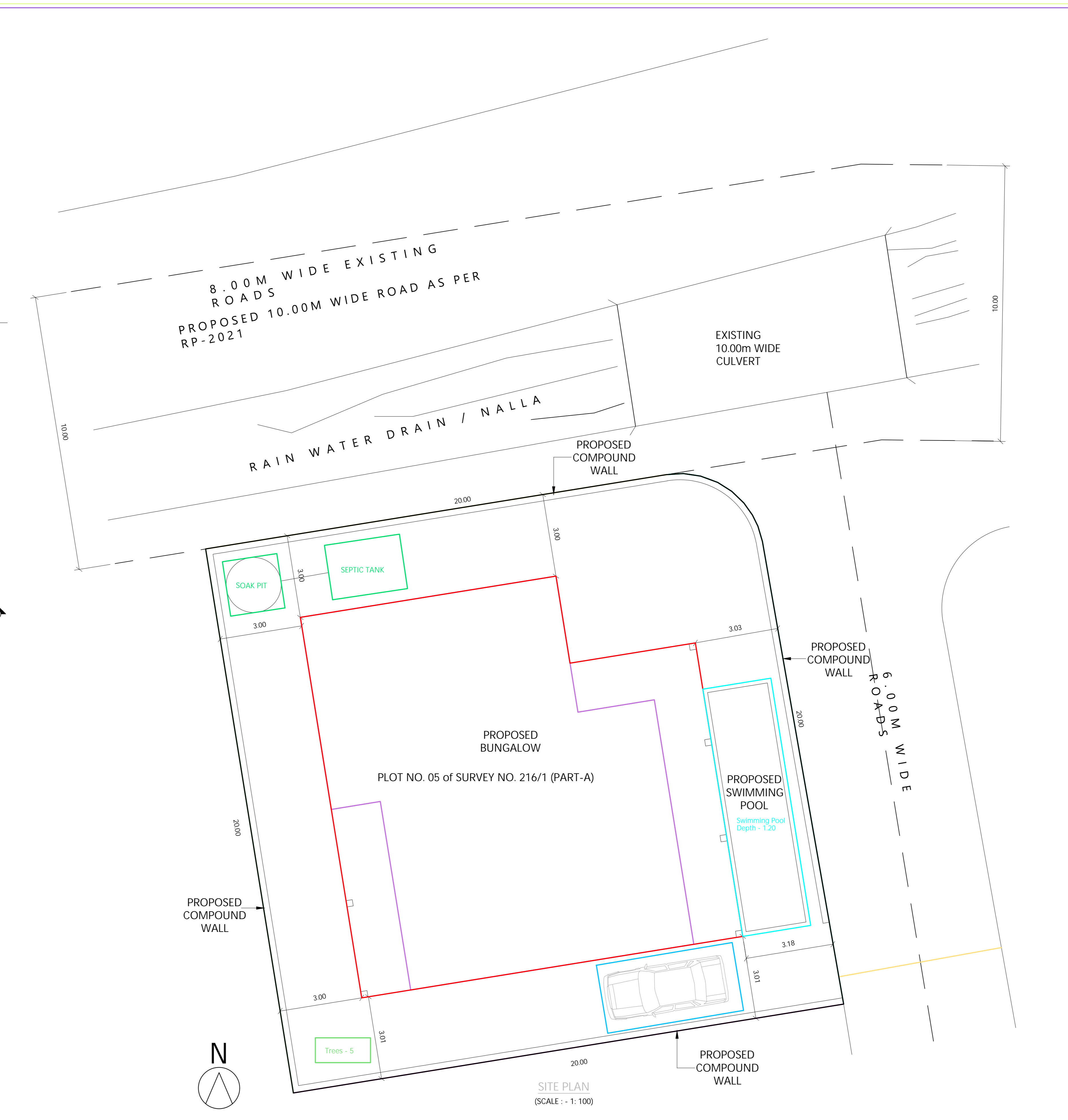
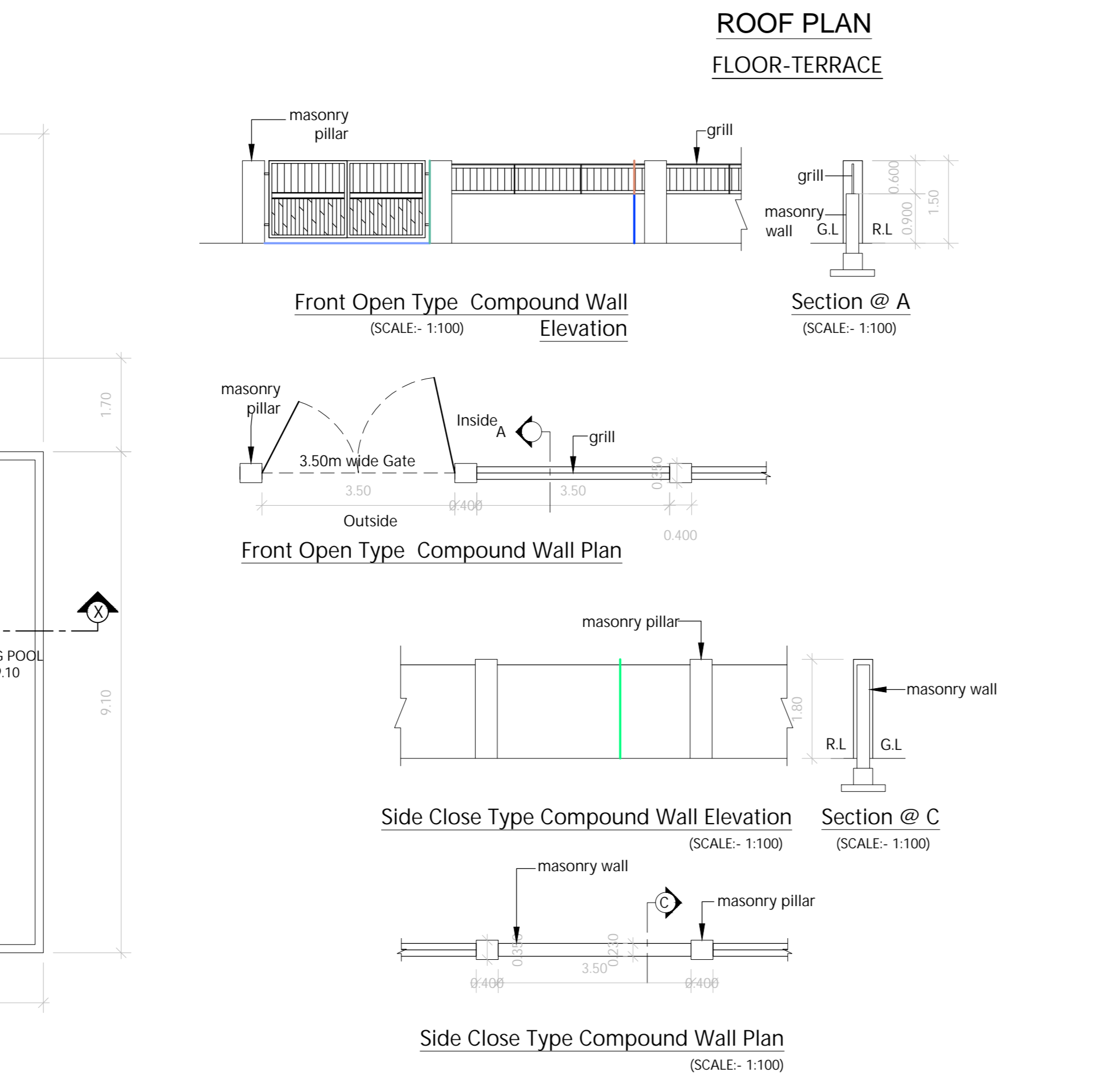
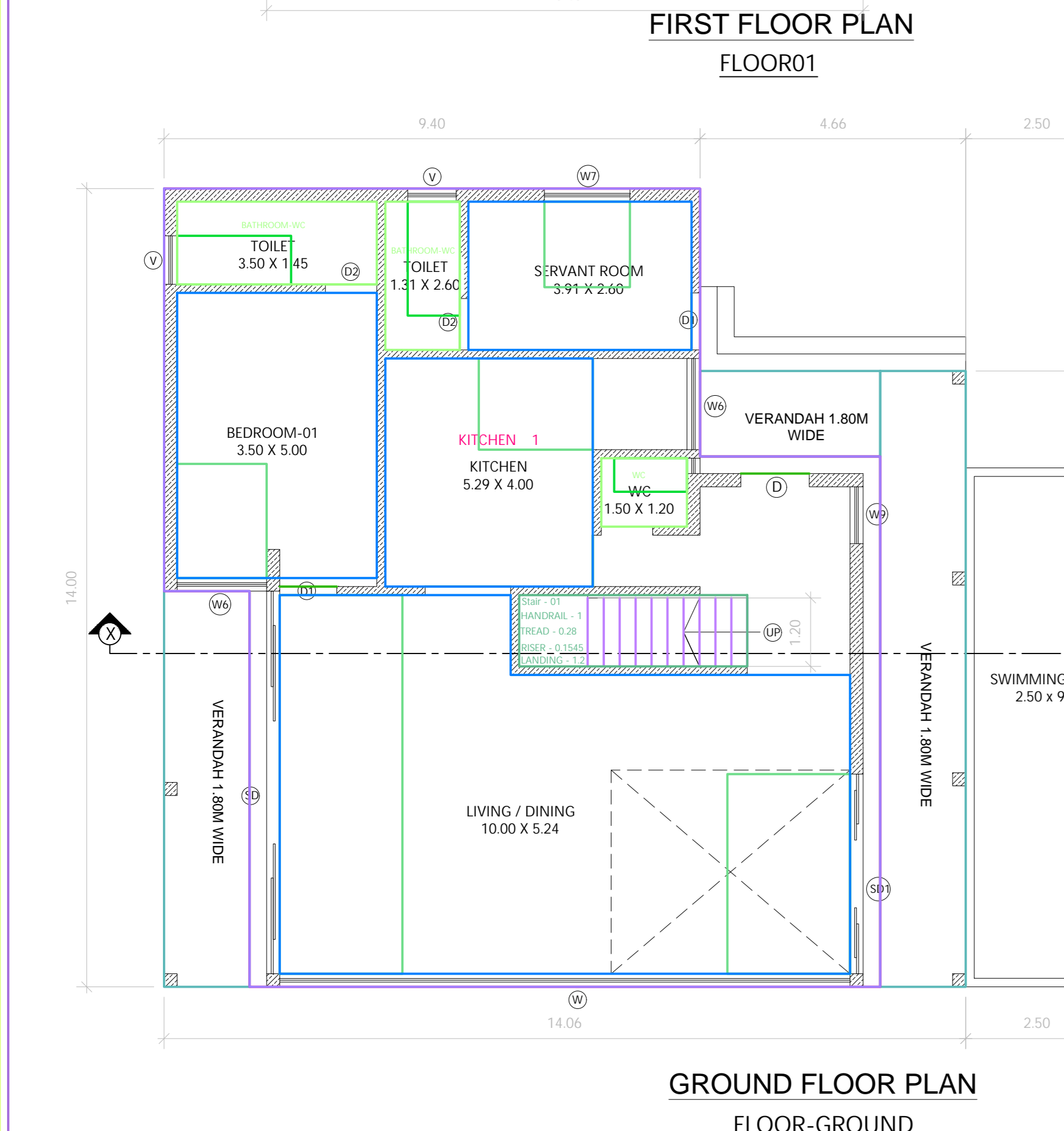
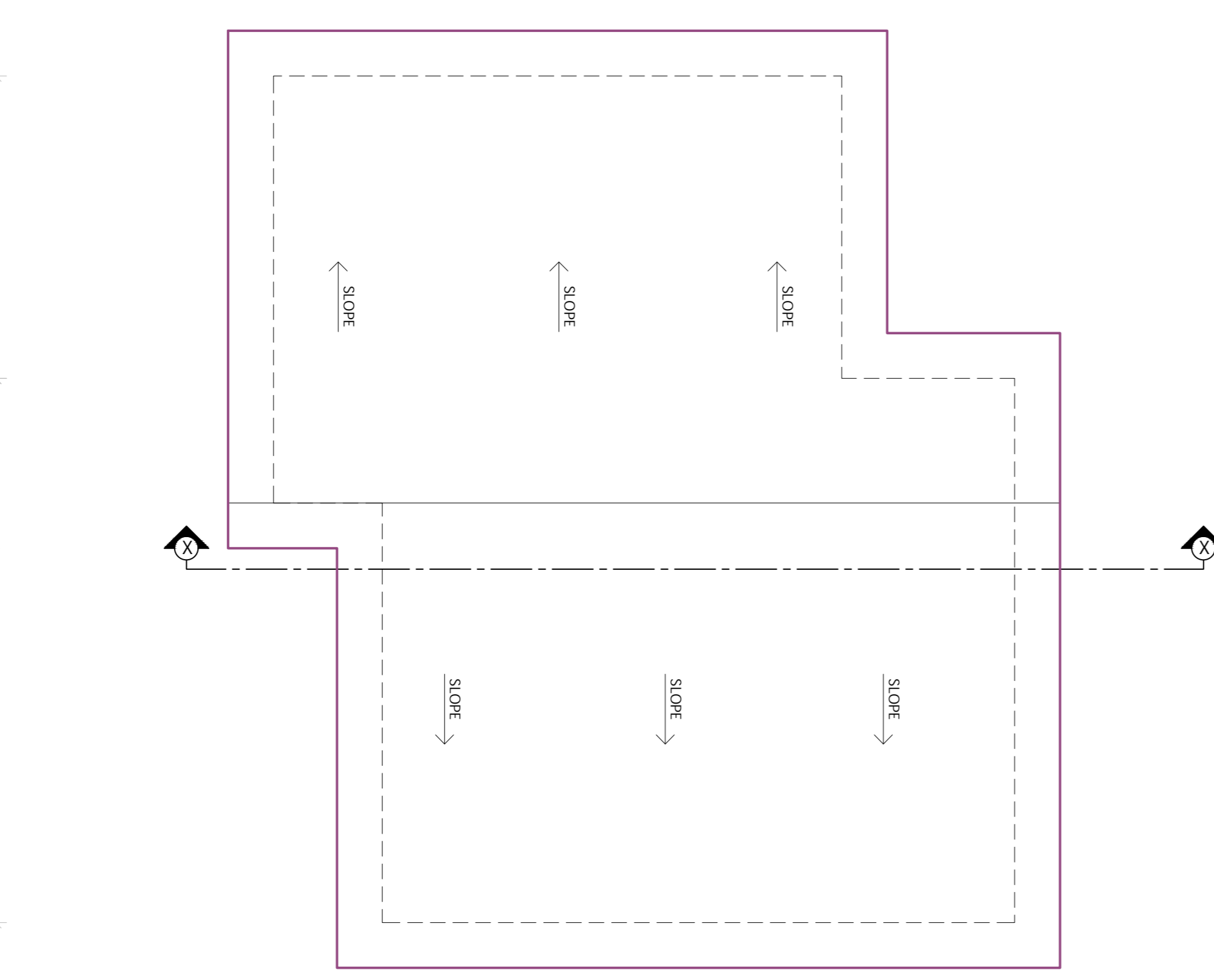
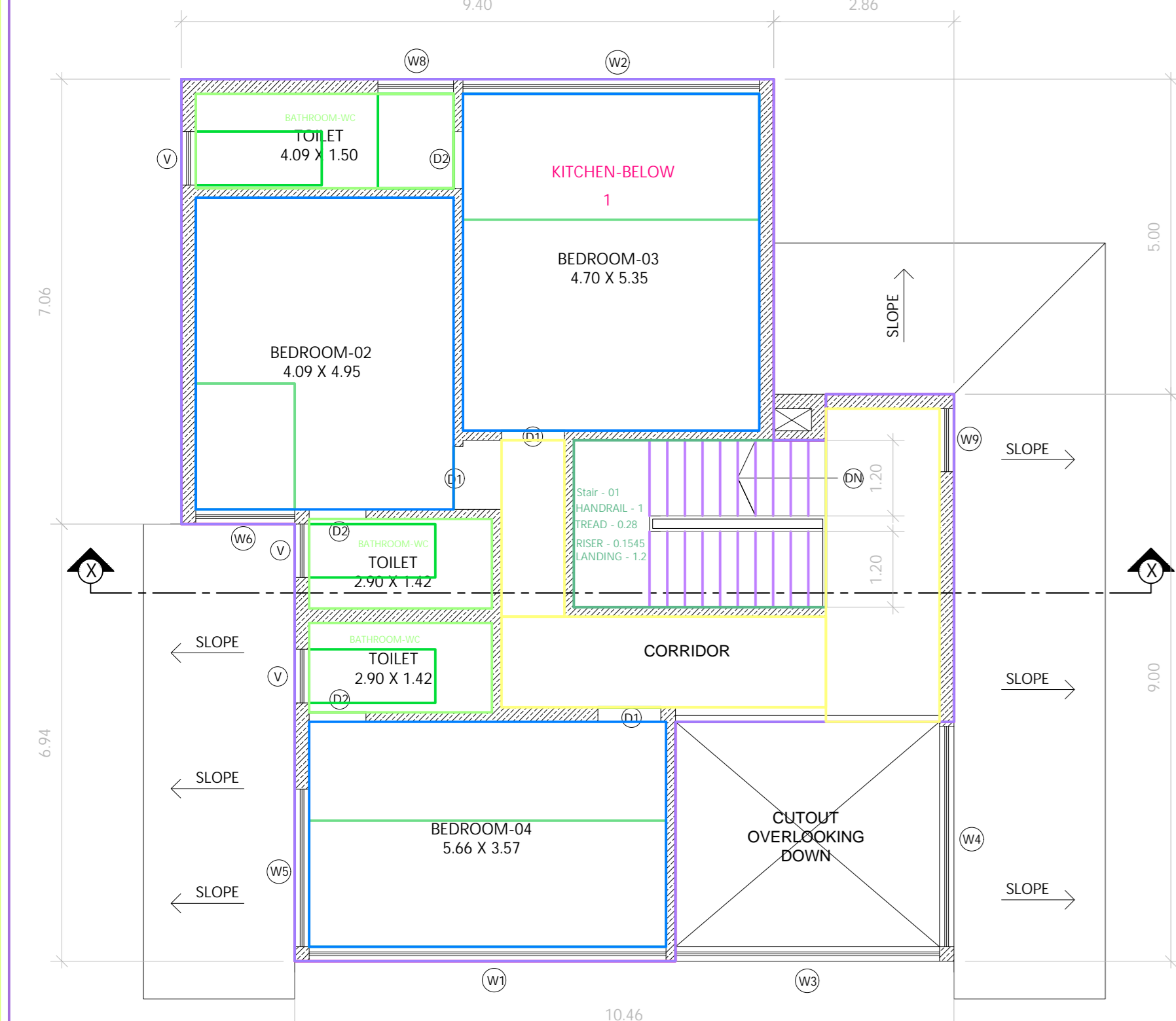
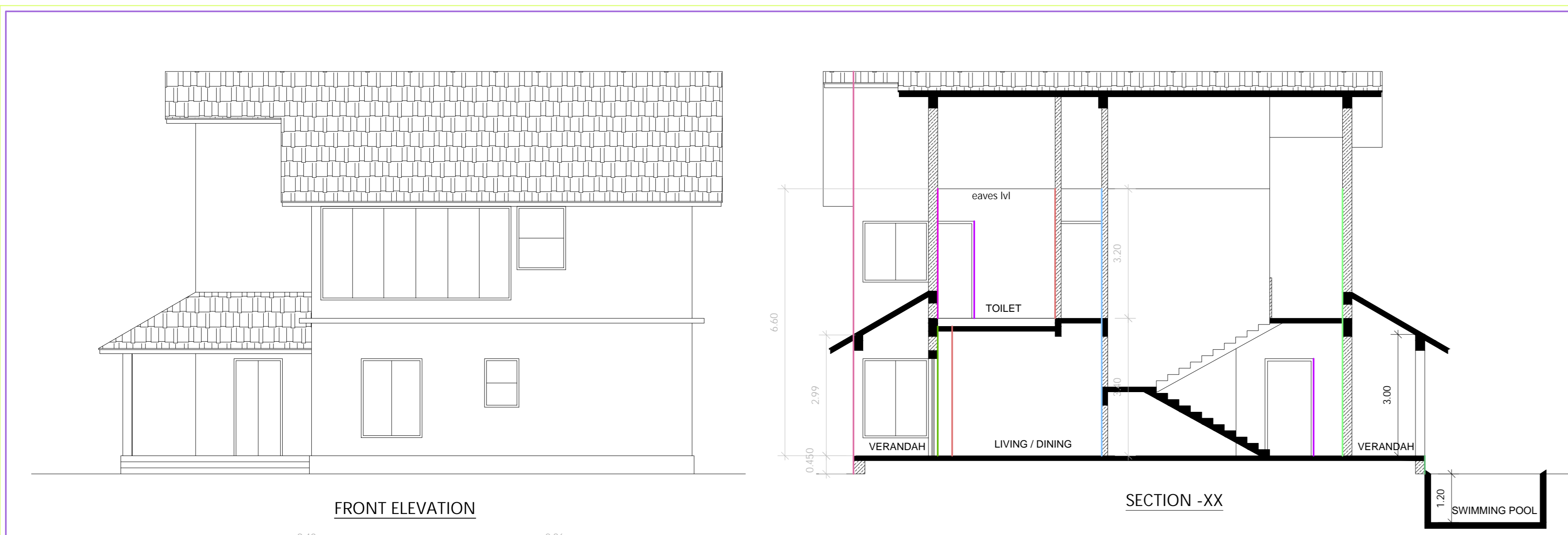
PROPOSED BUILT-UP AREA	332.11	M2
LENGTH OF COMPOUND WALL	80.00	rm

NOTE :-
1. ALL DRAWINGS ARE AT 1:100 SCALE UNLESS MENTIONED OTHERWISE
2. ALL DIMENSIONS ARE IN METERS

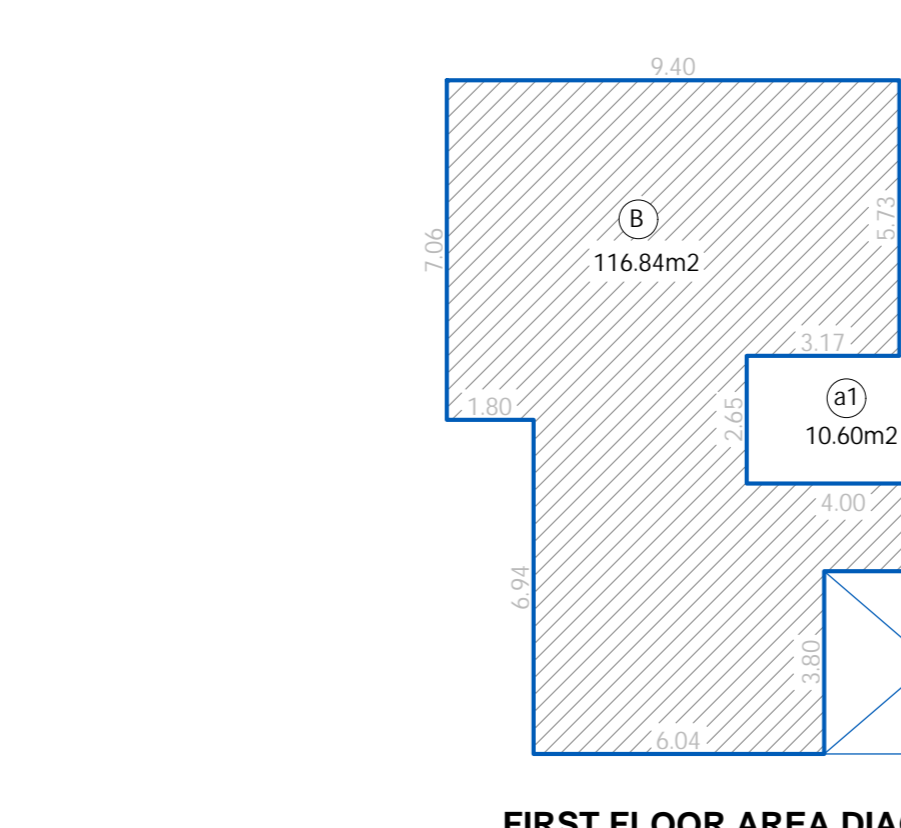
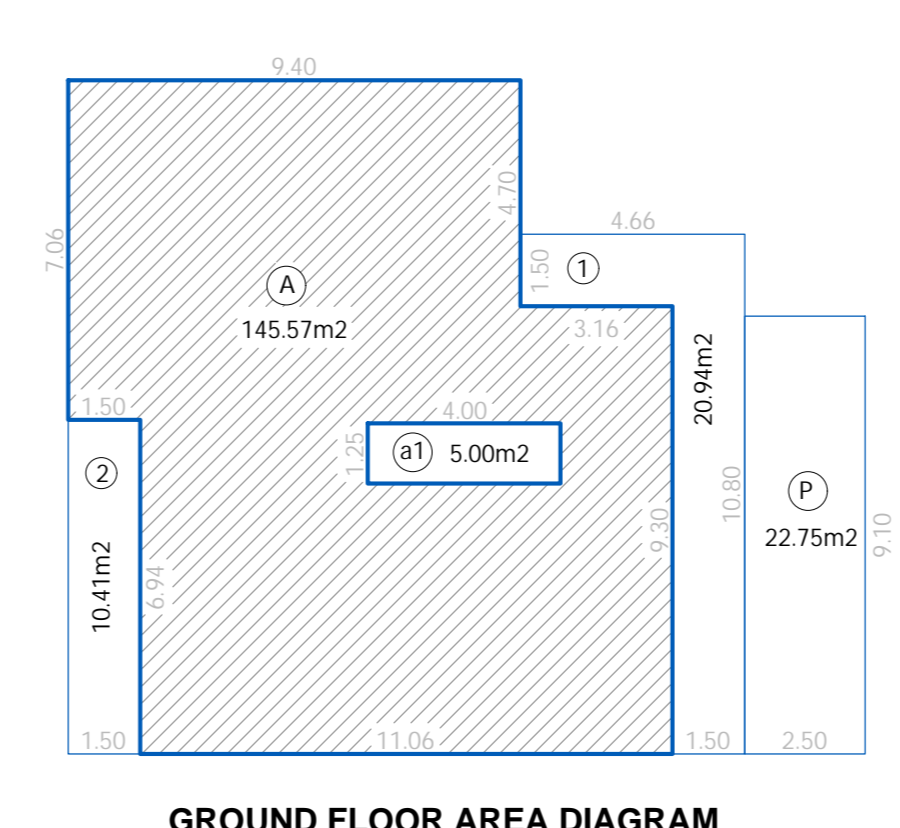
TITLE :-
PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW , SWIMMING POOL AND COMPOUND WALL IN PLOT NO. 05 of SURVEY NO. 216/1 (PART-A) SITUATED AT PILERNE VILLAGE OF BARDEZ TALUKA GOA

OWNER'S NAME :- SUNFLOWER TRADEMART PRIVATE LIMITED

DRAWN BY: M de Souza SCALE: 1:100, 1:200 DATE: 30/08/2023



SCHEDULE OF OPENING		
TYPE	WIDTH	HEIGHT
D	1.20	2.15
D1	1.00	2.15
D2	0.80	2.15
SD	6.71	2.15
SD1	3.50	2.15
W	10.00	1.50
W1	5.66	1.50
W2	4.70	1.50
W3	4.19	1.20
W4	3.50	1.50
W5	2.50	1.50
W6	1.57	1.50
W7	1.50	1.20
W8	1.20	1.50
WP	1.00	1.50
V1	0.60	1.20



Owner name: SUNFLOWER TRADEMART PRIVATE LIMITED
 Digitally signed by ZAIDEV RAMAKANT
 Date: 2023.10.19 11:26:38 +05:30
 Reason: Building plan approval
 Location: BPAMS



**Office of the Town Planner
North Goa District Office
Town and Country Planning Department
Government Building, Near Municipality Market, Mapusa Goa.**

Ref. :- NOR/BAR/PIL/2023-JUL/2351

Date:- 22-07-2023

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW, SWIMMING POOL AND COMPOUND WALL of Erect (New Construction) as per the enclosed approved plans in the property zoned as S2/R2 in Regional Plan for Goa 2021 situated at Pilerne Village, Bardez Taluka bearing Survey No./Subdivision No. 216/1PartA having Plot no.06 with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be affected in the approved plans/approved built spaces without prior permission of this Department.
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 application will not be entitled for any compensation.
3. This Technical Clearance 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 commencement and the completion of the work shall be notified to the licensing authority in writing in appropriate forms.
6. In case of any cutting of hilly or sloping land or filling of low-lying land is involved, prior permission of the Chief Town Planner (Land use) has to be obtained as per the provisions of Section 17(A) of the Goa Town and Country Planning Act 1974 before the commencement of works.
7. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before commencement of any development/ Construction.

8. The soak pit shall not be located within a distance of 15.00 mts from any existing well and similarly no well shall be constructed within 15 mts from existing Soak pit.
9. Completion order 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 effective plot boundary of the affected plot abutting the road and shall be connected to the main drain.
11. Adequate arrangement shall be made for the collection of garbage and its safe disposal to the satisfaction of the Village Panchayat/ Municipal Council/CCP as the case may be.
12. Adequate Utility space for transformer etc. should be provided within the plot area, if applicable.
13. The ownership of the property and the traditional access if any, passing through the property shall be verified by the Village Panchayat/ Municipal Council/CCP as the case may be before issue of construction license.
14. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing Authority before issuing the construction license.
15. As regards complaints, pertaining to encroachments, judicial orders/directive and other legal issues, the same may be verified and confirmed by the concerned Village Panchayat/ Municipal Council/CCP as the case may be before issuing license.
16. The area under road widening shall be deemed to be public road and shall not be enclosed/encroached upon. Affidavit/undertaking in this regard shall be sworn before the Village Panchayat/PWD/ Municipal Council/CCP as the case may be on stamp paper of Rs. 100/-.
17. The compound wall shall be constructed after leaving the road widening area as shown in the site plan. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
18. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80 mts and along the boundary abutting on a street upto a height of 1.50 mts only and which shall be of closed type up to a height of 90 cms. only and open type above that height.

19. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0 mts from the crown of the road for a length of 9.00 mts from the intersections corner of the plot on both sides of the plot.
20. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00 mts radius for roads upto 10.00 mts R/W and that of 5.00 mts radius for roads above 10.00 mts R/W.
21. This Technical Clearance is issued relying on the approved sub division plan/survey plan submitted to this office. In case of any boundary dispute/encroachment if any the same shall be resolved by the applicant with clear demarcation of the boundaries from Director of Settlement and Land record. This office will not be held responsible at any point of time as the said Technical Clearance is only from Planning point of view.
22. Plantation of Trees within the plot shall be carried out as per Regulation 18 of The Goa Land Development and Building Construction Regulation 2010. The same shall be verified by local body before issue of Occupancy Certificate.
23. Debris of the existing structure proposed for demolition/any other construction debris, shall be deposited in the area identified for the said purpose by the PWD and shall not be dumped in any other area.
24. Necessary dust mitigation measures shall be ensured during the construction and demolition the building by the developers.
25. Engineer who has issued the structural liability certificate shall be accountable along with project proponent for structural safety of the project / buildings.
26. Building shall be designed and constructed in accordance with Part IV of the Fire Protection of National Building Code of India .The provisions of firefighting requirements, arrangement & installation such as Fire escape staircase etc. shall be mandatory for all building as per part IV of Fire Protection Act and NOC from Fire Department shall be obtained.
27. This Development Permission shall not in any way construed to be a document conforming any or all the following: a) Title or interest of the holder of the permission to the relevant land or building or both. b) Boundaries of the relevant site for which permission has been obtained; or c) Any easement thereon or there from. d) Structural or Engineering safety or the workmanship of the proposed development.
28. Applicant shall plant one tree for every 100.00 m² of area developed, land scaping on open spaces / tree plantation along roads and in developed plots

Notes:

- a. Pursuant to this office assessment order No. dated 10-08-2023 the applicant has paid Infrastructure Tax for an amount of 84360.00 (eighty-four Thousand three Hundred and sixty) vide challan no.202300588999 dated 08-08-2023.
- b. This order is issued with reference to the application Dated 22-07-2023 from Sunflower Trademart Private Limited.
- c. 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

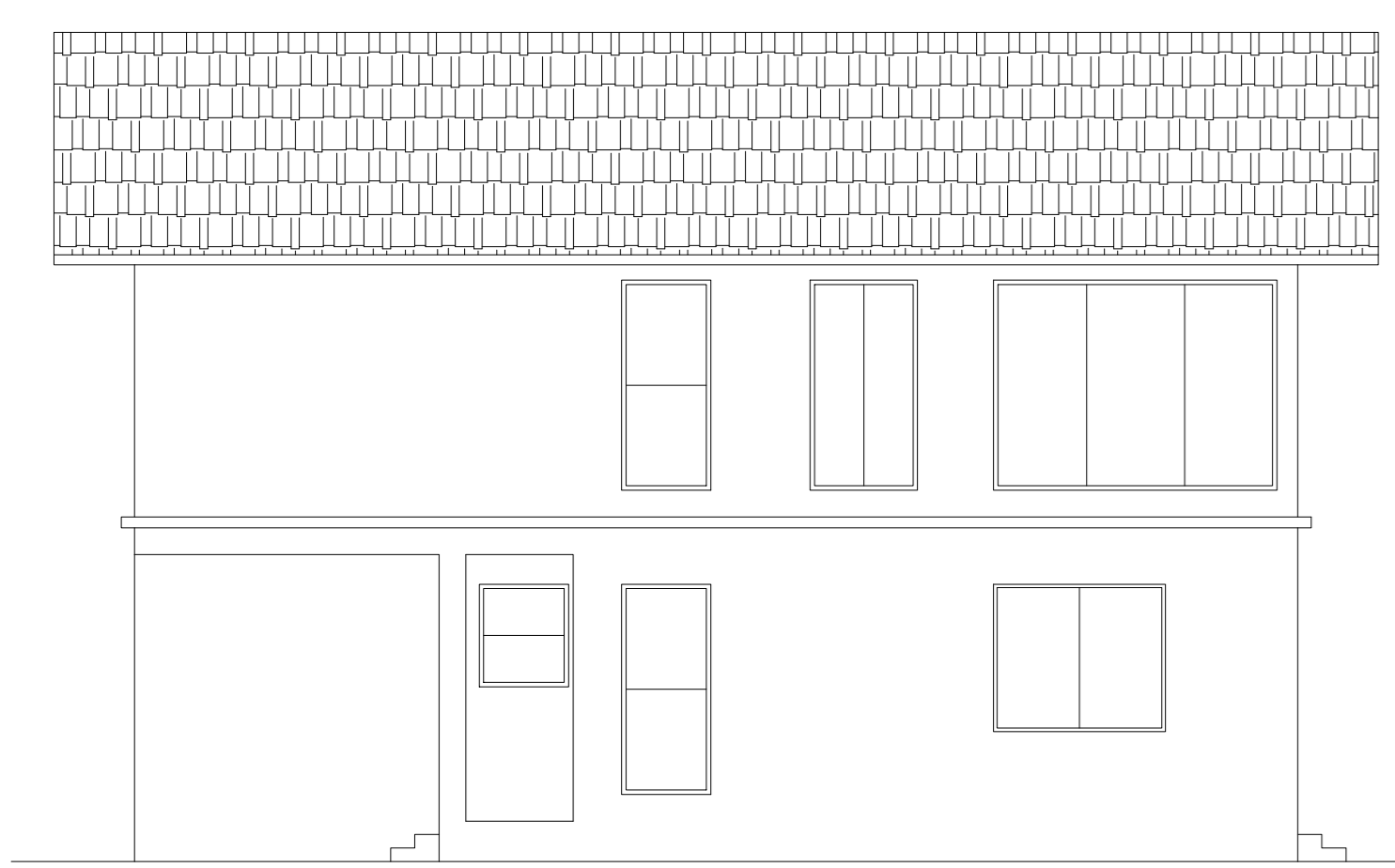
To,
Sunflower Trademart Private
Limited,
Sun Flower Trademart Pvt Ltd
C/O Suraj Morajkar
Near Saipem Sport Club
Saipem Candolim
Bardez - Goa
403115

Shri..Zaidev Aldonkar
Dy. Town Planner

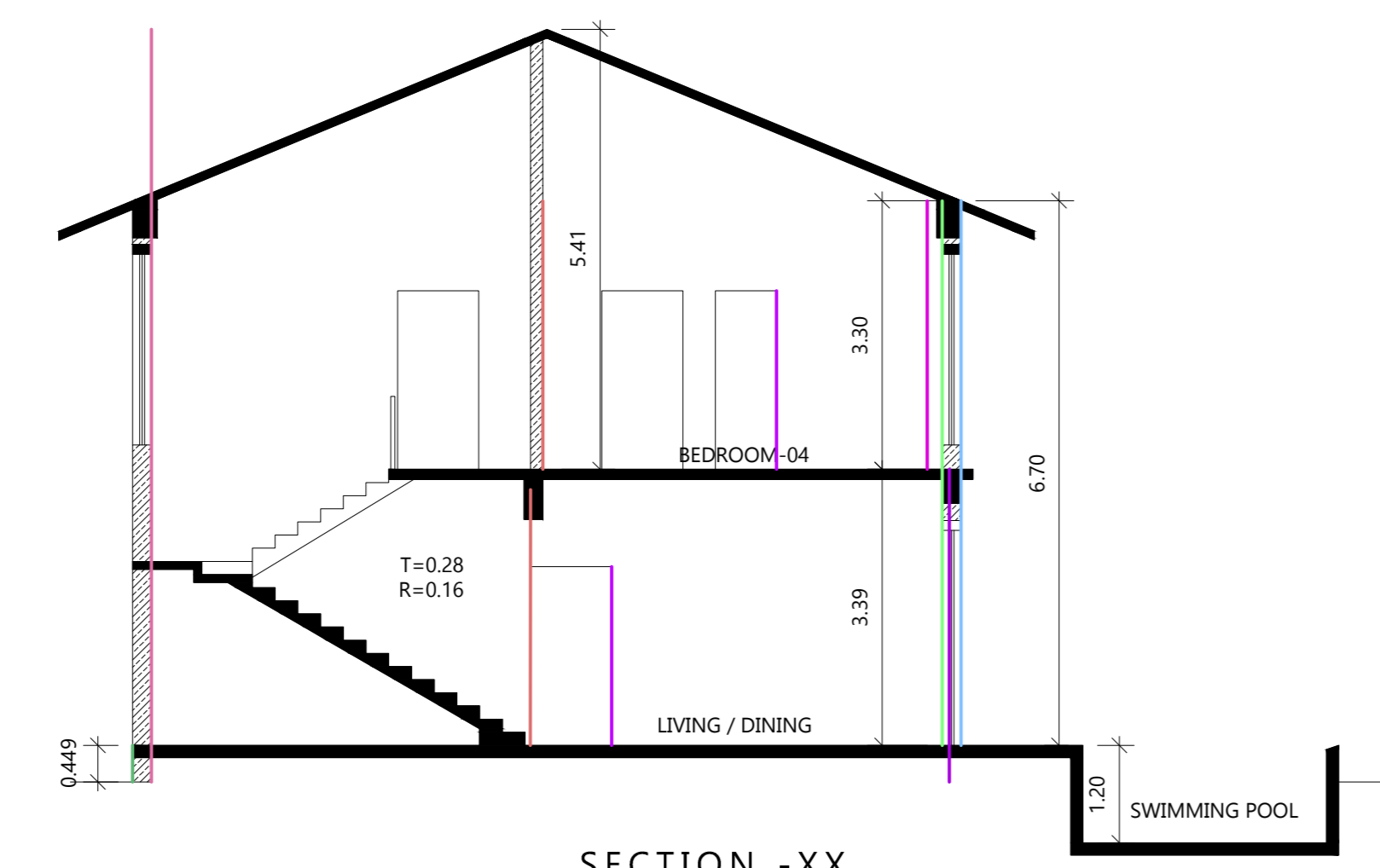
Copy to:-

The Sarpanch/Secretary,
Village Panchayat,
Pilerne-Marra Panchayat,
Bardez-Goa.

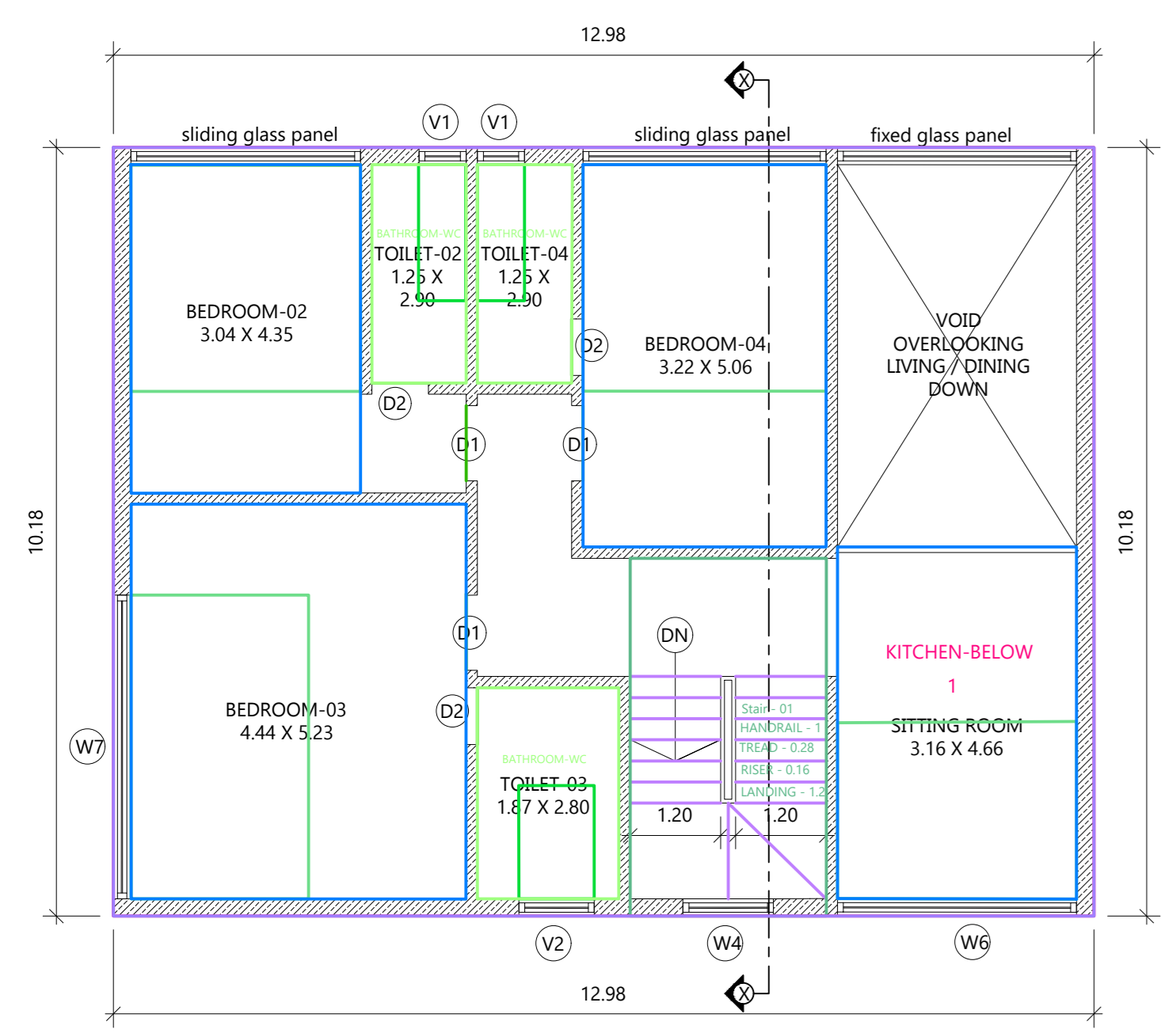
Digitally signed by ZAIDEV RAMAKANT
ALDONCAR
Date: 2023.08.10 17:37:50 +05:30
Reason: Building plan approval
Location: BPAMS



FRONT ELEVATION
(SCALE :- 1:100)



SECTION -XX
(SCALE :- 1:100)



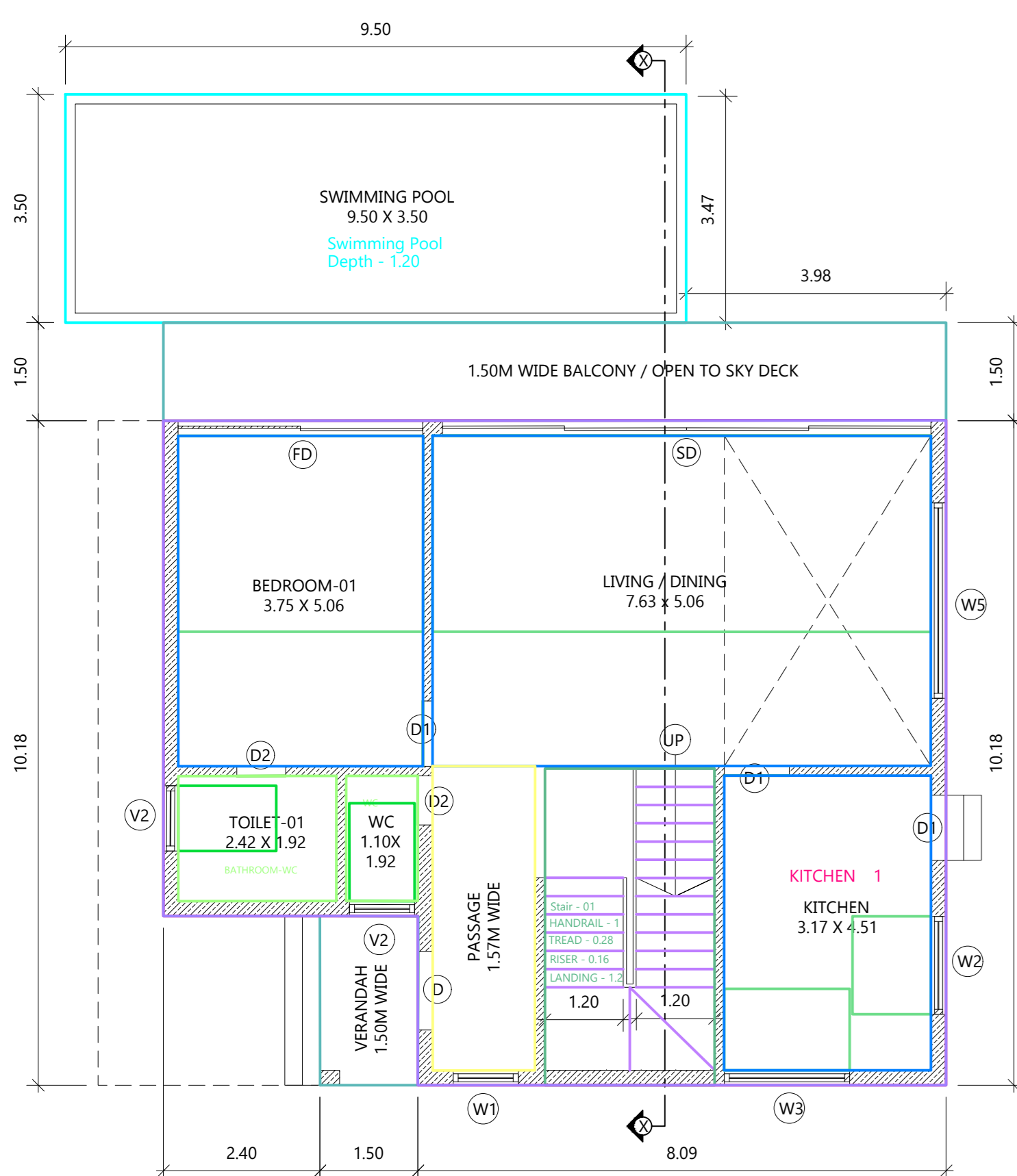
FIRST FLOOR PLAN
FLOOR-01 (SCALE:1:100)



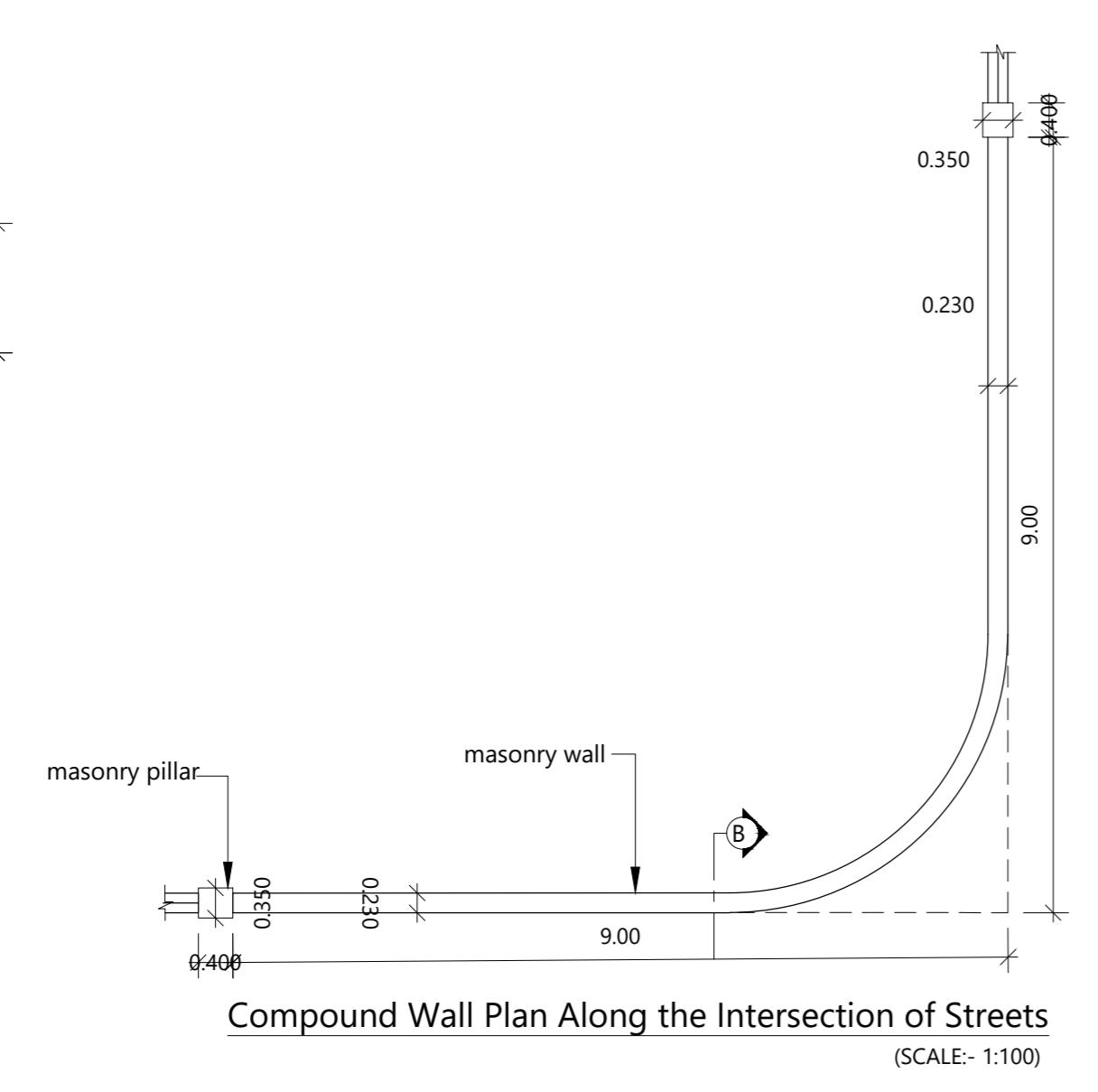
ROOF PLAN
(SCALE:1:100)
FLOOR-TERRACE

SCHEDULE OF OPENING

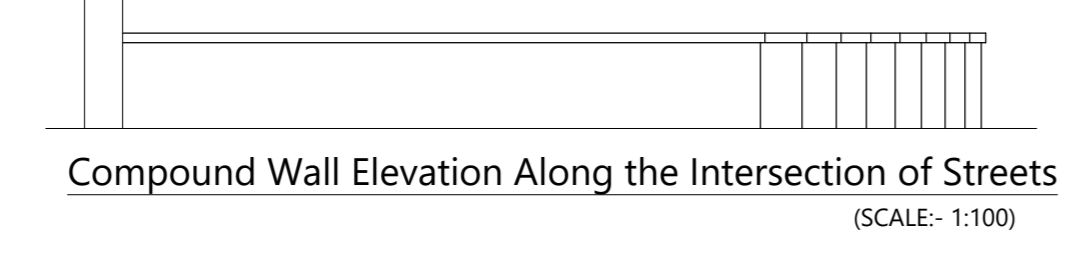
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D1	1.00	2.15
D2	0.75	2.15
FD	3.75	2.15
SD	7.50	2.15
W1	1.00	2.35
W2	1.50	1.65
W3	1.90	1.25
W4	1.20	2.35
W5	3.00	2.35
W6	3.16	2.35
W7	4.00	2.35
V1	0.60	2.35
V2	0.80	2.35



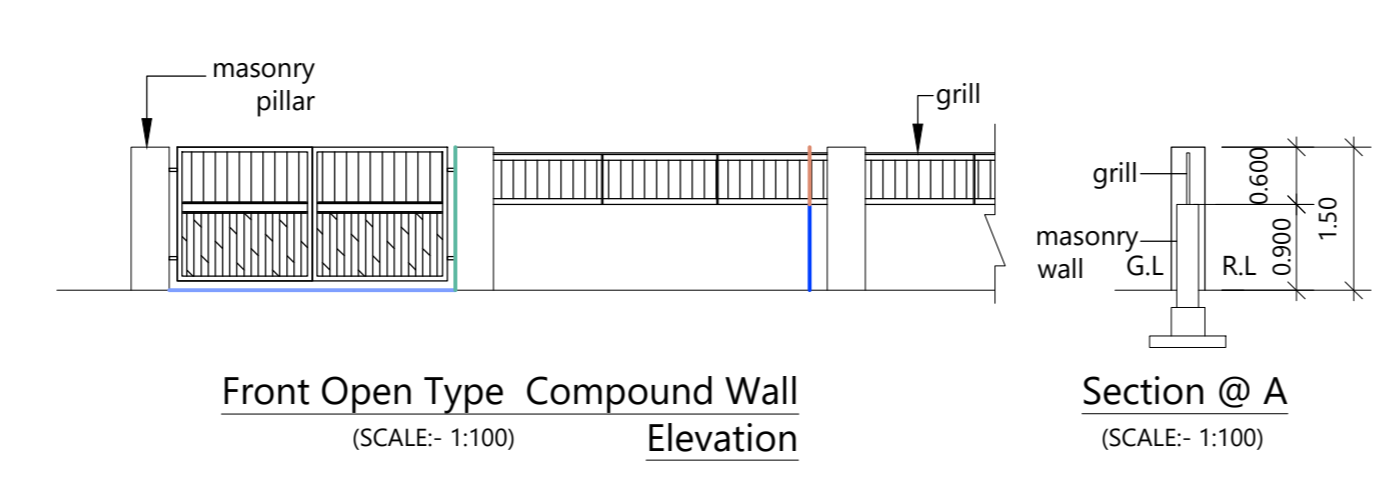
GROUND FLOOR PLAN
FLOOR-GROUND (SCALE:1:100)



Compound Wall Plan Along the Intersection of Streets
(SCALE: 1:100)

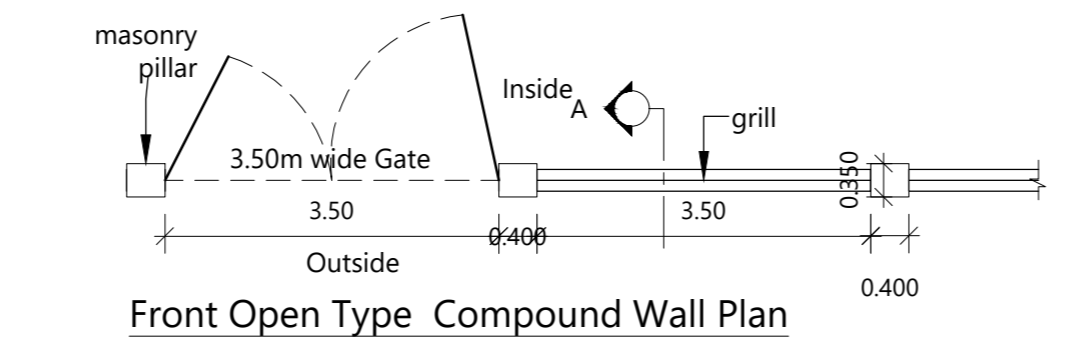


Compound Wall Elevation Along the Intersection of Streets
(SCALE: 1:100)

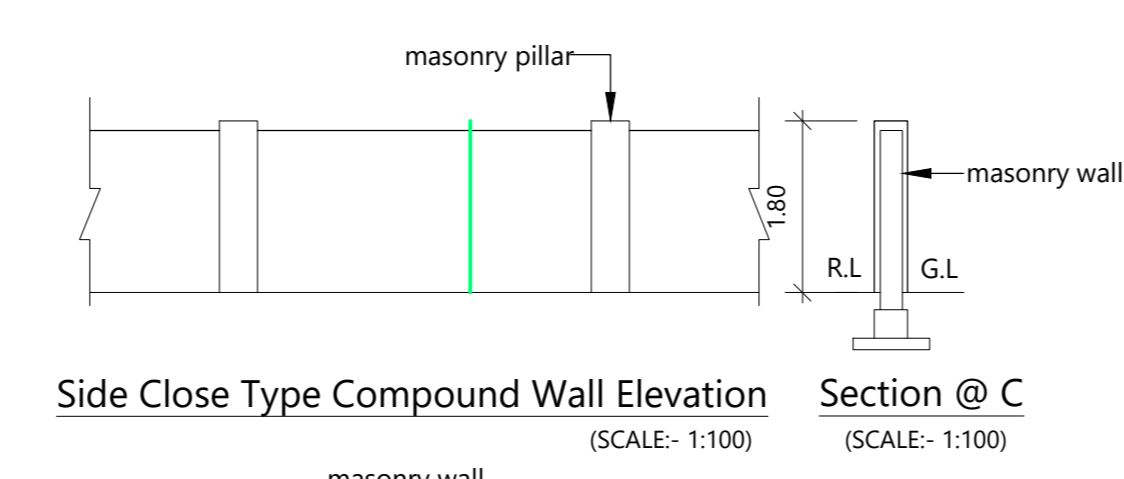


Front Open Type Compound Wall Elevation
(SCALE: 1:100)

Section @ A
(SCALE: 1:100)

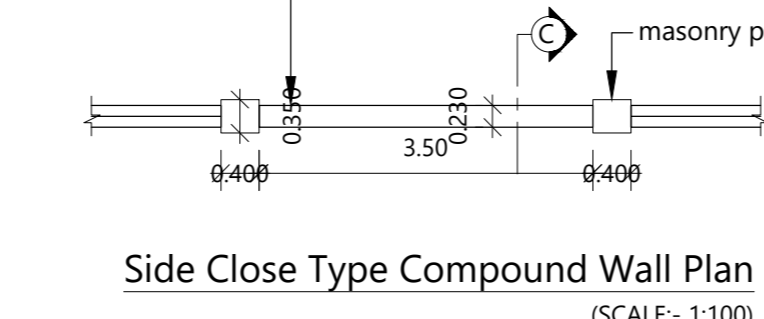


Front Open Type Compound Wall Plan



Side Close Type Compound Wall Elevation
(SCALE: 1:100)

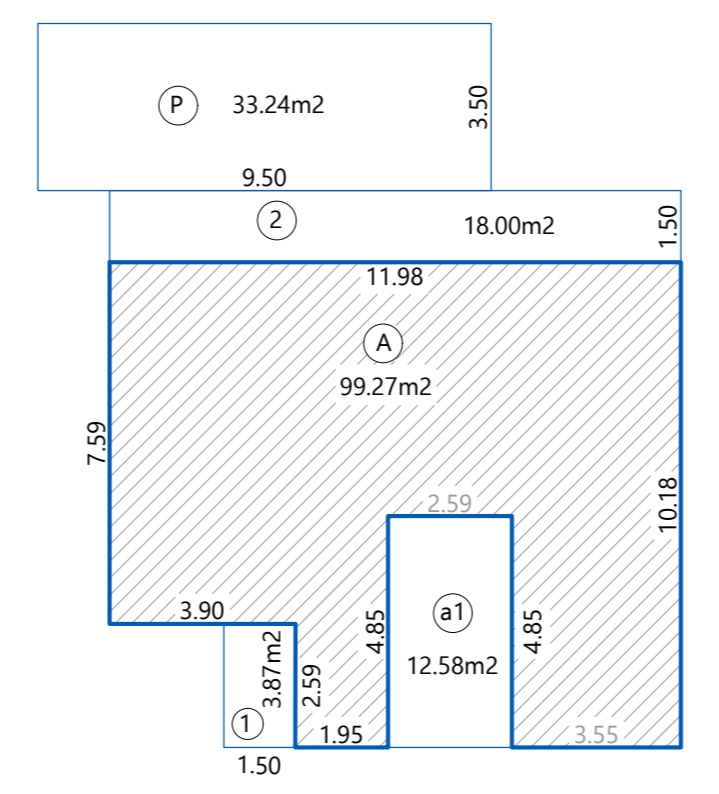
Section @ C
(SCALE: 1:100)



Side Close Type Compound Wall Plan
(SCALE: 1:100)

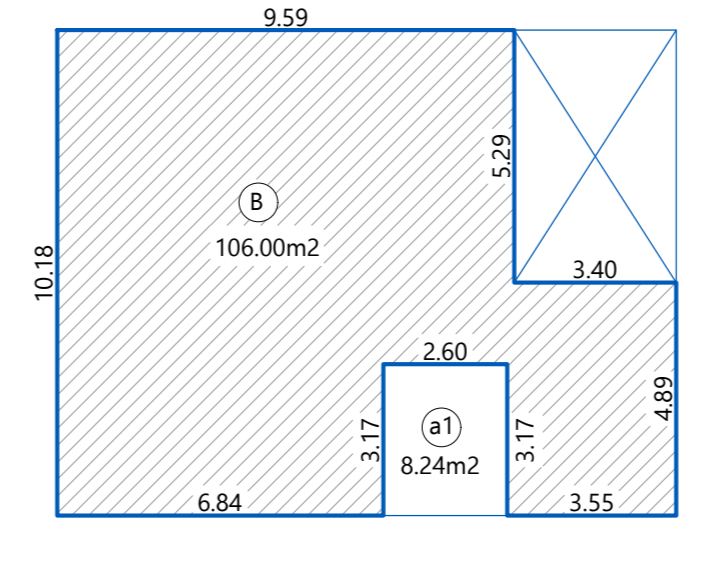


SITE PLAN
(SCALE :- 1: 100)



GROUND FLOOR AREA DIAGRAM
(SCALE:- 1:200)

GROUND FLOOR AREA CALCULATION
BUILT-UP AREA = 133.72m² (A+a1+1+2)
AREA FREE OF F.A.R STAIRCASE = 12.58M² (a1)
BALCONY = 21.87M² (1+2)
NET FLOOR AREA = 99.27m² (A)
AREA FOR INFRASTRUCTURE TAX = 166.96m² (A+a1+1+2+P)



FIRST FLOOR AREA DIAGRAM
(SCALE:- 1:200)

FIRST FLOOR AREA CALCULATION
BUILT-UP AREA = 114.24m² (B+a3)
AREA FREE OF F.A.R STAIRCASE = 8.24M² (a3)
NET FLOOR AREA = 106.00m² (B)
AREA FOR INFRASTRUCTURE TAX = 114.24m² (B+a3)

TOTAL AREA OF PLOT	383.68	M2
AREA UNDER ROAD WIDENING	0.00	M2
NET EFFECTIVE AREA OF PLOT	383.68	M2
PROPOSED COVERED AREA OF BUNGALOW	133.72	M2
COVERAGE CONSUMED	34.85	%
COVERAGE PERMISSIBLE	40.00	%

DETAIL OF AREA USED FLOOR WISE

FLOOR REFERENCE	USE	BUILT-UP AREA	DEDUCTION		NET FLOOR AREA
			STAIR	BALC.	
GROUND FLOOR	RESI	133.72	12.58	21.87	99.27
FIRST FLOOR	RESI	114.24	8.24	0.00	106.00
TOTAL	RESI	247.96	20.82	21.87	205.27

FLOOR AREA

GROUND FLOOR	99.27	M2
FIRST FLOOR	106.00	M2
TOTAL FLOOR AREA	205.27	M2
F.A.R CONSUMED	53.50	M2
FLOOR AREA PERMISSIBLE	306.94	M2
F.A.R PERMISSIBLE	80.00	

AREA CALCULATION FOR INFRASTRUCTURE TAX

PROPOSED BUILT-UP AREA	281.20	M2
LENGTH OF COMPOUND WALL	79.01	RM

NOTE :-
1. ALL DRAWING ARE AT 1:100 SCALE UNLESS MENTIONED OTHERWISE
2. ALL DIMENSIONS ARE IN METERS

TITLE :-
PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW , SWIMMING POOL AND COMPOUND WALL IN PLOT NO. 06 of SURVEY NO. 216/1 (PART-A) SITUATED AT PILERNE VILLAGE OF BARDEZ TALUKA GOA

OWNER'S NAME:- SUNFLOWER TRADEMART PRIVATE LIMITED

DRAWN BY. M de Souza SCALE. 1:100, 1:200 DATE. 05/07/2023

Owner name: SUNFLOWER TRADEMART PRIVATE LIMITED
Ref No: NOU/BA/P/2023-JU/2351
This drawing is digitally signed and needs no physical signature.
Authenticity of this drawing can be verified from www.bpa.gov.in in this technical clearance drawing.
Date: 2023.08.10 17:33:49 +05:30
Reason: Building plan approval
Location: BPAMS



**Office of the Town Planner
North Goa District Office
Town and Country Planning Department
Government Building, Near Municipality Market, Mapusa Goa.**

Ref. :- NOR/BAR/PIL/2023-JUL/2353

Date:- 24-07-2023

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW, SWIMMING POOL AND COMPOUND WALL of Erect (New Construction) as per the enclosed approved plans in the property zoned as S2/R2 in Regional Plan for Goa 2021 situated at Pilerne Village, Bardez Taluka bearing Survey No./Subdivision No. 216/1-PART-A having Plot no.07 with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be affected in the approved plans/approved built spaces without prior permission of this Department.
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 application will not be entitled for any compensation.
3. This Technical Clearance 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 commencement and the completion of the work shall be notified to the licensing authority in writing in appropriate forms.
6. In case of any cutting of hilly or sloping land or filling of low-lying land is involved, prior permission of the Chief Town Planner (Land use) has to be obtained as per the provisions of Section 17(A) of the Goa Town and Country Planning Act 1974 before the commencement of works.
7. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before commencement of any development/ Construction.

8. The soak pit shall not be located within a distance of 15.00 mts from any existing well and similarly no well shall be constructed within 15 mts from existing Soak pit.
9. Completion order 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 effective plot boundary of the affected plot abutting the road and shall be connected to the main drain.
11. Adequate arrangement shall be made for the collection of garbage and its safe disposal to the satisfaction of the Village Panchayat/ Municipal Council/CCP as the case may be.
12. Adequate Utility space for transformer etc. should be provided within the plot area, if applicable.
13. The ownership of the property and the traditional access if any, passing through the property shall be verified by the Village Panchayat/ Municipal Council/CCP as the case may be before issue of construction license.
14. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing Authority before issuing the construction license.
15. As regards complaints, pertaining to encroachments, judicial orders/directive and other legal issues, the same may be verified and confirmed by the concerned Village Panchayat/ Municipal Council/CCP as the case may be before issuing license.
16. The area under road widening shall be deemed to be public road and shall not be enclosed/encroached upon. Affidavit/undertaking in this regard shall be sworn before the Village Panchayat/PWD/ Municipal Council/CCP as the case may be on stamp paper of Rs. 100/-.
17. The compound wall shall be constructed after leaving the road widening area as shown in the site plan. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
18. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80 mts and along the boundary abutting on a street upto a height of 1.50 mts only and which shall be of closed type up to a height of 90 cms. only and open type above that height.

19. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0 mts from the crown of the road for a length of 9.00 mts from the intersections corner of the plot on both sides of the plot.
20. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00 mts radius for roads upto 10.00 mts R/W and that of 5.00 mts radius for roads above 10.00 mts R/W.
21. This Technical Clearance is issued relying on the approved sub division plan/survey plan submitted to this office. In case of any boundary dispute/encroachment if any the same shall be resolved by the applicant with clear demarcation of the boundaries from Director of Settlement and Land record. This office will not be held responsible at any point of time as the said Technical Clearance is only from Planning point of view.
22. Plantation of Trees within the plot shall be carried out as per Regulation 18 of The Goa Land Development and Building Construction Regulation 2010. The same shall be verified by local body before issue of Occupancy Certificate.
23. Debris of the existing structure proposed for demolition/any other construction debris, shall be deposited in the area identified for the said purpose by the PWD and shall not be dumped in any other area.
24. Necessary dust mitigation measures shall be ensured during the construction and demolition the building by the developers.
25. Engineer who has issued the structural liability certificate shall be accountable along with project proponent for structural safety of the project / buildings.
26. Building shall be designed and constructed in accordance with Part IV of the Fire Protection of National Building Code of India .The provisions of firefighting requirements, arrangement & installation such as Fire escape staircase etc. shall be mandatory for all building as per part IV of Fire Protection Act and NOC from Fire Department shall be obtained.
27. This Development Permission shall not in any way construed to be a document conforming any or all the following: a) Title or interest of the holder of the permission to the relevant land or building or both. b) Boundaries of the relevant site for which permission has been obtained; or c) Any easement thereon or there from. d) Structural or Engineering safety or the workmanship of the proposed development.
28. Applicant shall plant one tree for every 100.00 m² of area developed, land scaping on open spaces / tree plantation along roads and in developed plots

Notes:

- a. Pursuant to this office assessment order No. dated 16-08-2023 the applicant has paid Infrastructure Tax for an amount of 88548.00 (eighty-eight Thousand five Hundred and forty-eight) vide challan no.202300596494 dated 11-08-2023.
- b. This order is issued with reference to the application Dated 24-07-2023 from Sunflower Trademart Private Limited.
- c. 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

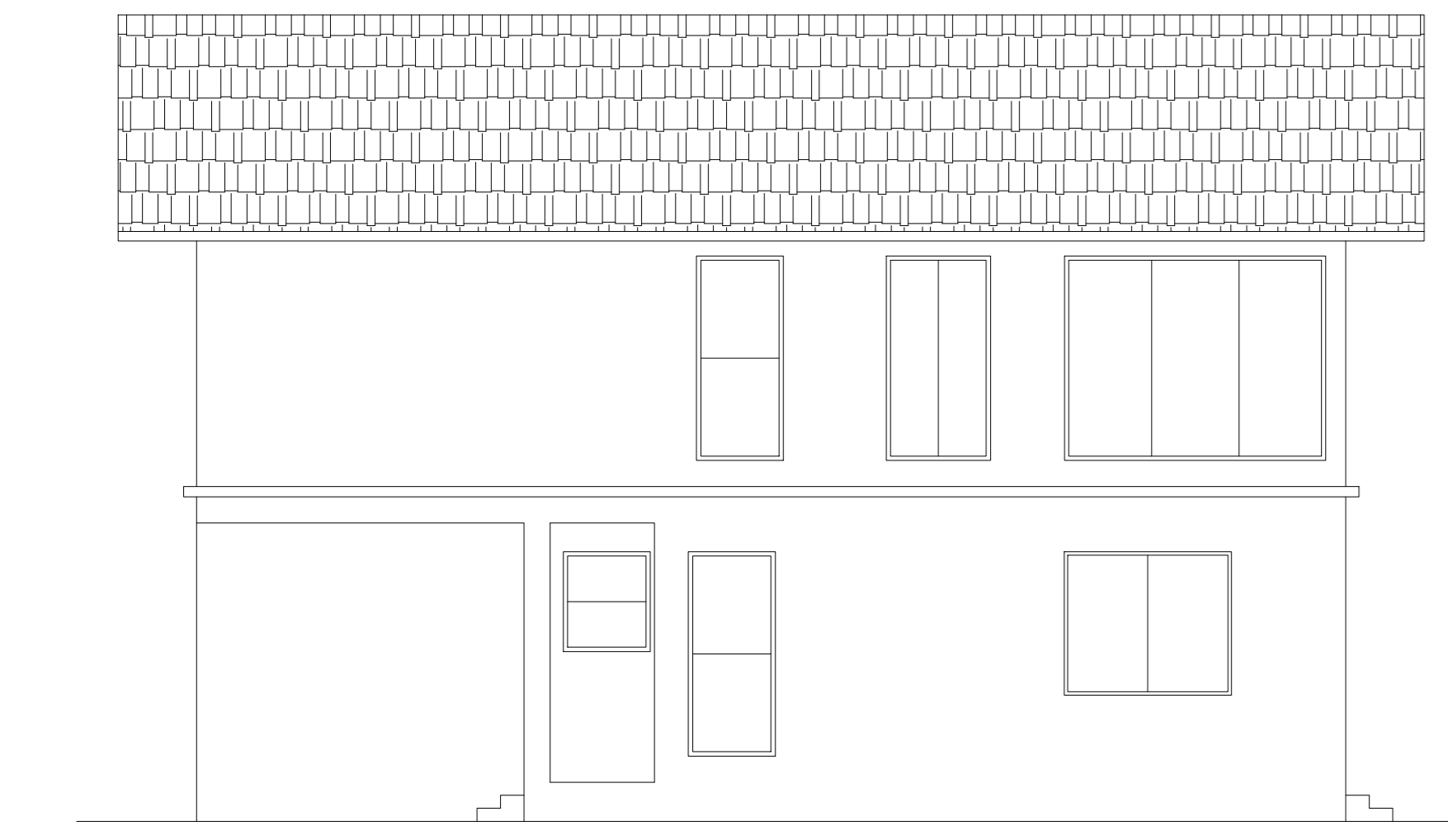
To,
Sunflower Trademart Private
Limited,
Sun Flower Trademart Pvt Ltd
C/O Suraj Morajkar
Near Saipem Sport Club
Saipem Candolim
Bardez - Goa
403115

Shri..Zaidev Aldonkar
Dy. Town Planner

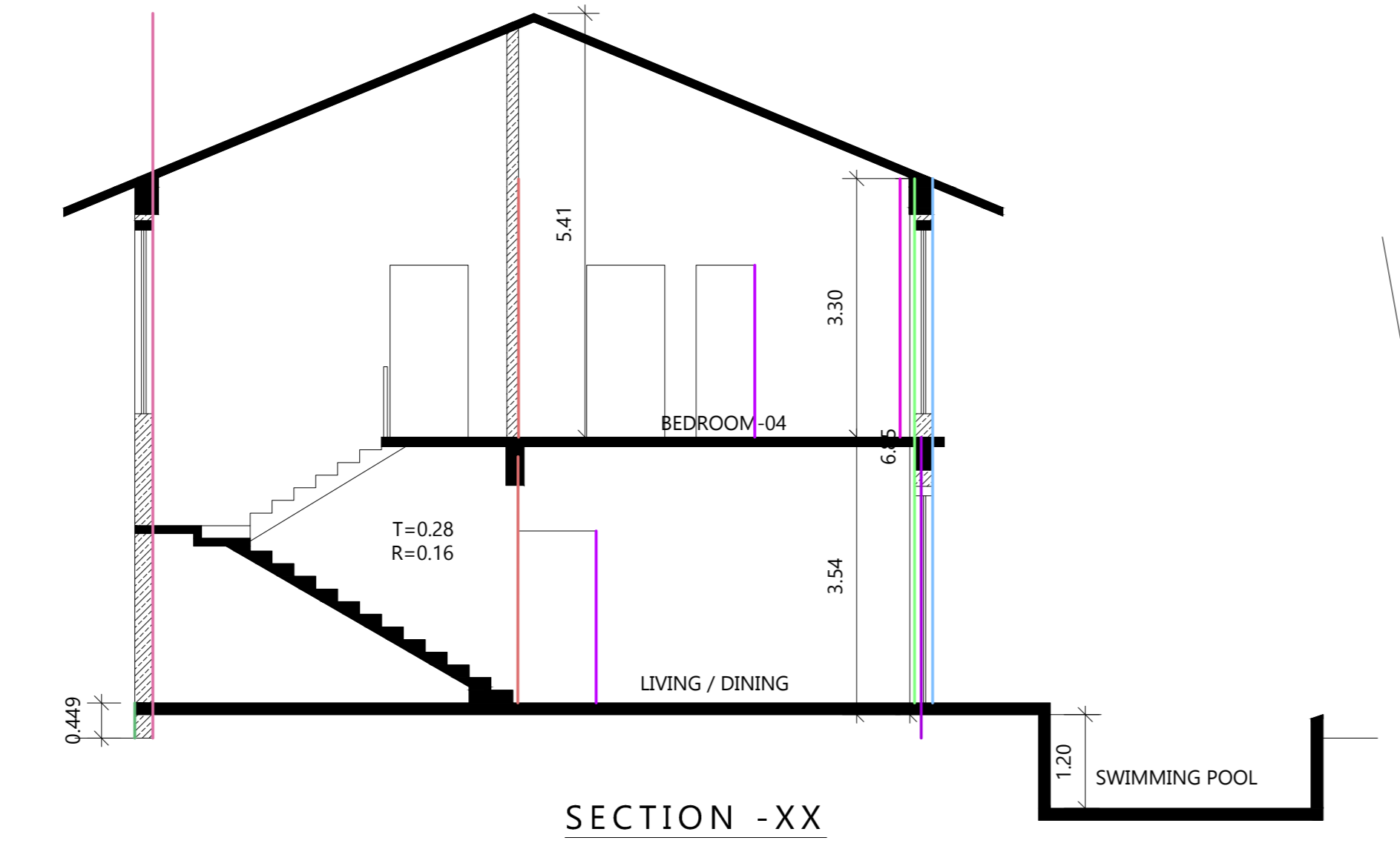
Copy to:-

The Sarpanch/Secretary,
Village Panchayat,
Pilerne-Marra Panchayat,
Bardez-Goa.

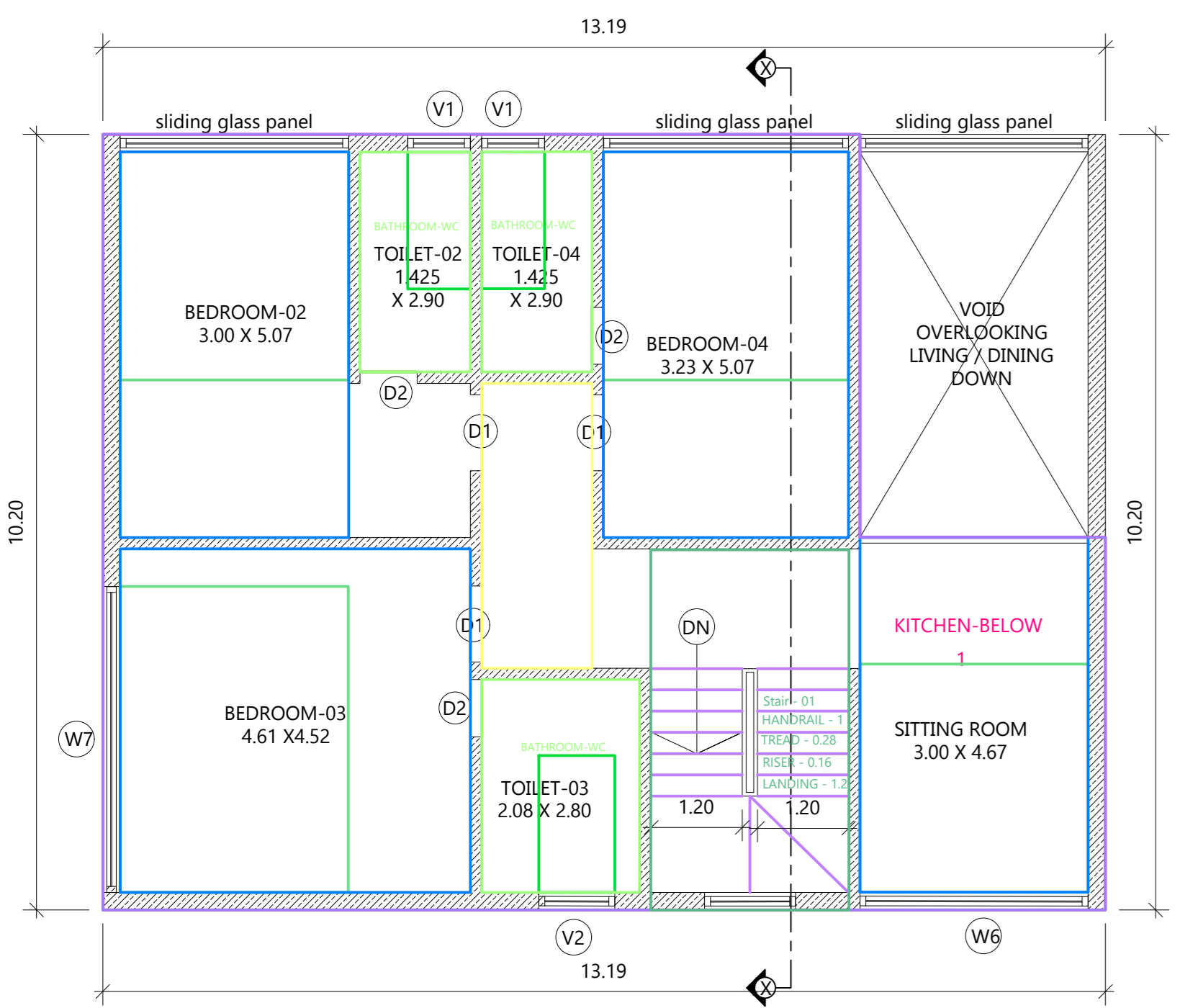
Digitally signed by ZAIDEV RAMAKANT
ALDONCAR
Date: 2023.08.16 16:57:40 +05:30
Reason: Building plan approval
Location: BPAMS



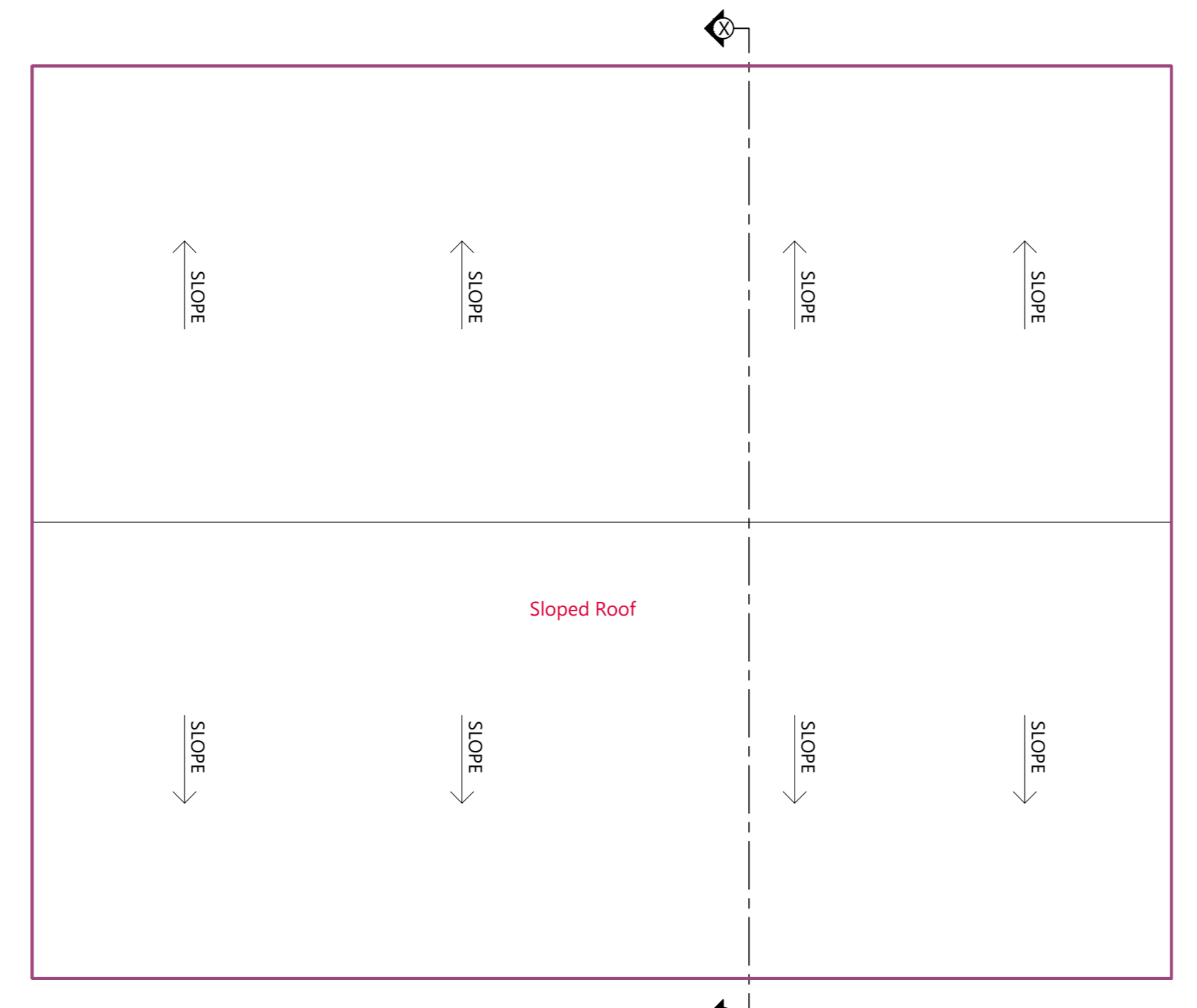
FRONT ELEVATION
(SCALE: - 1: 100)



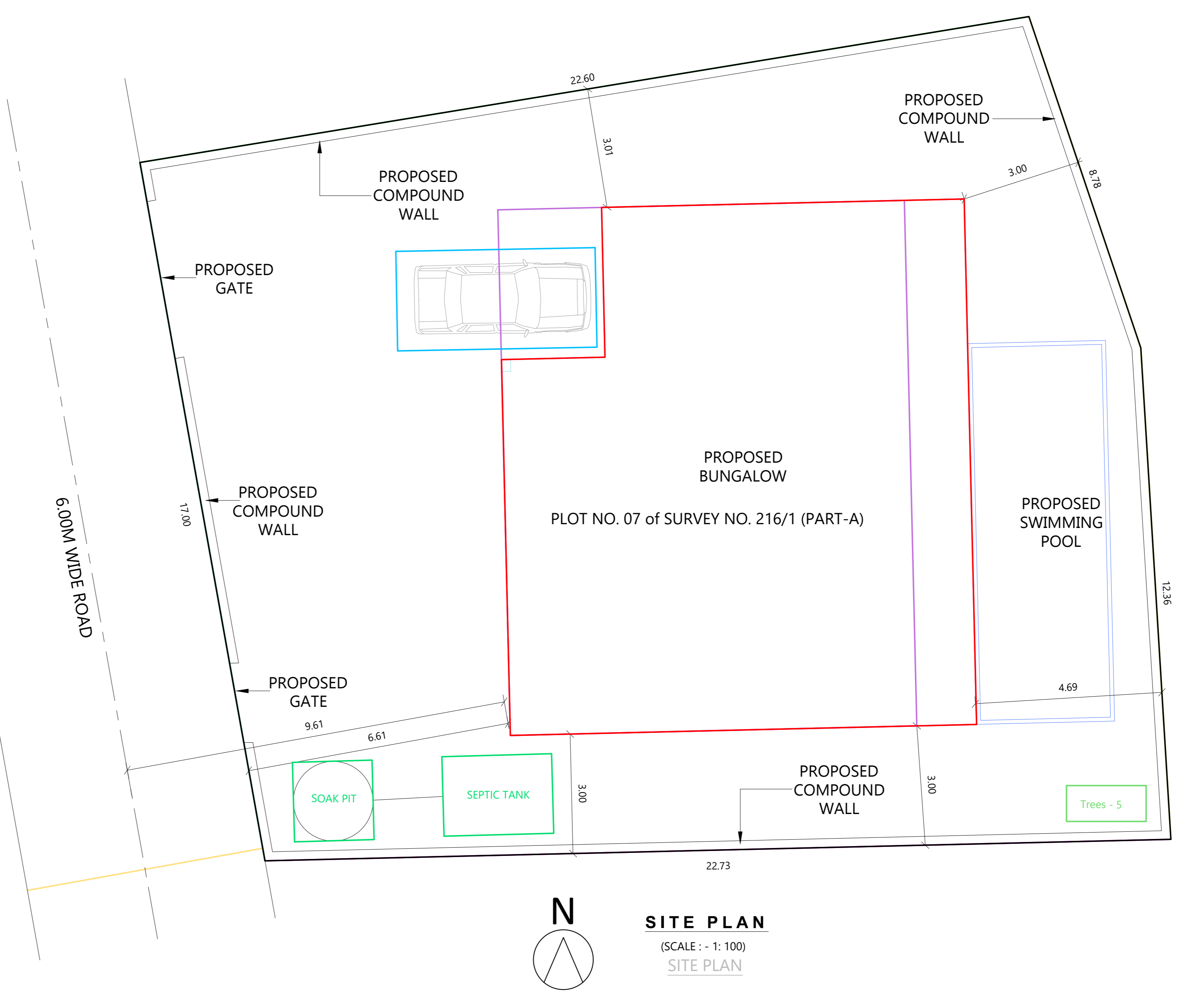
SECTION -XX
(SCALE: - 1: 100)



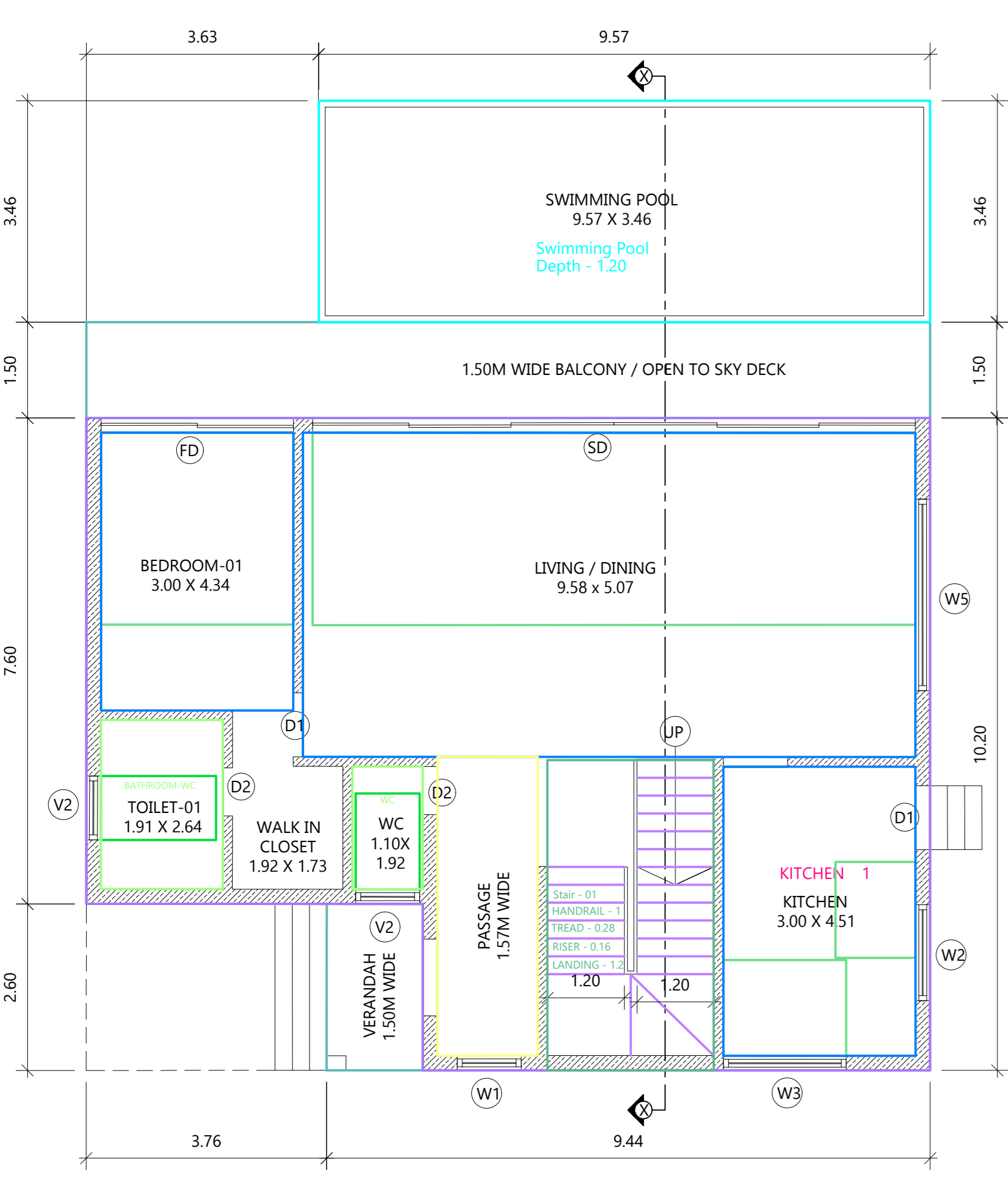
FIRST FLOOR PLAN
FLOOR01 (SCALE:1:100)



ROOF PLAN
SCALE:1:100
FLOOR-TERRACE



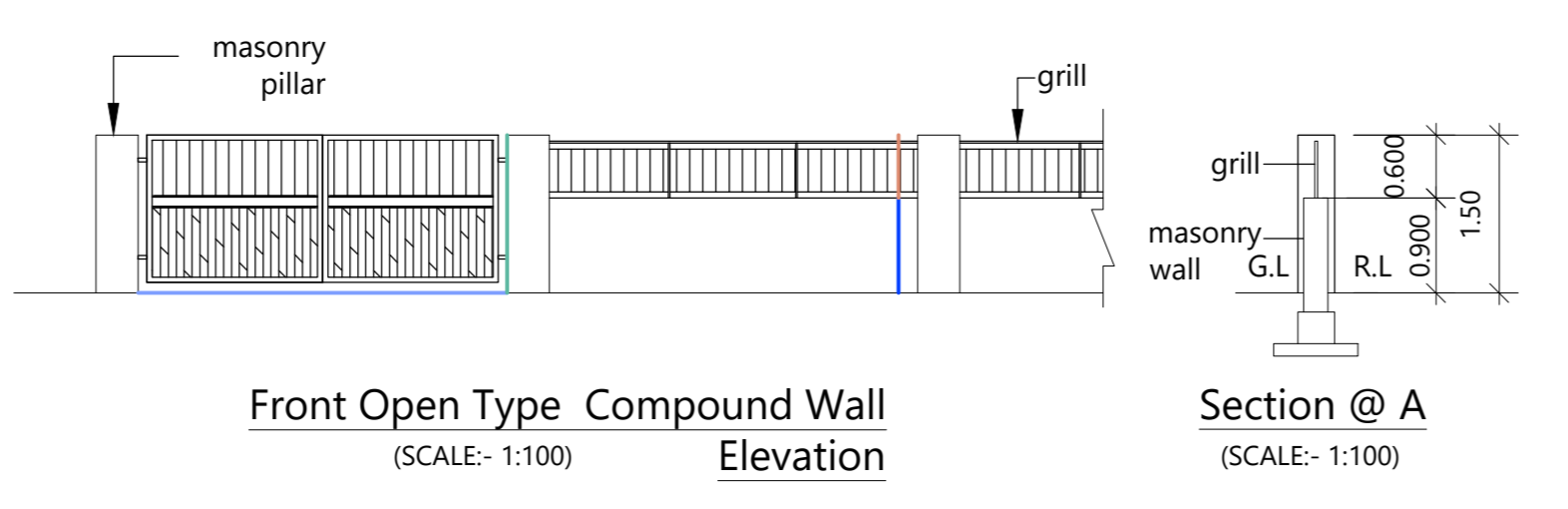
SITE PLAN
(SCALE: - 1: 100)



GROUND FLOOR PLAN
SCALE:1:100

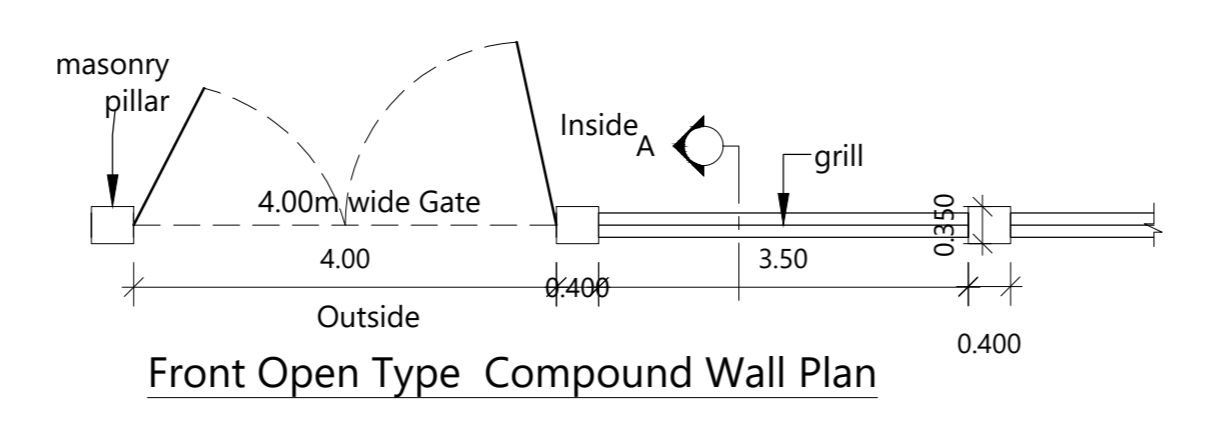
SCHEDULE OF OPENING

D	1.20	2.15
D1	1.00	2.15
D2	0.75	2.15
FD	3.75	2.15
SD	7.50	2.15
W1	1.00	2.35
W2	1.50	1.65
W3	1.90	1.25
W4	1.20	2.35
W5	3.00	2.35
W6	3.16	2.35
W7	4.00	2.35
V1	0.60	2.35
V2	0.80	2.35

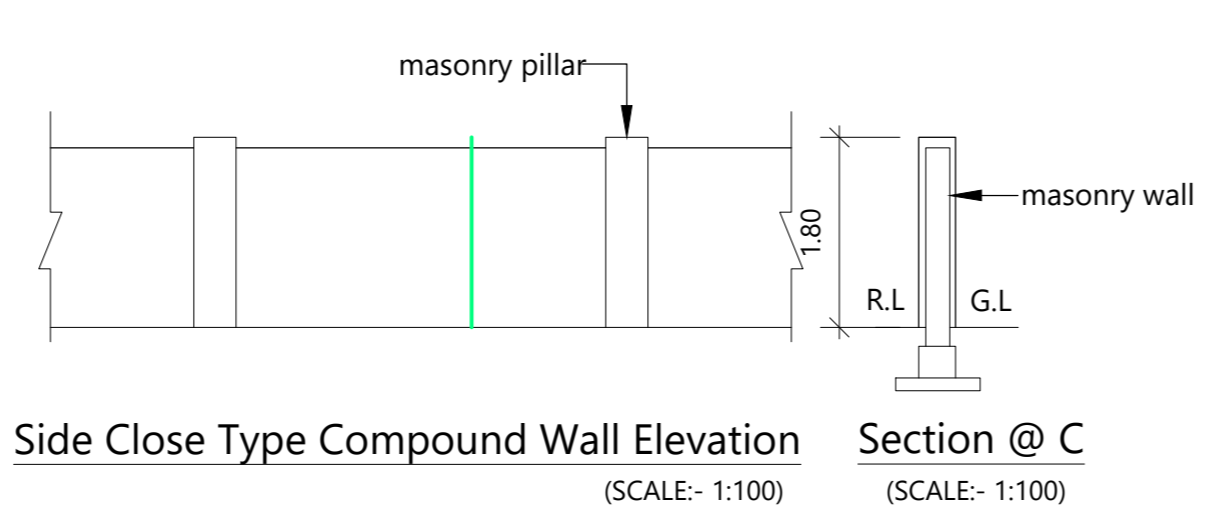


Front Open Type Compound Wall
Elevation (SCALE: 1:100)

Section @ A
(SCALE: 1:100)

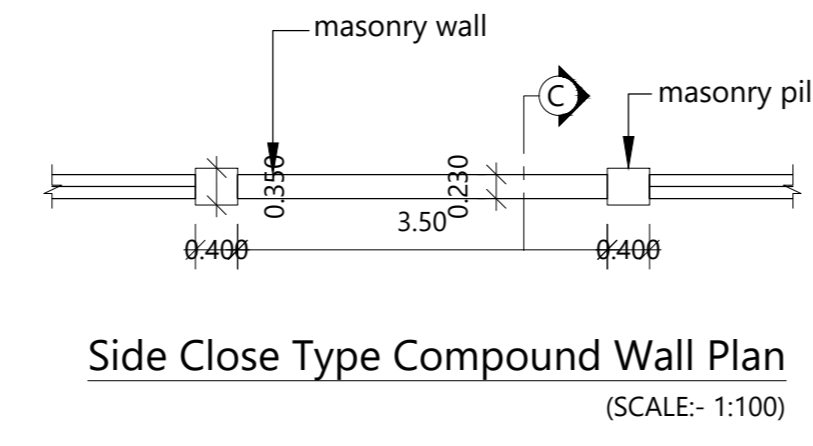


Front Open Type Compound Wall Plan
(SCALE: 1:100)

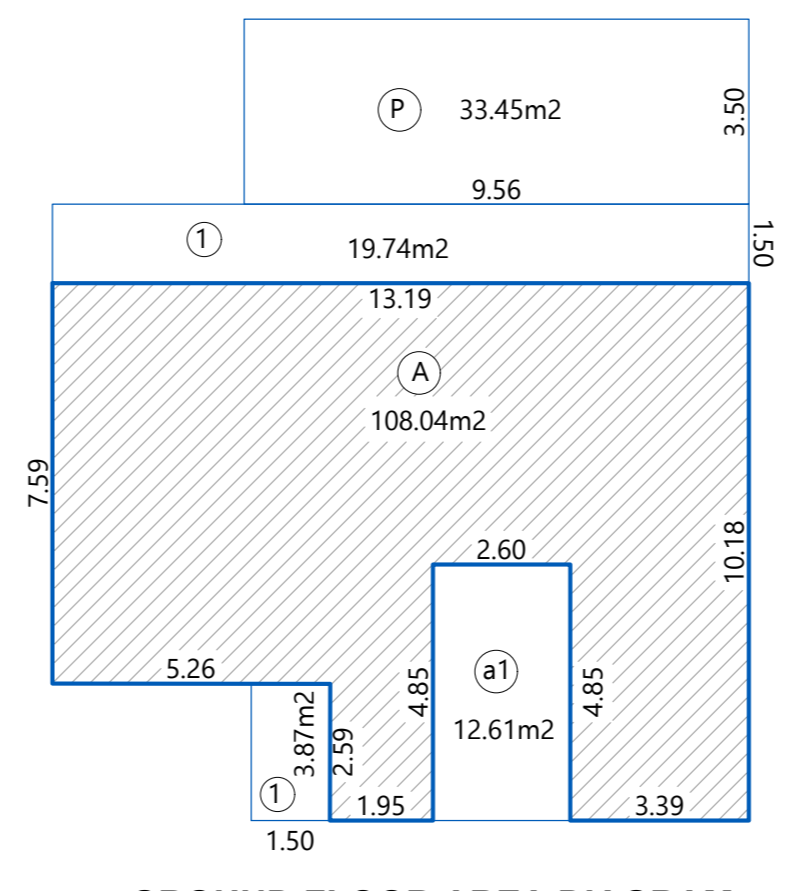


Side Close Type Compound Wall Elevation
(SCALE: 1:100)

Section @ C
(SCALE: 1:100)

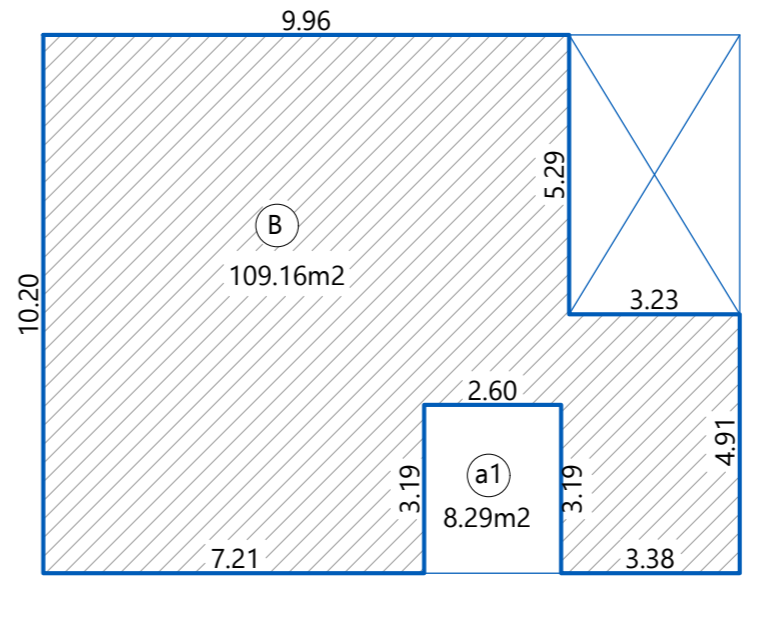


Side Close Type Compound Wall Plan
(SCALE: 1:100)



GROUND FLOOR AREA DIAGRAM
(SCALE:- 1:200)

GROUND FLOOR AREA CALCULATION
BUILT-UP AREA = 144.26m² (A+a1+1+2)
AREA FREE OF F.A.R
STAIRCASE = 12.61m² (a1)
BALCONY = 23.61m² (1+2)
NET FLOOR AREA = 108.04m² (A)
AREA FOR INFRASTRUCTURE TAX = 177.71m² (A+a1+1+2+P)



FIRST FLOOR AREA DIAGRAM
(SCALE:- 1:200)

FIRST FLOOR AREA CALCULATION
BUILT-UP AREA = 117.45m² (B+a1)
AREA FREE OF F.A.R
STAIRCASE = 8.29m² (a1)
NET FLOOR AREA = 109.16m² (B)
AREA FOR INFRASTRUCTURE TAX = 117.45m² (B+a1)

TOTAL AREA OF PLOT	451.00	M2
AREA UNDER ROAD WIDENING	0.00	M2
NET EFFECTIVE AREA OF PLOT	451.00	M2
PROPOSED COVERED AREA OF BUNGALOW	144.26	M2
COVERAGE CONSUMED	31.99	%
COVERAGE PERMISSIBLE	40.00	%

DETAIL OF AREA USED FLOOR WISE

FLOOR REFERENCE	USE	BUILT-UP AREA	DEDUCTION		NET FLOOR AREA
			STAIR	BALC.	
GROUND FLOOR	RESI	144.26	12.61	23.61	108.04
FIRST FLOOR	RESI	117.45	8.29	0.00	109.16
TOTAL	RESI	261.71	20.90	23.61	217.20

FLOOR AREA

GROUND FLOOR	108.04	M2
FIRST FLOOR	109.16	M2
TOTAL FLOOR AREA	217.20	M2
F.A.R CONSUMED	48.16	M2
FLOOR AREA PERMISSIBLE	360.80	M2
F.A.R PERMISSIBLE	80.00	

AREA CALCULATION FOR INFRASTRUCTURE TAX

PROPOSED BUILT-UP AREA	295.16	M2
LENGTH OF COMPOUND WALL	83.47	RM

NOTE :-
1. ALL DRAWING ARE AT 1:100 SCALE UNLESS MENTIONED OTHERWISE
2. ALL DIMENSIONS ARE IN METERS

TITLE :-
PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW , SWIMMING POOL AND COMPOUND WALL IN PLOT NO. 07 of SURVEY NO. 216/1 (PART-A) SITUATED AT PILERNE VILLAGE OF BARDEZ TALUKA GOA

OWNER'S NAME:- SUNFLOWER TRADEMART PRIVATE LIMITED
DRAWN BY: M de Souza SCALE: 1:100, 1:200 DATE: 08/07/2023

Digitally signed by ZAIDEV RAMAKANT ALDONCAR
Date: 2023.08.16 16:52:53 +05:30
Reason: Building plan approval
Location: BPAMS

Owner name : SUNFLOWER TRADEMART PRIVATE LIMITED
Note
1) This drawing is digitally signed and needs no physical signature.
2) Authenticity of this drawing can be verified from www.bpams.gov.in. This technical drawing is legally valid as per the Information Technology Act, 2008 and its subsequent amendments.
3) Tampering of this drawing will attract penal action.
4) If any information furnished by the applicant turns to be false subsequently, his/her technical clearance is liable to be cancelled.



**Office of the Town Planner
North Goa District Office
Town and Country Planning Department
Government Building, Near Municipality Market, Mapusa Goa.**

Ref. :- NOR/BAR/PIL/2023-JUL/2356

Date:- 24-07-2023

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW , SWIMMING POOL AND COMPOUND WALL of Erect (New Construction) as per the enclosed approved plans in the property zoned as S2/R2 in Regional Plan for Goa 2021 situated at Pilerne Village, Bardez Taluka bearing Survey No./Subdivision No. 216/1-PART-A having Plot no.08 with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be affected in the approved plans/approved built spaces without prior permission of this Department.
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 application will not be entitled for any compensation.
3. This Technical Clearance 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 commencement and the completion of the work shall be notified to the licensing authority in writing in appropriate forms.
6. In case of any cutting of hilly or sloping land or filling of low-lying land is involved, prior permission of the Chief Town Planner (Land use) has to be obtained as per the provisions of Section 17(A) of the Goa Town and Country Planning Act 1974 before the commencement of works.
7. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before commencement of any development/ Construction.

8. The soak pit shall not be located within a distance of 15.00 mts from any existing well and similarly no well shall be constructed within 15 mts from existing Soak pit.
9. Completion order 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 effective plot boundary of the affected plot abutting the road and shall be connected to the main drain.
11. Adequate arrangement shall be made for the collection of garbage and its safe disposal to the satisfaction of the Village Panchayat/ Municipal Council/CCP as the case may be.
12. Adequate Utility space for transformer etc. should be provided within the plot area, if applicable.
13. The ownership of the property and the traditional access if any, passing through the property shall be verified by the Village Panchayat/ Municipal Council/CCP as the case may be before issue of construction license.
14. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing Authority before issuing the construction license.
15. As regards complaints, pertaining to encroachments, judicial orders/directive and other legal issues, the same may be verified and confirmed by the concerned Village Panchayat/ Municipal Council/CCP as the case may be before issuing license.
16. The area under road widening shall be deemed to be public road and shall not be enclosed/encroached upon. Affidavit/undertaking in this regard shall be sworn before the Village Panchayat/PWD/ Municipal Council/CCP as the case may be on stamp paper of Rs. 100/-.
17. The compound wall shall be constructed after leaving the road widening area as shown in the site plan. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
18. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80 mts and along the boundary abutting on a street upto a height of 1.50 mts only and which shall be of closed type up to a height of 90 cms. only and open type above that height.

19. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0 mts from the crown of the road for a length of 9.00 mts from the intersections corner of the plot on both sides of the plot.
20. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00 mts radius for roads upto 10.00 mts R/W and that of 5.00 mts radius for roads above 10.00 mts R/W.
21. This Technical Clearance is issued relying on the approved sub division plan/survey plan submitted to this office. In case of any boundary dispute/encroachment if any the same shall be resolved by the applicant with clear demarcation of the boundaries from Director of Settlement and Land record. This office will not be held responsible at any point of time as the said Technical Clearance is only from Planning point of view.
22. Plantation of Trees within the plot shall be carried out as per Regulation 18 of The Goa Land Development and Building Construction Regulation 2010. The same shall be verified by local body before issue of Occupancy Certificate.
23. Debris of the existing structure proposed for demolition/any other construction debris, shall be deposited in the area identified for the said purpose by the PWD and shall not be dumped in any other area.
24. Necessary dust mitigation measures shall be ensured during the construction and demolition the building by the developers.
25. Engineer who has issued the structural liability certificate shall be accountable along with project proponent for structural safety of the project / buildings.
26. Building shall be designed and constructed in accordance with Part IV of the Fire Protection of National Building Code of India .The provisions of firefighting requirements, arrangement & installation such as Fire escape staircase etc. shall be mandatory for all building as per part IV of Fire Protection Act and NOC from Fire Department shall be obtained.
27. This Development Permission shall not in any way construed to be a document conforming any or all the following: a) Title or interest of the holder of the permission to the relevant land or building or both. b) Boundaries of the relevant site for which permission has been obtained; or c) Any easement thereon or there from. d) Structural or Engineering safety or the workmanship of the proposed development.
28. Applicant shall plant one tree for every 100.00 m² of area developed, land scaping on open spaces / tree plantation along roads and in developed plots

Notes:

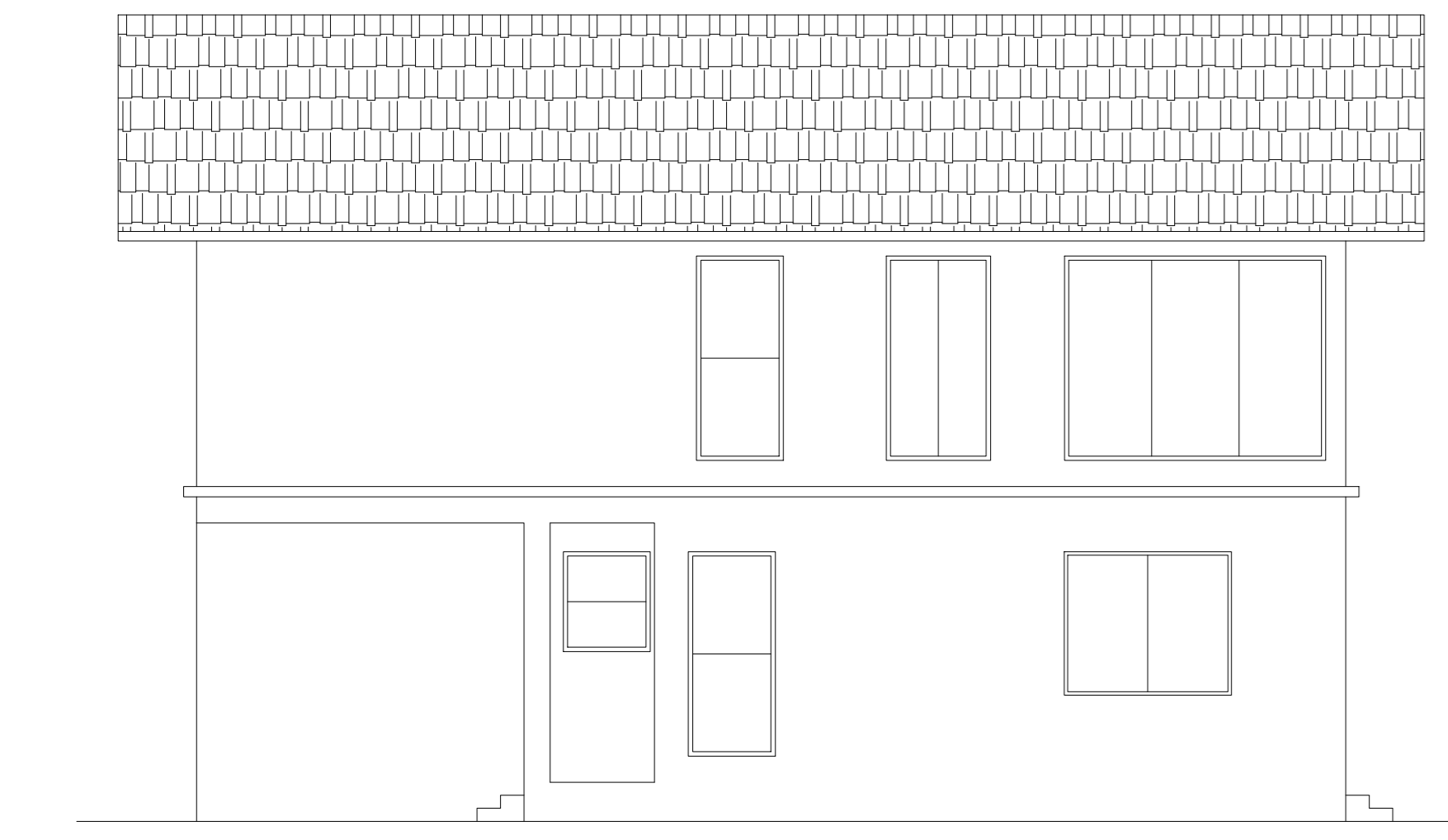
- a. Pursuant to this office assessment order No. dated 16-08-2023 the applicant has paid Infrastructure Tax for an amount of 88548.00 (eighty-eight Thousand five Hundred and forty-eight) vide challan no.202300596496 dated 11-08-2023.
- b. This order is issued with reference to the application Dated 24-07-2023 from Sunflower Trademart Private Limited.
- c. 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

To,
Sunflower Trademart Private
Limited,
Sun Flower Trademart Pvt Ltd
C/O Suraj Morajkar
Near Saipem Sport Club
Saipem Candolim
Bardez - Goa
403115

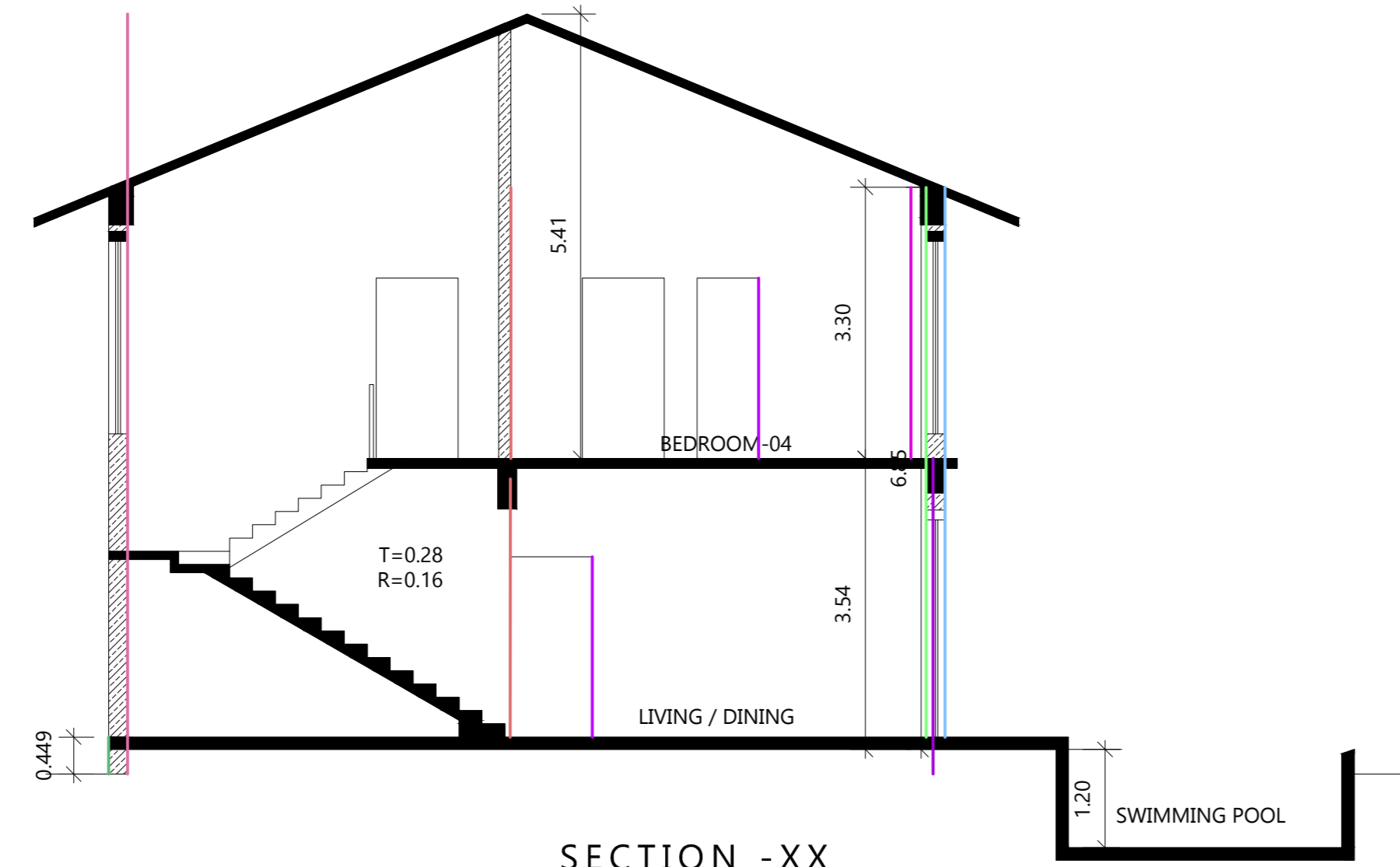
Shri..Zaidev Aldonkar
Dy. Town Planner

Copy to:-

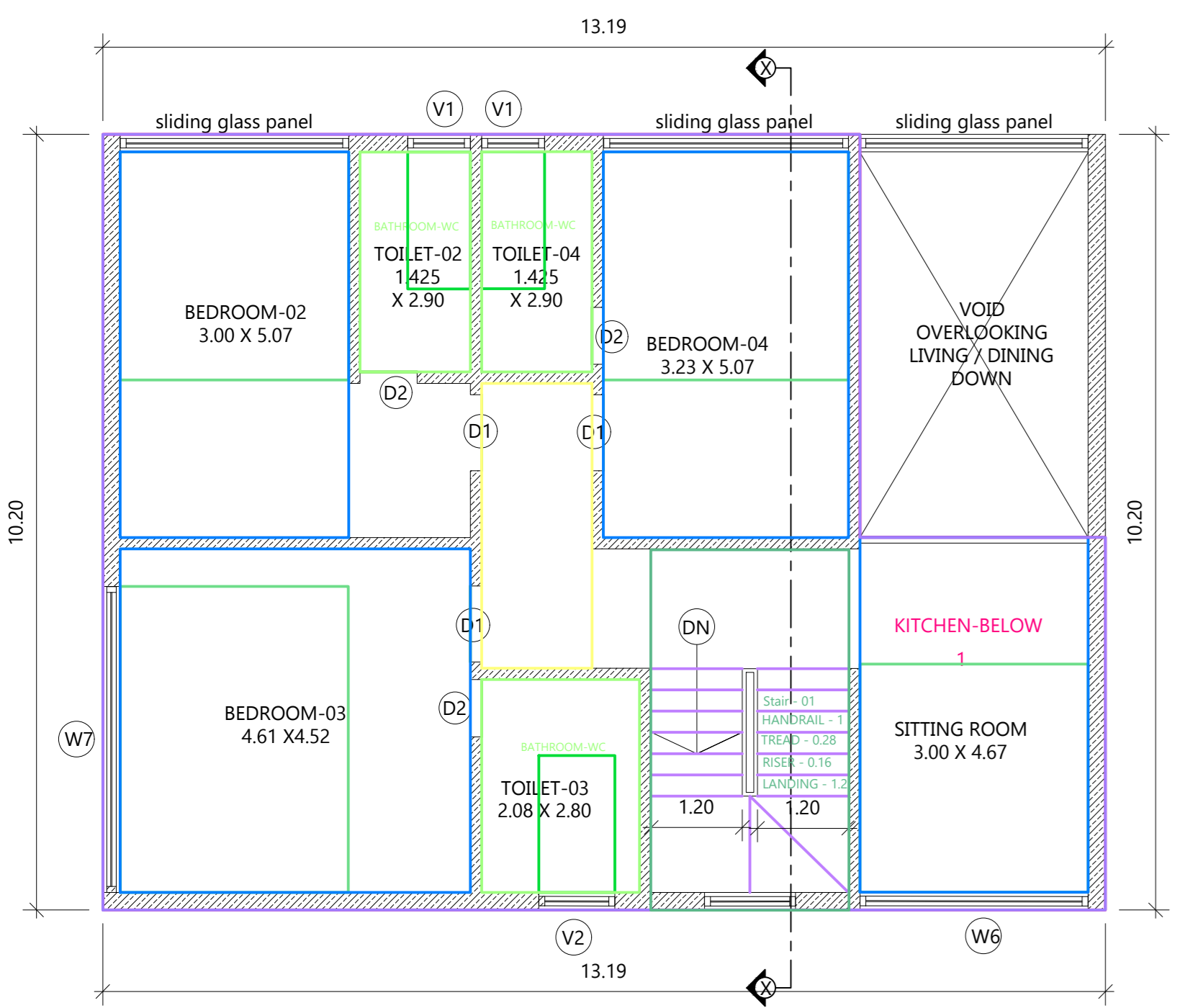
The Sarpanch/Secretary,
Village Panchayat,
Pilerne-Marra Panchayat,
Bardez-Goa.



FRONT ELEVATION
(SCALE: - 1: 100)
FRONT ELEVATION



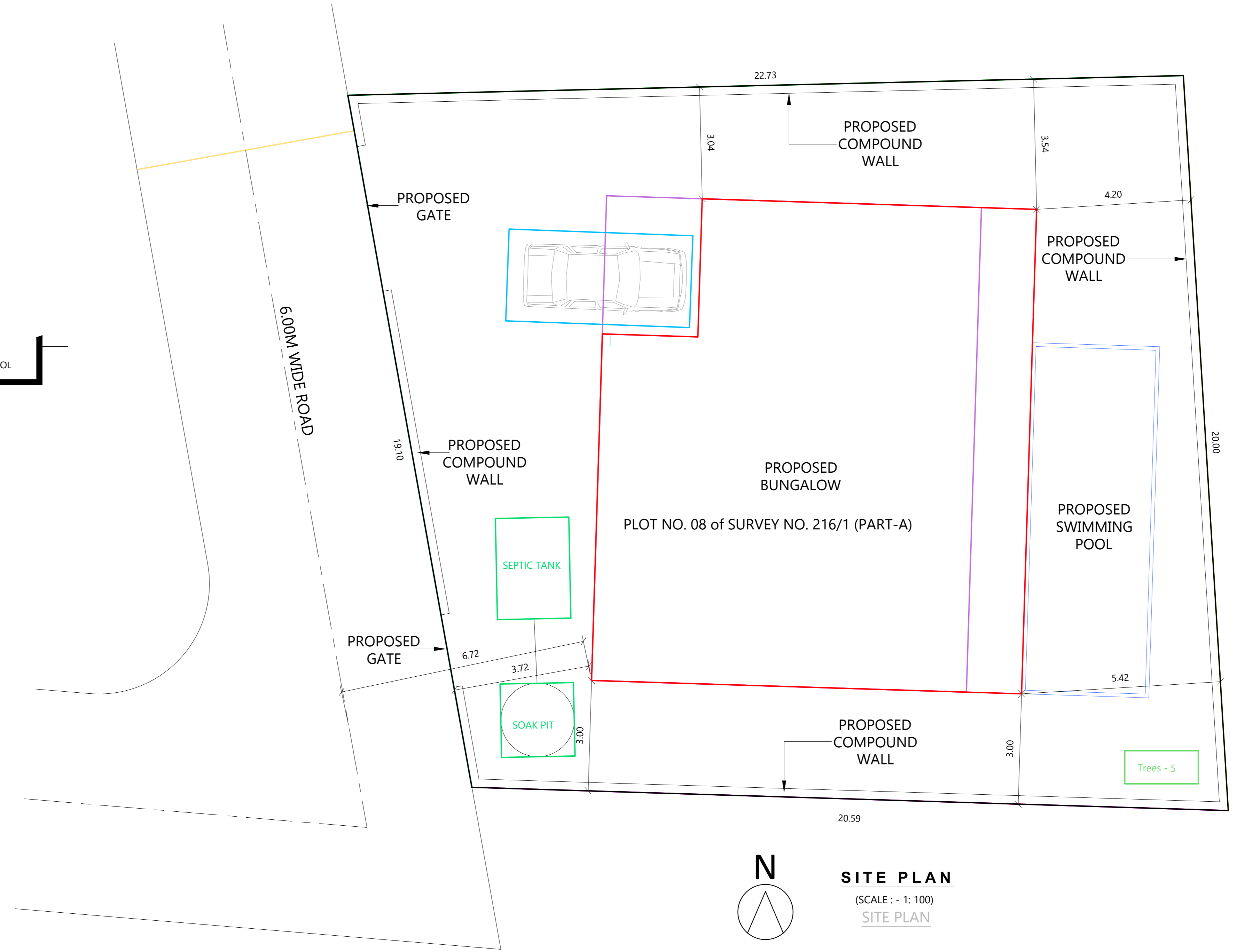
SECTION -XX
(SCALE: - 1: 100)
SECTION -XX



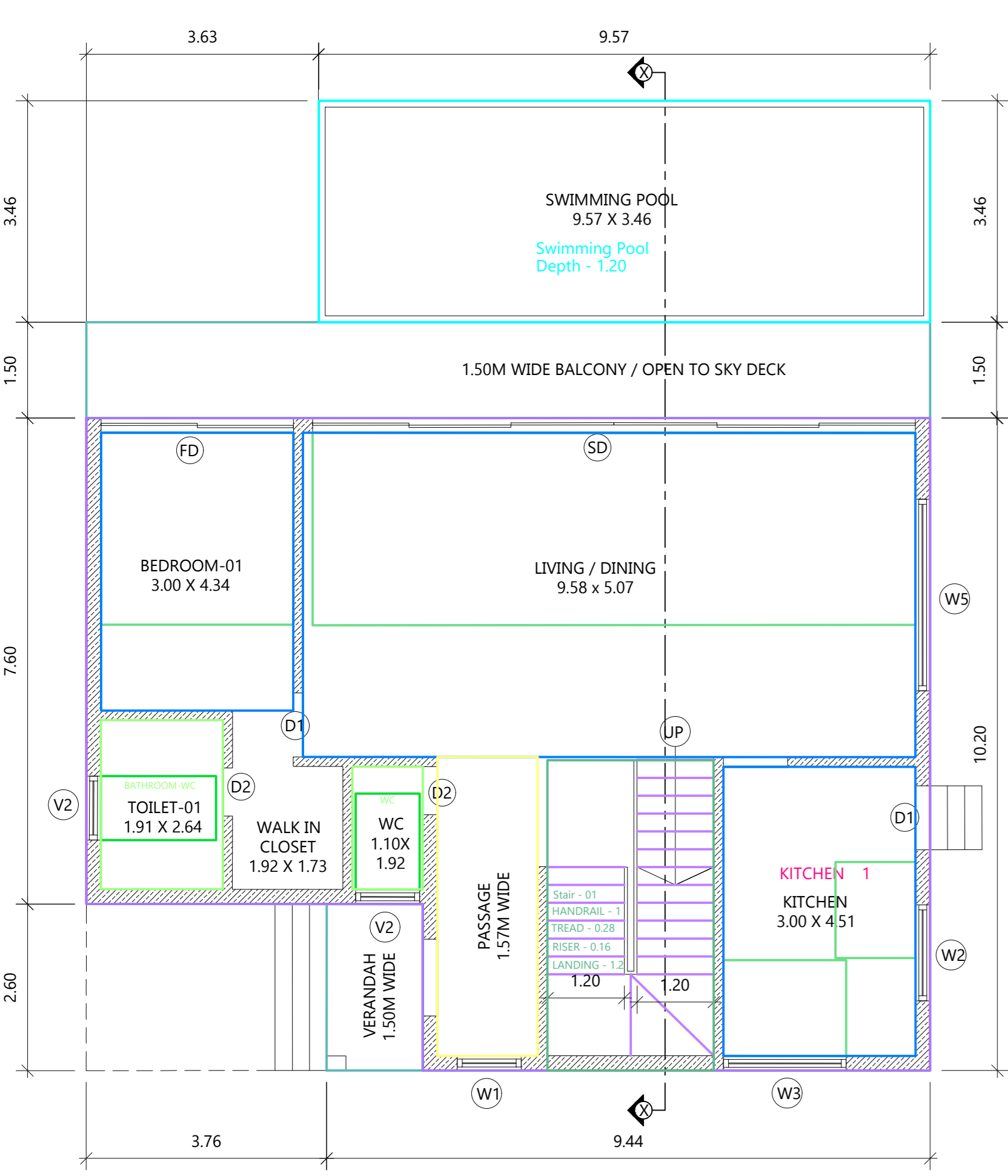
FIRST FLOOR PLAN
FLOOR01 (SCALE:1:100)



ROOF PLAN
SCALE:1:100
FLOOR-TERRACE



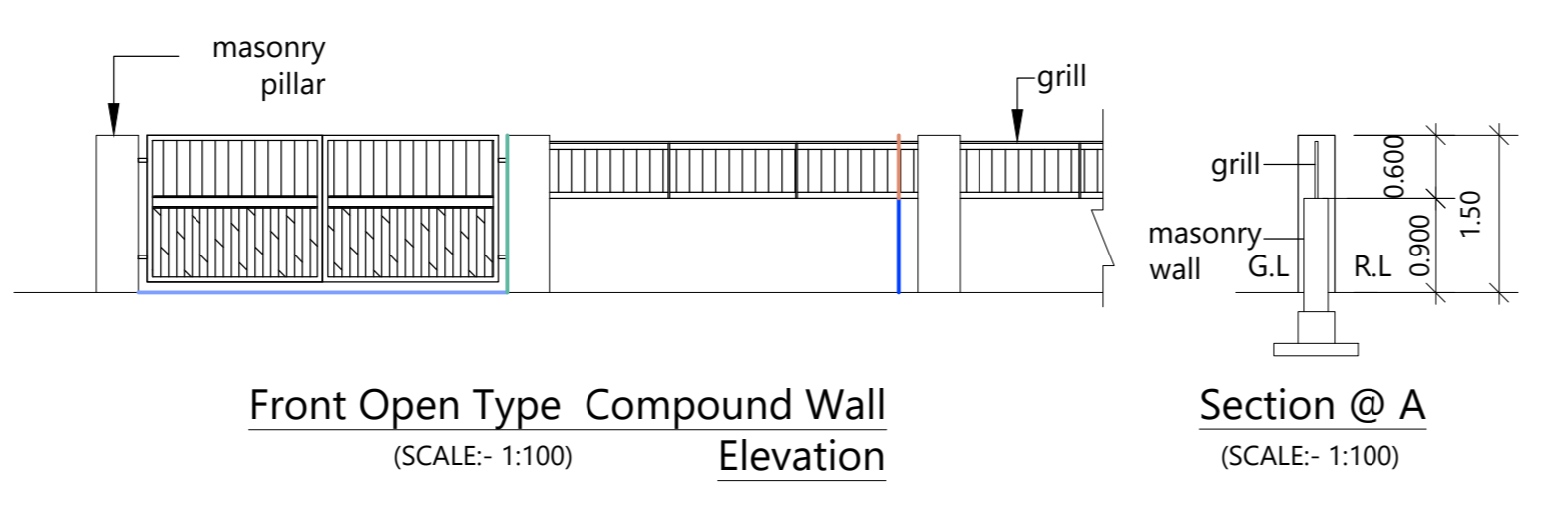
SITE PLAN
(SCALE: - 1: 100)
SITE PLAN



GROUND FLOOR PLAN
SCALE:1:100

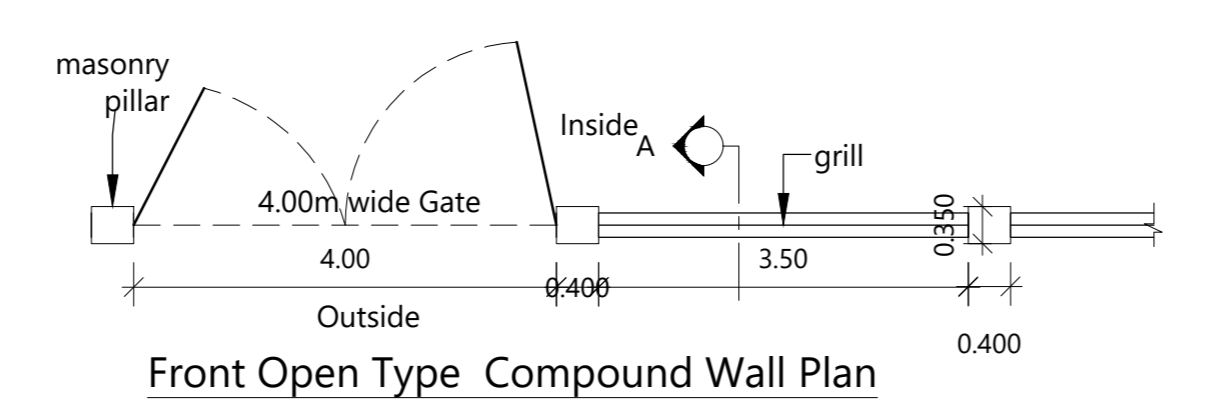
SCHEDULE OF OPENING

D	1.20	2.15
D1	1.00	2.15
D2	0.75	2.15
FD	3.75	2.15
SD	7.50	2.15
W1	1.00	2.35
W2	1.50	1.65
W3	1.90	1.25
W4	1.20	2.35
W5	3.00	2.35
W6	3.16	2.35
W7	4.00	2.35
V1	0.60	2.35
V2	0.80	2.35

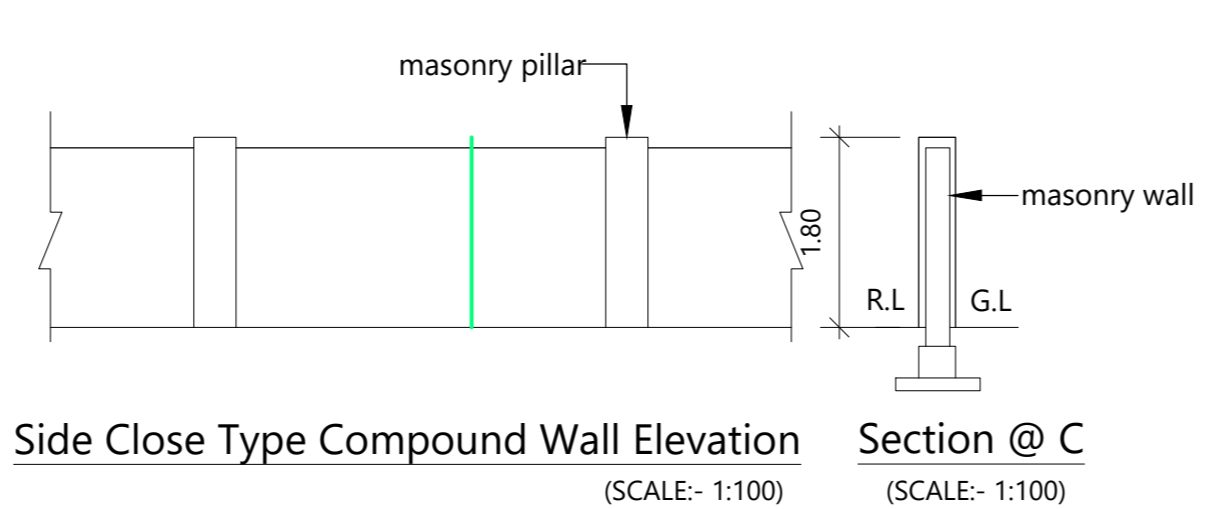


Front Open Type Compound Wall Elevation
(SCALE: 1:100)

Section @ A
(SCALE: 1:100)

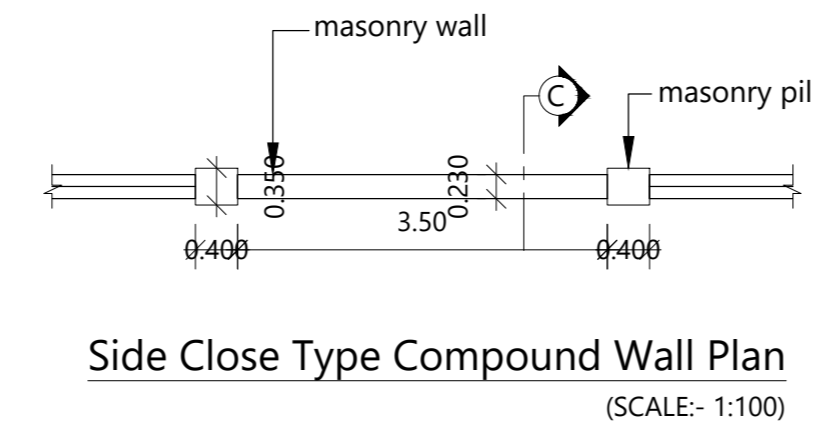


Front Open Type Compound Wall Plan
(SCALE: 1:100)

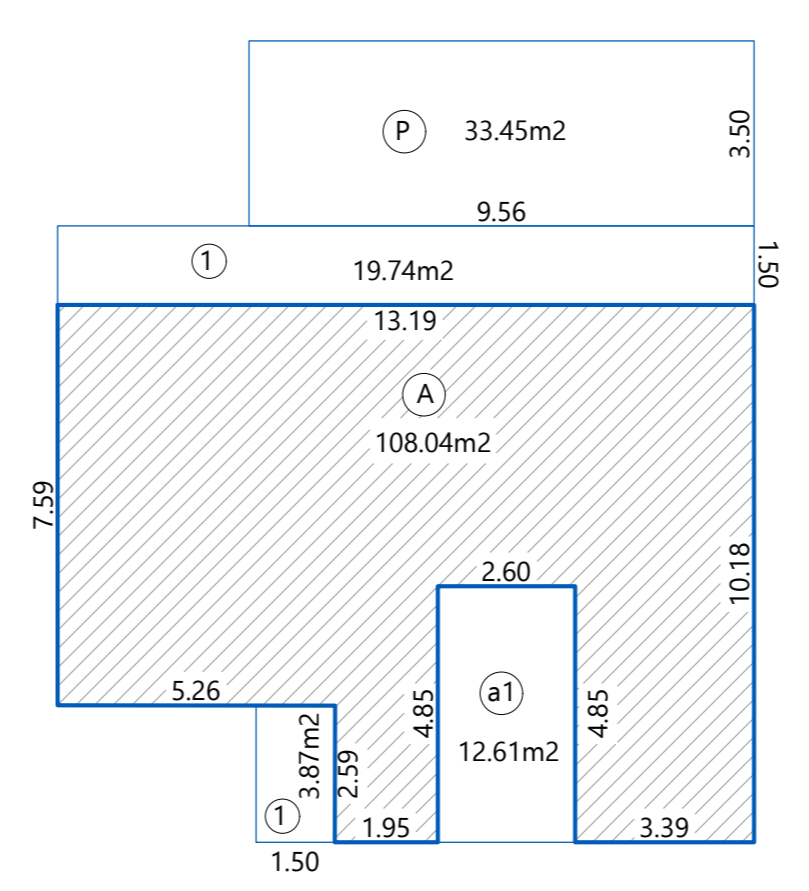


Side Close Type Compound Wall Elevation
(SCALE: 1:100)

Section @ C
(SCALE: 1:100)

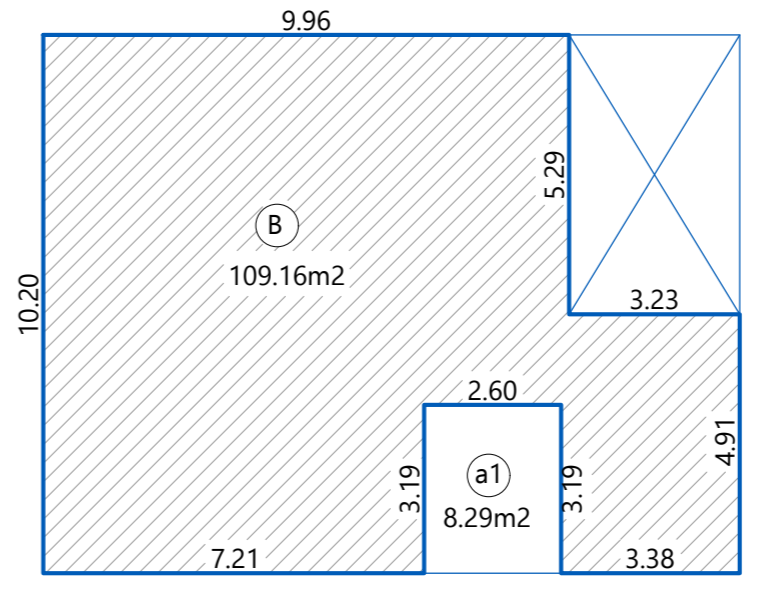


Side Close Type Compound Wall Plan
(SCALE: 1:100)



GROUND FLOOR AREA DIAGRAM
(SCALE: 1:200)

GROUND FLOOR AREA CALCULATION
BUILT-UP AREA = 144.26m² (A+a1+1+2)
AREA FREE OF F.A.R
STAIRCASE = 12.61m² (a1)
BALCONY = 23.61m² (1+2)
NET FLOOR AREA = 108.04m² (A)
AREA FOR INFRASTRUCTURE TAX = 177.71m² (A+a1+1+2+P)



FIRST FLOOR AREA DIAGRAM
(SCALE: 1:200)

FIRST FLOOR AREA CALCULATION
BUILT-UP AREA = 117.45m² (B+a1)
AREA FREE OF F.A.R
STAIRCASE = 8.29m² (a1)
NET FLOOR AREA = 109.16m² (B)
AREA FOR INFRASTRUCTURE TAX = 117.45m² (B+a1)

TOTAL AREA OF PLOT	420.00	M2
AREA UNDER ROAD WIDENING	0.00	M2
NET EFFECTIVE AREA OF PLOT	420.00	M2
PROPOSED COVERED AREA OF BUNGALOW	144.26	M2
COVERAGE CONSUMED	34.35	%
COVERAGE PERMISSIBLE	40.00	%

DETAIL OF AREA USED FLOOR WISE

FLOOR REFERENCE	USE	BUILT-UP AREA	DEDUCTION		NET FLOOR AREA
			STAIR	BALC.	
GROUND FLOOR	RESI	144.26	12.61	23.61	108.04
FIRST FLOOR	RESI	117.45	8.29	0.00	109.16
TOTAL	RESI	261.71	20.90	23.61	217.20

FLOOR AREA

GROUND FLOOR	108.04	M2
FIRST FLOOR	109.16	M2
TOTAL FLOOR AREA	217.20	M2
F.A.R CONSUMED	51.71	M2
FLOOR AREA PERMISSIBLE	336.00	M2
F.A.R PERMISSIBLE	80.00	

AREA CALCULATION FOR INFRASTRUCTURE TAX

PROPOSED BUILT-UP AREA	295.16	M2
LENGTH OF COMPOUND WALL	82.42	RM

NOTE :-
1. ALL DRAWING ARE AT 1:100 SCALE UNLESS MENTIONED OTHERWISE
2. ALL DIMENSIONS ARE IN METERS

TITLE :-
PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW , SWIMMING POOL AND COMPOUND WALL IN PLOT NO. 08 of SURVEY NO. 216/1 (PART-A) SITUATED AT PILERNE VILLAGE OF BARDEZ TALUKA GOA

OWNER'S NAME:- SUNFLOWER TRADEMART PRIVATE LIMITED
DRAWN BY: M de Souza SCALE: 1:100, 1:200 DATE: 08/07/2023

Digitally signed by ZAIDEV RAMAKANT ALDONCAR
Date: 2023.08.16 16:52:07 +05:30
Reason: Building plan approval
Location: BPAMS
Owner name: SUNFLOWER TRADEMART PRIVATE LIMITED
Note:
1) This drawing is digitally signed and needs no physical signature.
2) Authenticity of this drawing can be verified from www.bpams.gov.in. This technical drawing is legally valid as per the Information Technology Act, 2008 and its subsequent amendments.
3) Tampering of this drawing will attract penal action.
4) If any information furnished by the applicant turns to be false subsequently, his/her technical clearance is liable to be cancelled.



**Office of the Town Planner
North Goa District Office
Town and Country Planning Department
Government Building, Near Municipality Market, Mapusa Goa.**

Ref. :- NOR/BAR/PIL/2023-JUL/2355

Date:- 24-07-2023

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW , SWIMMING POOL AND COMPOUND WALL of Erect (New Construction) as per the enclosed approved plans in the property zoned as S2/R2 in Regional Plan for Goa 2021 situated at Pilerne Village, Bardez Taluka bearing Survey No./Subdivision No. 216/1-PART-A having Plot no.09 with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be affected in the approved plans/approved built spaces without prior permission of this Department.
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 application will not be entitled for any compensation.
3. This Technical Clearance 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 commencement and the completion of the work shall be notified to the licensing authority in writing in appropriate forms.
6. In case of any cutting of hilly or sloping land or filling of low-lying land is involved, prior permission of the Chief Town Planner (Land use) has to be obtained as per the provisions of Section 17(A) of the Goa Town and Country Planning Act 1974 before the commencement of works.
7. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before commencement of any development/ Construction.

8. The soak pit shall not be located within a distance of 15.00 mts from any existing well and similarly no well shall be constructed within 15 mts from existing Soak pit.
9. Completion order 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 effective plot boundary of the affected plot abutting the road and shall be connected to the main drain.
11. Adequate arrangement shall be made for the collection of garbage and its safe disposal to the satisfaction of the Village Panchayat/ Municipal Council/CCP as the case may be.
12. Adequate Utility space for transformer etc. should be provided within the plot area, if applicable.
13. The ownership of the property and the traditional access if any, passing through the property shall be verified by the Village Panchayat/ Municipal Council/CCP as the case may be before issue of construction license.
14. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing Authority before issuing the construction license.
15. As regards complaints, pertaining to encroachments, judicial orders/directive and other legal issues, the same may be verified and confirmed by the concerned Village Panchayat/ Municipal Council/CCP as the case may be before issuing license.
16. The area under road widening shall be deemed to be public road and shall not be enclosed/encroached upon. Affidavit/undertaking in this regard shall be sworn before the Village Panchayat/PWD/ Municipal Council/CCP as the case may be on stamp paper of Rs. 100/-.
17. The compound wall shall be constructed after leaving the road widening area as shown in the site plan. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
18. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80 mts and along the boundary abutting on a street upto a height of 1.50 mts only and which shall be of closed type up to a height of 90 cms. only and open type above that height.

19. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0 mts from the crown of the road for a length of 9.00 mts from the intersections corner of the plot on both sides of the plot.
20. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00 mts radius for roads upto 10.00 mts R/W and that of 5.00 mts radius for roads above 10.00 mts R/W.
21. This Technical Clearance is issued relying on the approved sub division plan/survey plan submitted to this office. In case of any boundary dispute/encroachment if any the same shall be resolved by the applicant with clear demarcation of the boundaries from Director of Settlement and Land record. This office will not be held responsible at any point of time as the said Technical Clearance is only from Planning point of view.
22. Plantation of Trees within the plot shall be carried out as per Regulation 18 of The Goa Land Development and Building Construction Regulation 2010. The same shall be verified by local body before issue of Occupancy Certificate.
23. Debris of the existing structure proposed for demolition/any other construction debris, shall be deposited in the area identified for the said purpose by the PWD and shall not be dumped in any other area.
24. Necessary dust mitigation measures shall be ensured during the construction and demolition the building by the developers.
25. Engineer who has issued the structural liability certificate shall be accountable along with project proponent for structural safety of the project / buildings.
26. Building shall be designed and constructed in accordance with Part IV of the Fire Protection of National Building Code of India .The provisions of firefighting requirements, arrangement & installation such as Fire escape staircase etc. shall be mandatory for all building as per part IV of Fire Protection Act and NOC from Fire Department shall be obtained.
27. This Development Permission shall not in any way construed to be a document conforming any or all the following: a) Title or interest of the holder of the permission to the relevant land or building or both. b) Boundaries of the relevant site for which permission has been obtained; or c) Any easement thereon or there from. d) Structural or Engineering safety or the workmanship of the proposed development.
28. Applicant shall plant one tree for every 100.00 m² of area developed, land scaping on open spaces / tree plantation along roads and in developed plots

Notes:

- a. Pursuant to this office assessment order No. dated 07-08-2023 the applicant has paid Infrastructure Tax for an amount of 81846.00 (eighty-one Thousand eight Hundred and forty-six) vide challan no.202300583899 dated 07-08-2023.
- b. This order is issued with reference to the application Dated 24-07-2023 from Sunflower Trademart Private Limited.
- c. 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

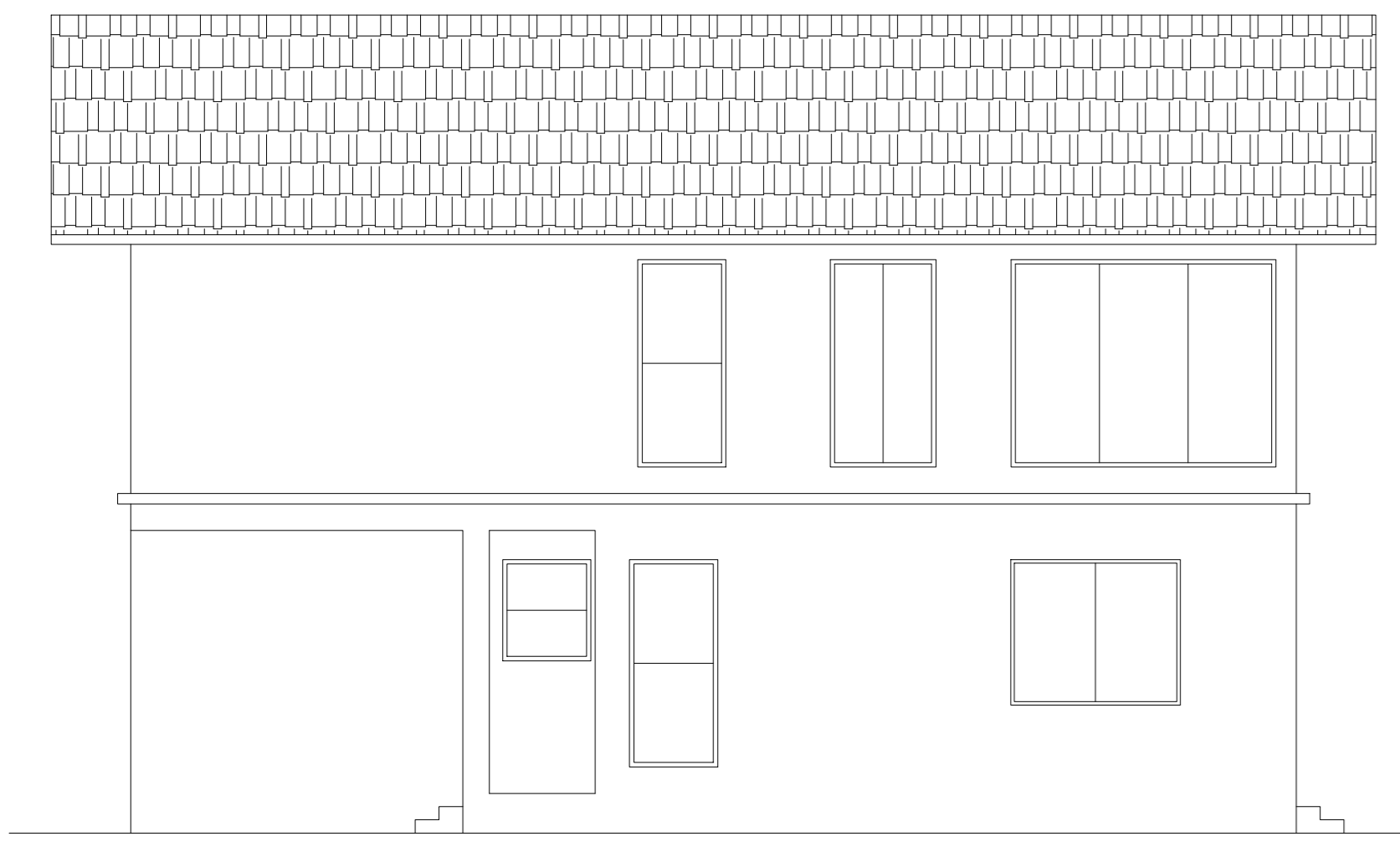
To,
Sunflower Trademart Private
Limited,
Sun Flower Trademart Pvt Ltd
C/O Suraj Morajkar
Near Saipem Sport Club
Saipem Candolim
Bardez - Goa
403115

Shri..Zaidev Aldonkar
Dy. Town Planner

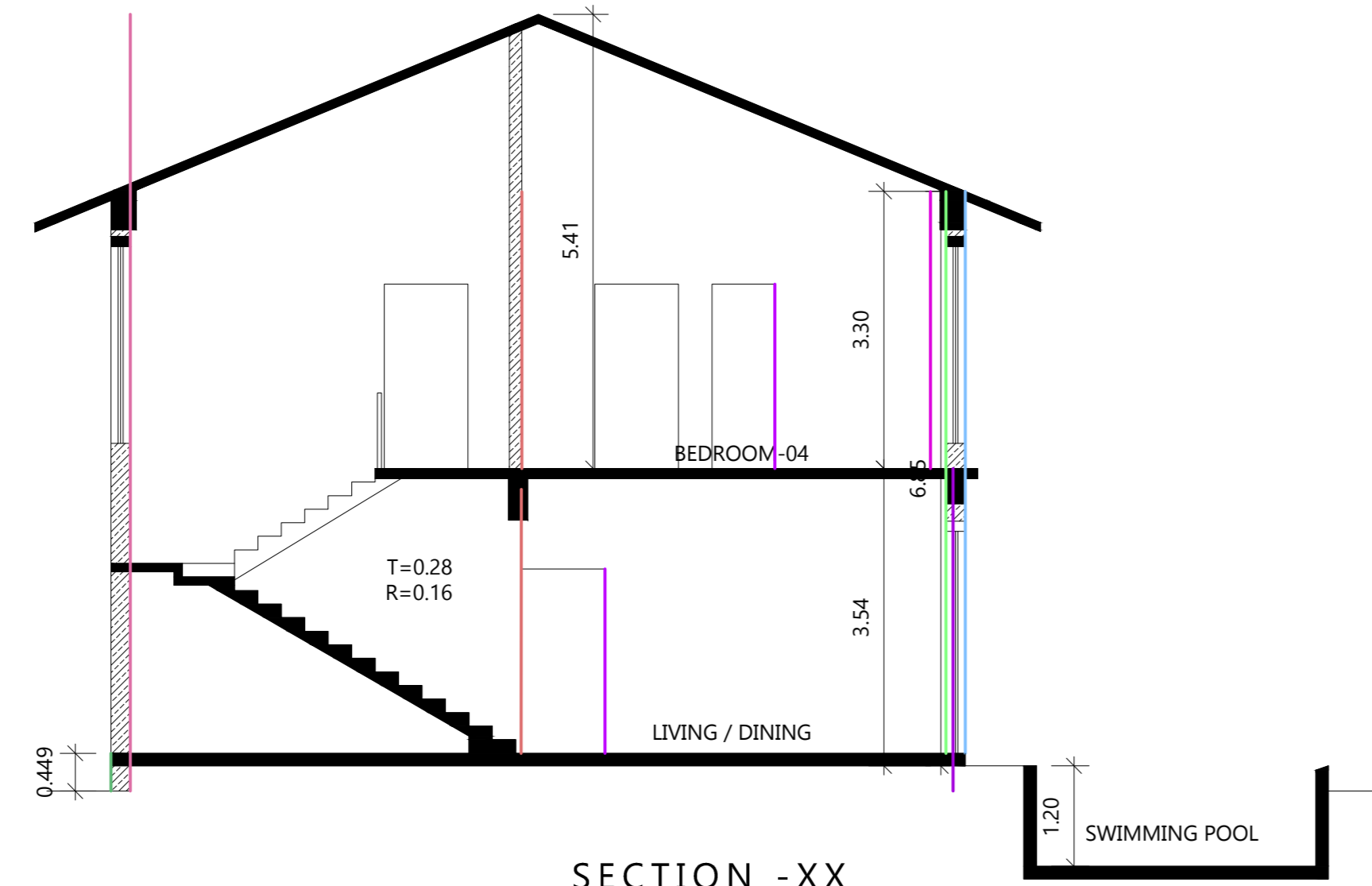
Copy to:-

The Sarpanch/Secretary,
Village Panchayat,
Pilerne-Marra Panchayat,
Bardez-Goa.

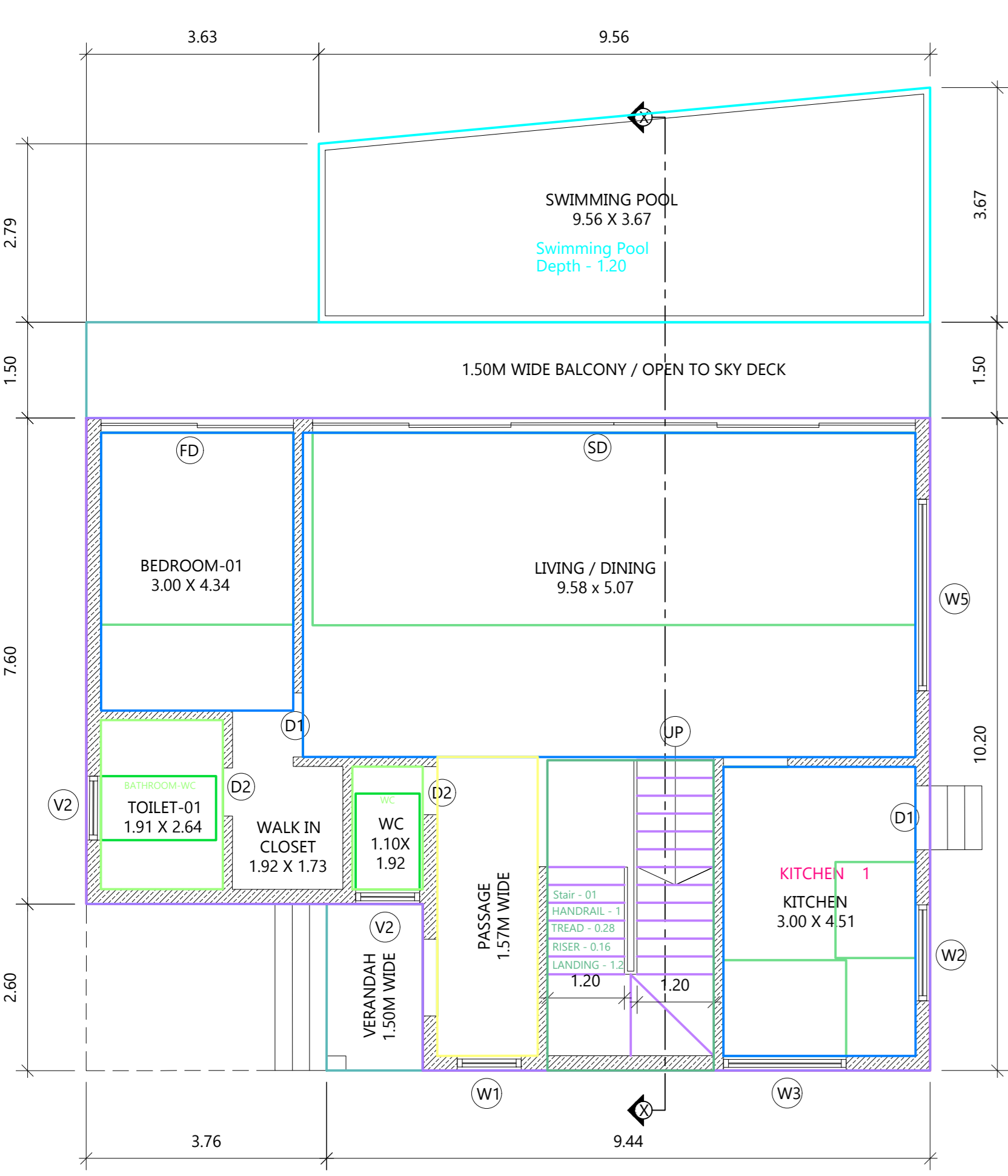
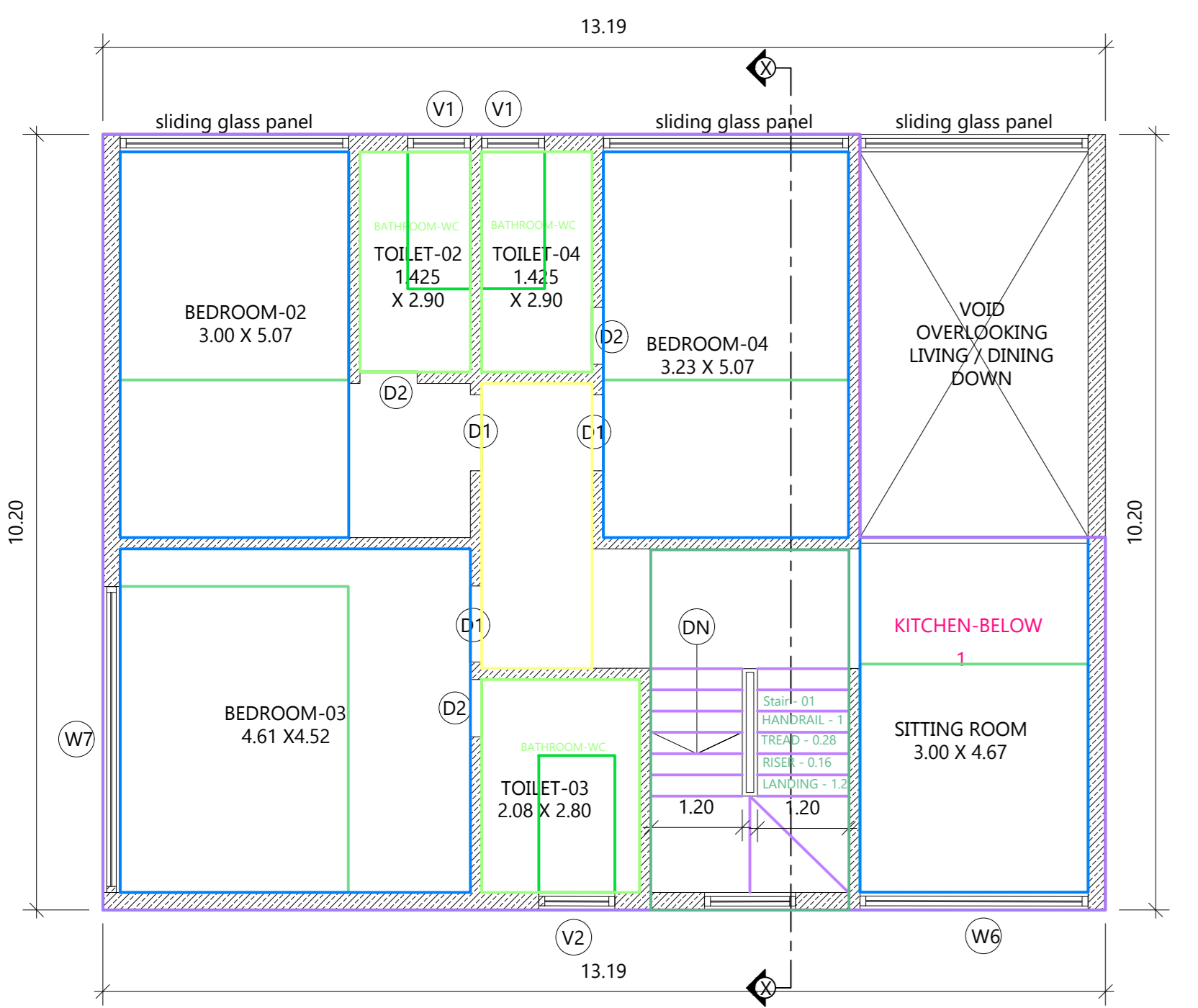
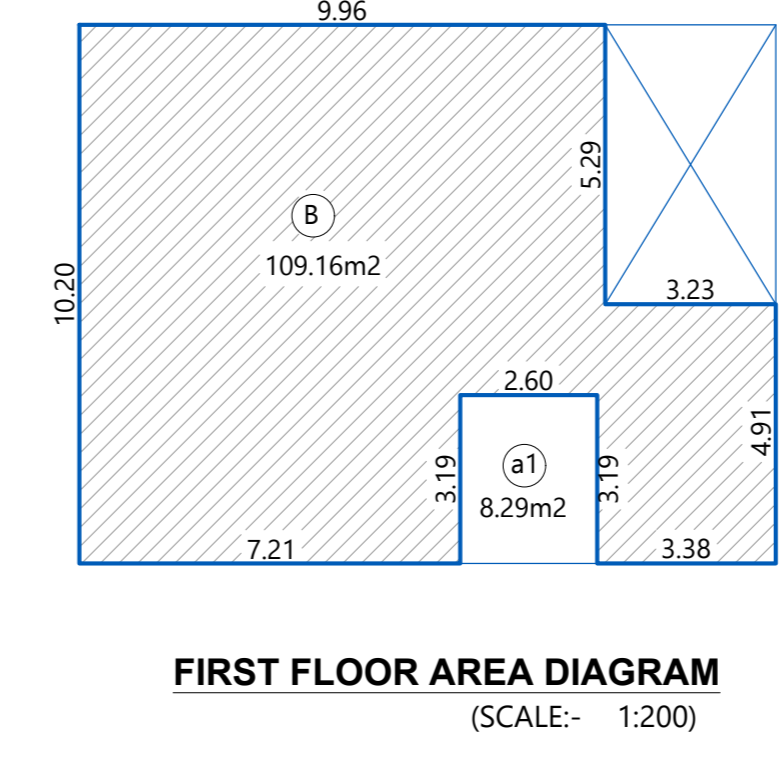
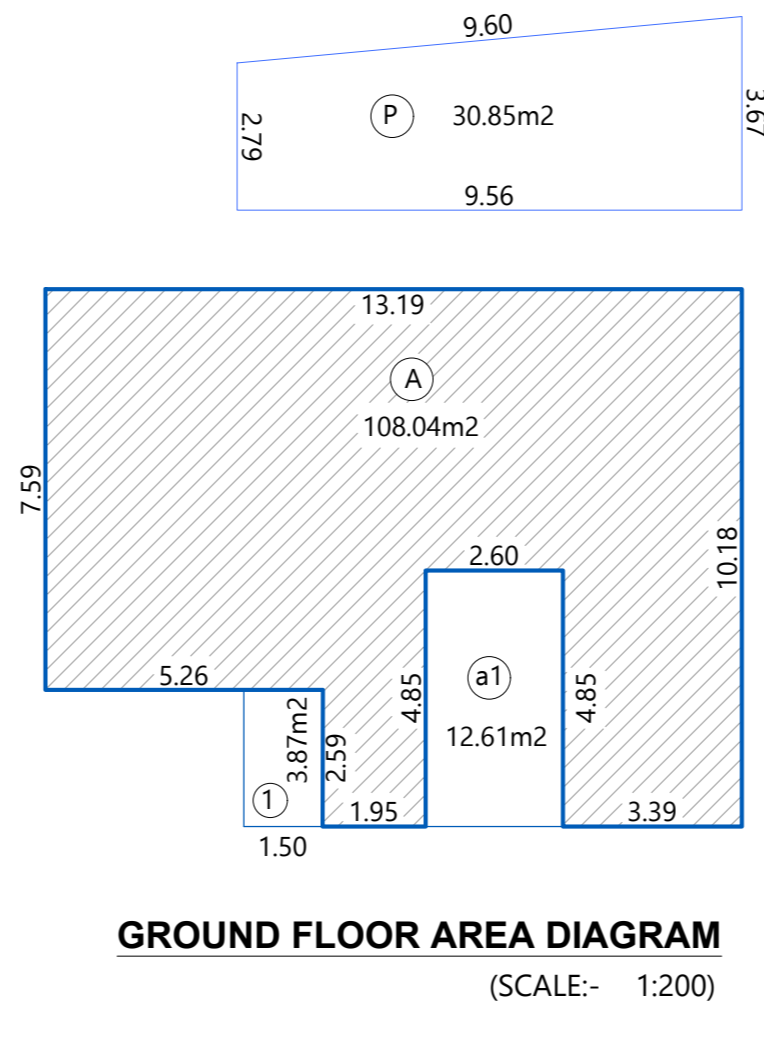
Digitally signed by ZAIDEV RAMAKANT
ALDONCAR
Date: 2023.08.07 17:37:09 +05:30
Reason: Building plan approval
Location: BPAMS



FRONT ELEVATION
(SCALE :- 1: 100)
FRONT ELEVATION

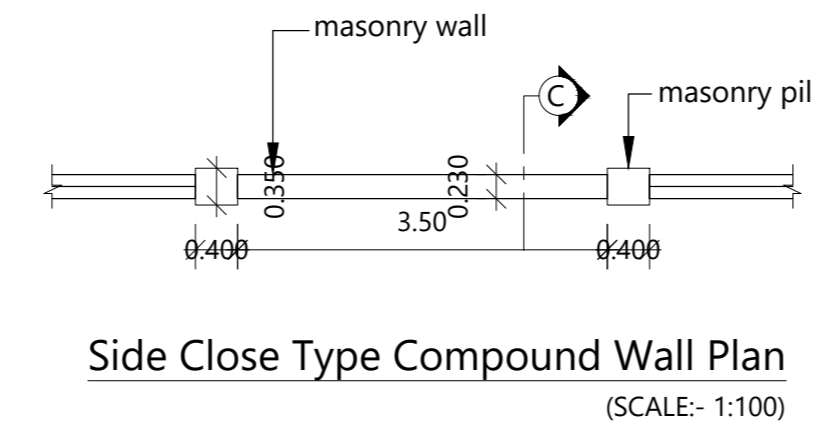
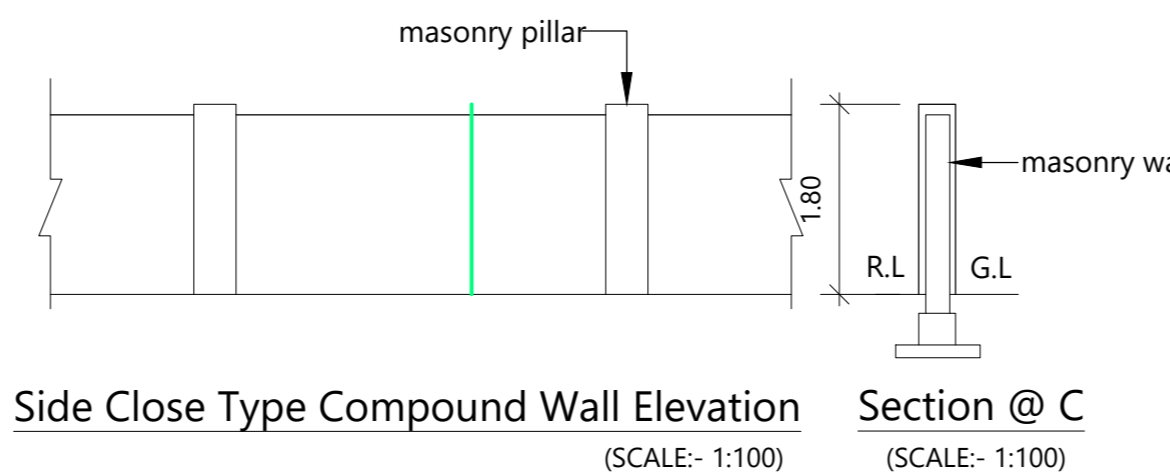
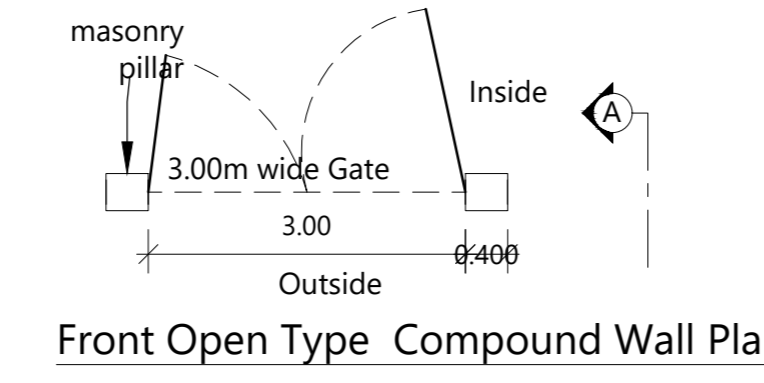
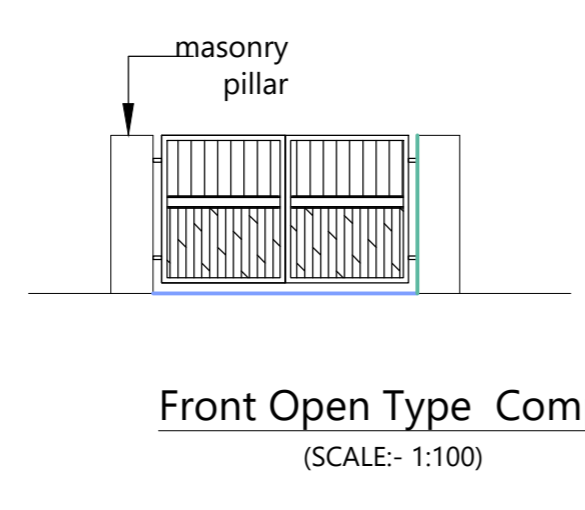


SECTION -XX
(SCALE :- 1: 100)
SECTION -XX



SCHEDULE OF OPENING

D	1.20	2.15
D1	1.00	2.15
D2	0.75	2.15
FD	3.75	2.15
SD	7.50	2.15
W1	1.00	2.35
W2	1.50	1.65
W3	1.90	1.25
W4	1.20	2.35
W5	3.00	2.35
W6	3.16	2.35
W7	4.00	2.35
V1	0.60	2.35
V2	0.80	2.35



TOTAL AREA OF PLOT	428.00	M2
AREA UNDER ROAD WIDENING	0.00	M2
NET EFFECTIVE AREA OF PLOT	428.00	M2
PROPOSED COVERED AREA OF BUNGALOW	124.52	M2
COVERAGE CONSUMED	29.09	%
COVERAGE PERMISSIBLE	40.00	%

DETAIL OF AREA USED FLOOR WISE

FLOOR REFERENCE	USE	BUILT-UP AREA	DEDUCTION		NET FLOOR AREA
			STAIR	BALC.	
GROUND FLOOR	RESI	124.52	12.61	3.87	108.04
FIRST FLOOR	RESI	117.45	8.29	0.00	109.16
TOTAL	RESI	241.97	20.90	3.87	217.20

FLOOR AREA

GROUND FLOOR	108.04	M2
FIRST FLOOR	109.16	M2
TOTAL FLOOR AREA	217.20	M2
F.A.R CONSUMED	50.75	M2
FLOOR AREA PERMISSIBLE	342.40	M2
F.A.R PERMISSIBLE	80.00	

AREA CALCULATION FOR INFRASTRUCTURE TAX

PROPOSED BUILT-UP AREA	272.82	M2
LENGTH OF COMPOUND WALL	83.59	RM

NOTE :-
1. ALL DRAWING ARE AT 1:100 SCALE UNLESS MENTIONED OTHERWISE
2. ALL DIMENSIONS ARE IN METERS

TITLE :-
PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW , SWIMMING POOL AND COMPOUND WALL IN PLOT NO. 09 of SURVEY NO. 216/1 (PART-A) SITUATED AT PILERNE VILLAGE OF BARDEZ TALUKA GOA

OWNER'S NAME:- SUNFLOWER TRADEMART PRIVATE LIMITED
DRAWN BY: M de Souza SCALE: 1:100, 1:200 DATE: 08/07/2023

Digitally signed by ZAIDEV RAMAKANT ALDONCAR
Date: 2023.08.07 17:28:05 +05:30
Reason: Building approval
Location: BPAMS

Owner name: SUNFLOWER TRADEMART PRIVATE LIMITED
Note
1) This drawing is digitally signed and needs no physical signature.
2) Authenticity of this drawing can be verified from www.bpams.gov.in. This technical clearance drawing is legally valid as per the Information Technology Act, 2008 and its subsequent amendments.
3) Tampering of this drawing will attract penal action.
4) If any information furnished by the applicant turns to be false subsequently his/her technical clearance is liable to be cancelled.



**Office of the Town Planner
North Goa District Office
Town and Country Planning Department
Government Building, Near Municipality Market, Mapusa Goa.**

Ref. :- NOR/BAR/PIL/2023-SEP/2567

Date:- 21-09-2023

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW, SWIMMING POOL AND COMPOUND WALL of Erect (New Construction) as per the enclosed approved plans in the property zoned as S2/R2 in Regional Plan for Goa 2021 situated at Pilerne Village, Bardez Taluka bearing Survey No./Subdivision No. 216/1-PART-A having Plot no.10 with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be affected in the approved plans/approved built spaces without prior permission of this Department.
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 application will not be entitled for any compensation.
3. This Technical Clearance 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 commencement and the completion of the work shall be notified to the licensing authority in writing in appropriate forms.
6. In case of any cutting of hilly or sloping land or filling of low-lying land is involved, prior permission of the Chief Town Planner (Land use) has to be obtained as per the provisions of Section 17(A) of the Goa Town and Country Planning Act 1974 before the commencement of works.
7. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before commencement of any development/ Construction.

8. The soak pit shall not be located within a distance of 15.00 mts from any existing well and similarly no well shall be constructed within 15 mts from existing Soak pit.
9. Completion order 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 effective plot boundary of the affected plot abutting the road and shall be connected to the main drain.
11. Adequate arrangement shall be made for the collection of garbage and its safe disposal to the satisfaction of the Village Panchayat/ Municipal Council/CCP as the case may be.
12. Adequate Utility space for transformer etc. should be provided within the plot area, if applicable.
13. The ownership of the property and the traditional access if any, passing through the property shall be verified by the Village Panchayat/ Municipal Council/CCP as the case may be before issue of construction license.
14. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing Authority before issuing the construction license.
15. As regards complaints, pertaining to encroachments, judicial orders/directive and other legal issues, the same may be verified and confirmed by the concerned Village Panchayat/ Municipal Council/CCP as the case may be before issuing license.
16. The area under road widening shall be deemed to be public road and shall not be enclosed/encroached upon. Affidavit/undertaking in this regard shall be sworn before the Village Panchayat/PWD/ Municipal Council/CCP as the case may be on stamp paper of Rs. 100/-.
17. The compound wall shall be constructed after leaving the road widening area as shown in the site plan. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
18. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80 mts and along the boundary abutting on a street upto a height of 1.50 mts only and which shall be of closed type up to a height of 90 cms. only and open type above that height.

19. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0 mts from the crown of the road for a length of 9.00 mts from the intersections corner of the plot on both sides of the plot.
20. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00 mts radius for roads upto 10.00 mts R/W and that of 5.00 mts radius for roads above 10.00 mts R/W.
21. This Technical Clearance is issued relying on the approved sub division plan/survey plan submitted to this office. In case of any boundary dispute/encroachment if any the same shall be resolved by the applicant with clear demarcation of the boundaries from Director of Settlement and Land record. This office will not be held responsible at any point of time as the said Technical Clearance is only from Planning point of view.
22. Plantation of Trees within the plot shall be carried out as per Regulation 18 of The Goa Land Development and Building Construction Regulation 2010. The same shall be verified by local body before issue of Occupancy Certificate.
23. Debris of the existing structure proposed for demolition/any other construction debris, shall be deposited in the area identified for the said purpose by the PWD and shall not be dumped in any other area.
24. Necessary dust mitigation measures shall be ensured during the construction and demolition the building by the developers.
25. Engineer who has issued the structural liability certificate shall be accountable along with project proponent for structural safety of the project / buildings.
26. Building shall be designed and constructed in accordance with Part IV of the Fire Protection of National Building Code of India .The provisions of firefighting requirements, arrangement & installation such as Fire escape staircase etc. shall be mandatory for all building as per part IV of Fire Protection Act and NOC from Fire Department shall be obtained.
27. This Development Permission shall not in any way construed to be a document conforming any or all the following: a) Title or interest of the holder of the permission to the relevant land or building or both. b) Boundaries of the relevant site for which permission has been obtained; or c) Any easement thereon or there from. d) Structural or Engineering safety or the workmanship of the proposed development.
28. Applicant shall plant one tree for every 100.00 m² of area developed, land scaping on open spaces / tree plantation along roads and in developed plots

Notes:

- a. Pursuant to this office assessment order No. dated 19-10-2023 the applicant has paid Infrastructure Tax for an amount of 68289.00 (sixty-eight Thousand two Hundred and eighty-nine) vide challan no.202300753812 dated 17-10-2023.
- b. This order is issued with reference to the application Dated 21-09-2023 from Sunflower Trademart Private Limited.
- c. 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

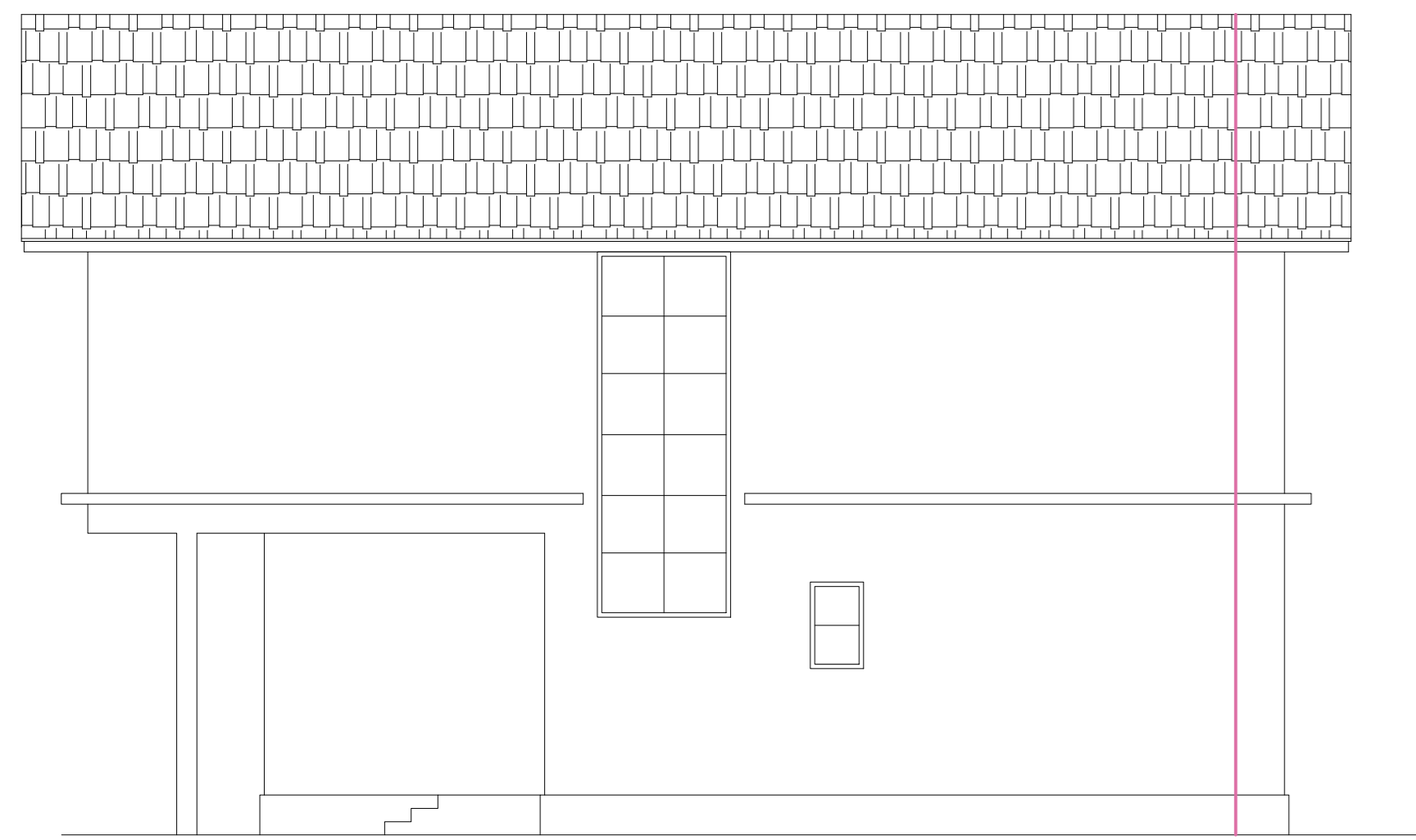
To,
Sunflower Trademart Private
Limited,
Sun Flower Trademart Pvt Ltd
C/O Suraj Morajkar
Near Saipem Sport Club
Saipem Candolim
Bardez - Goa
403115

Shri..Zaidev Aldonkar
Dy. Town Planner

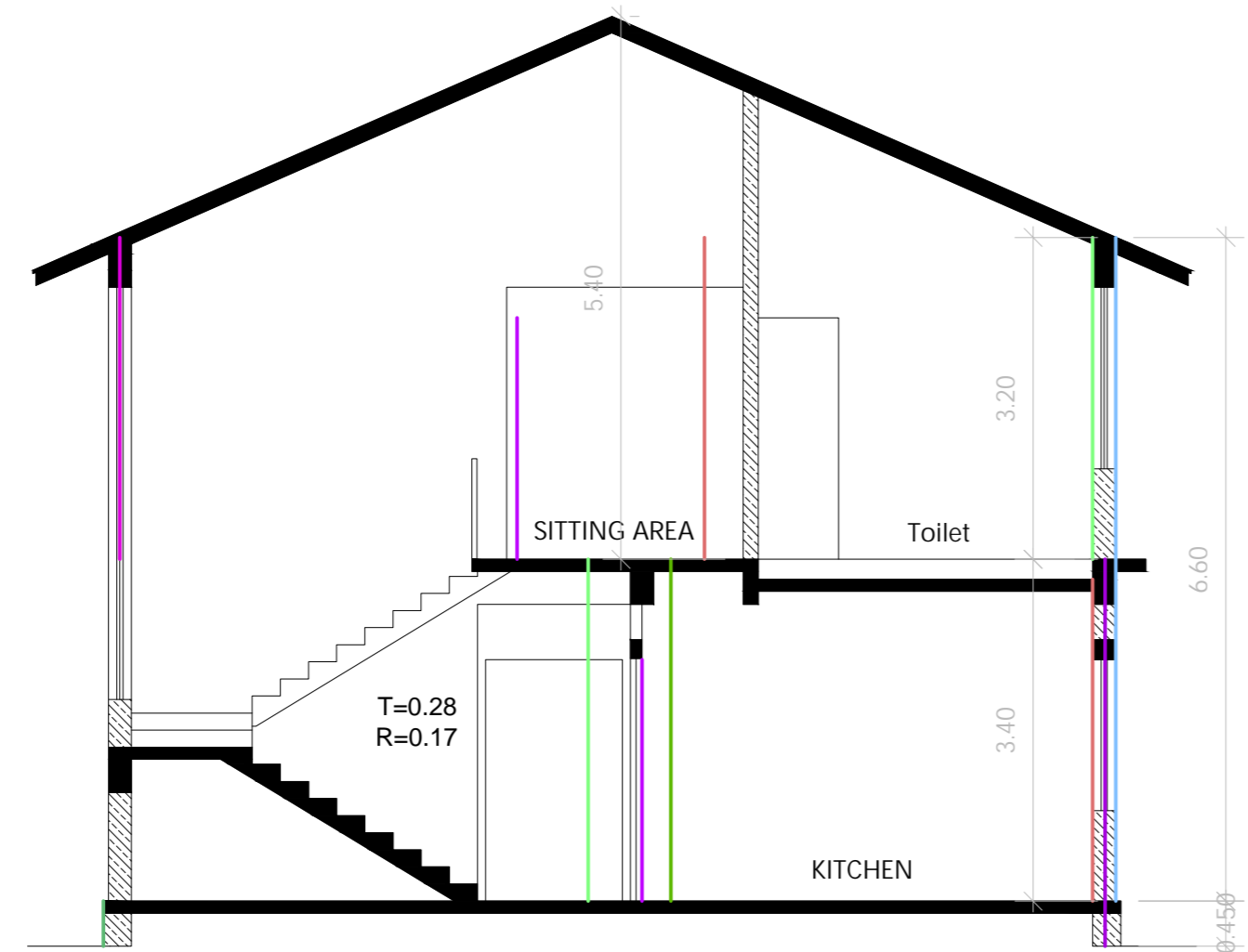
Copy to:-

The Sarpanch/Secretary,
Village Panchayat,
Pilerne-Marra Panchayat,
Bardez-Goa.

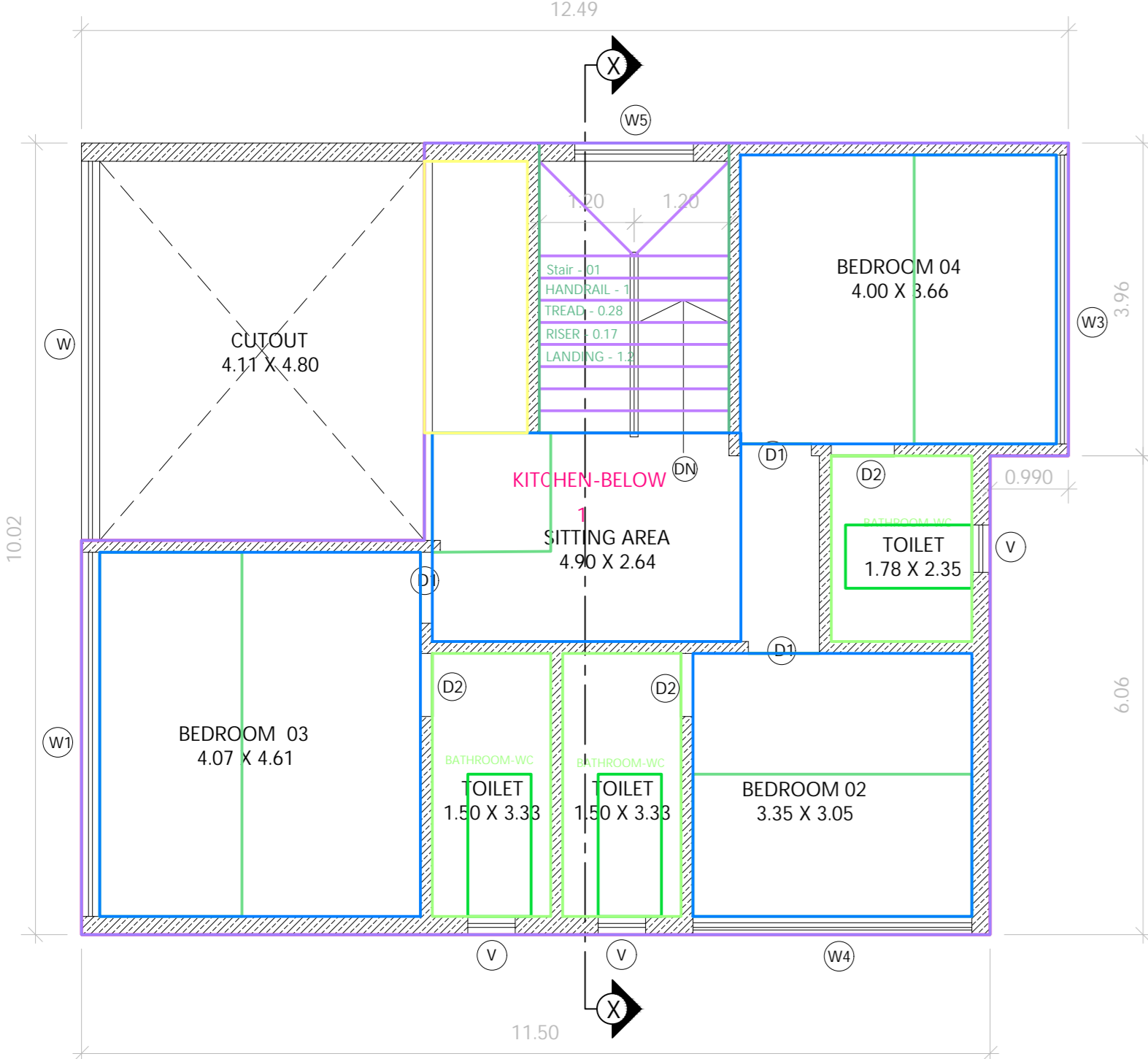
Digitally signed by ZAIDEV RAMAKANT
ALDONCAR
Date: 2023.10.19 11:49:27 +05:30
Reason: Building plan approval
Location: BPAMS



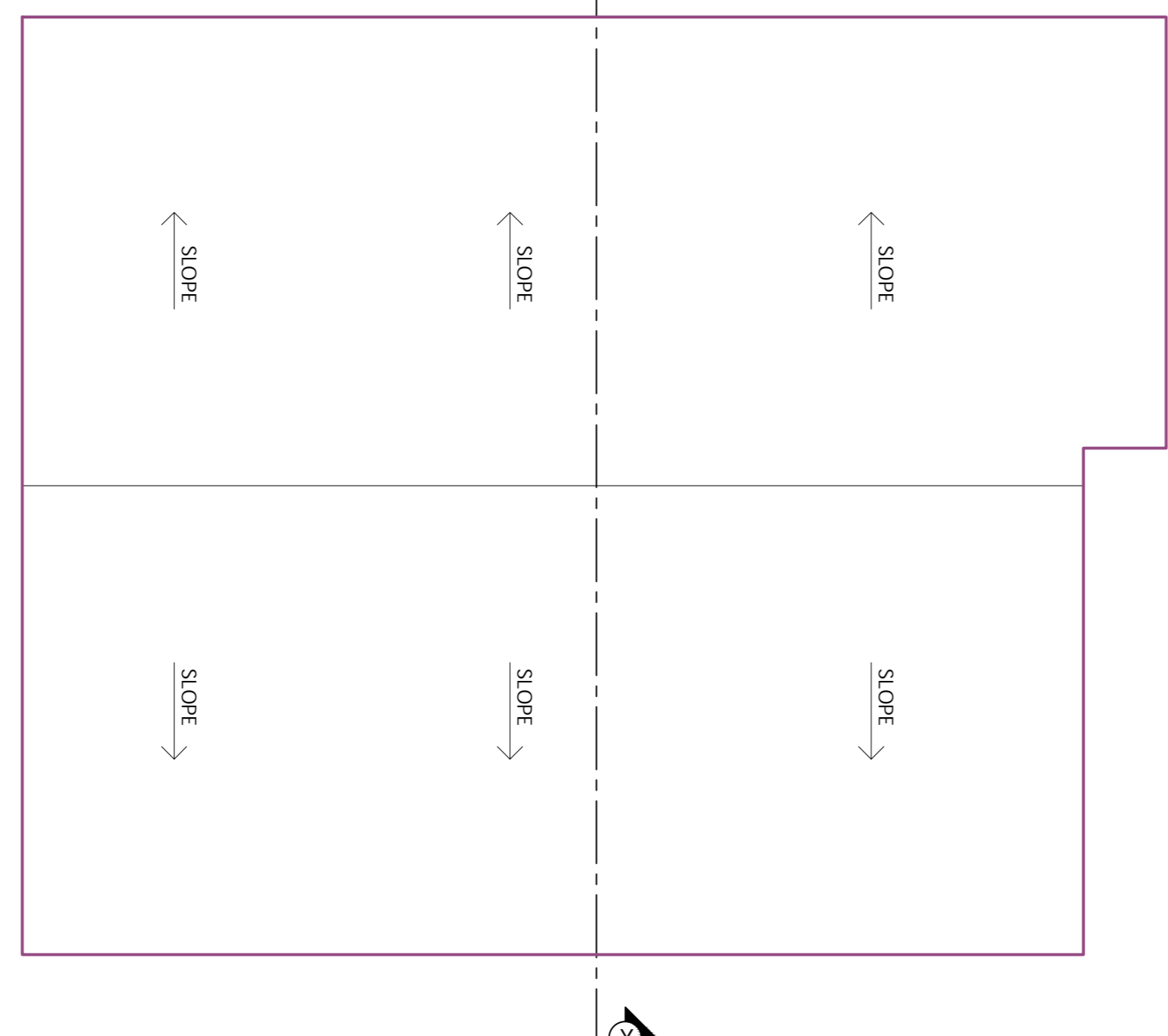
FRONT ELEVATION
(SCALE :- 1: 100)



SECTION -XX
(SCALE :- 1: 100)



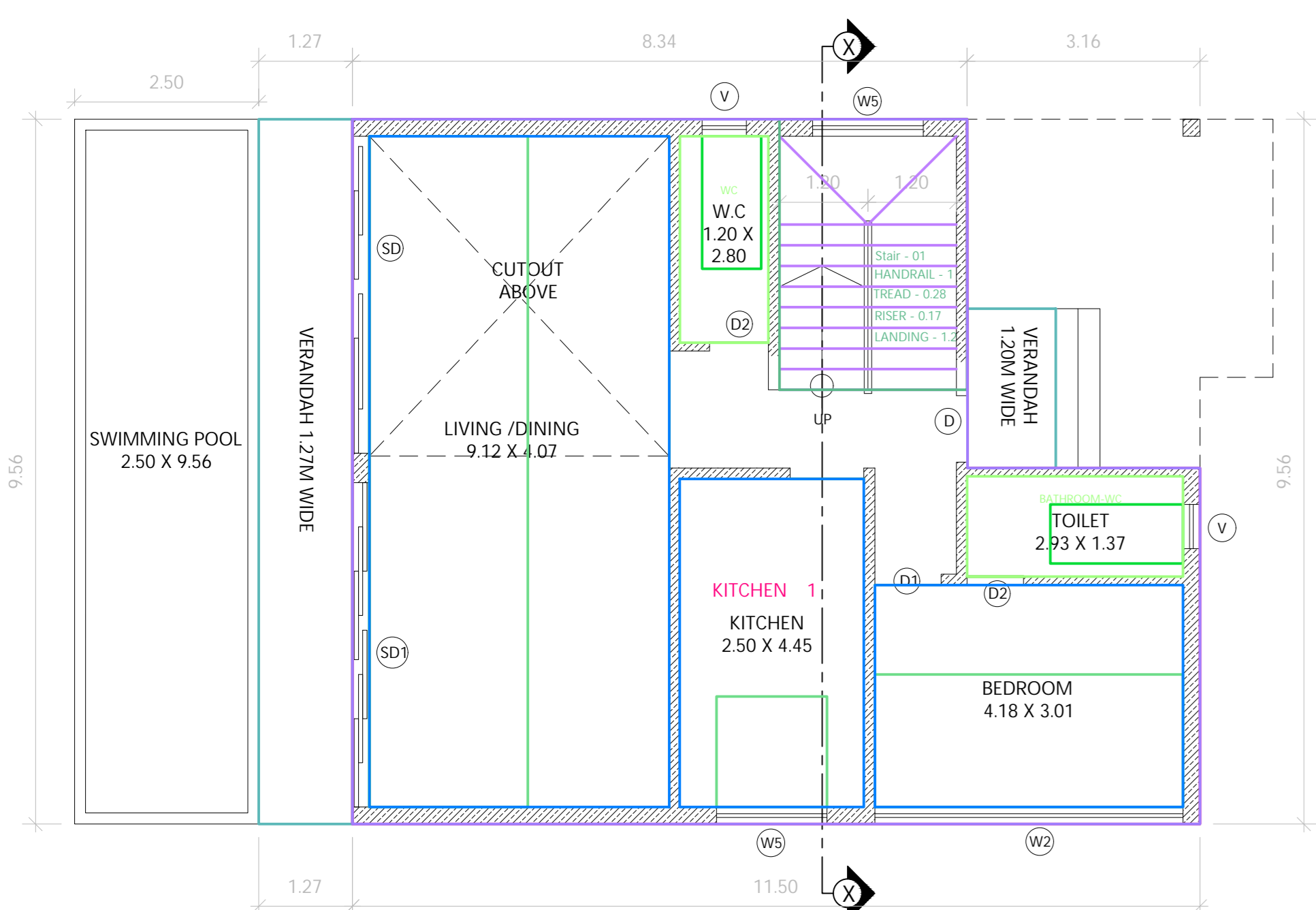
FIRST FLOOR PLAN
(SCALE :- 1: 100) FLOOR01



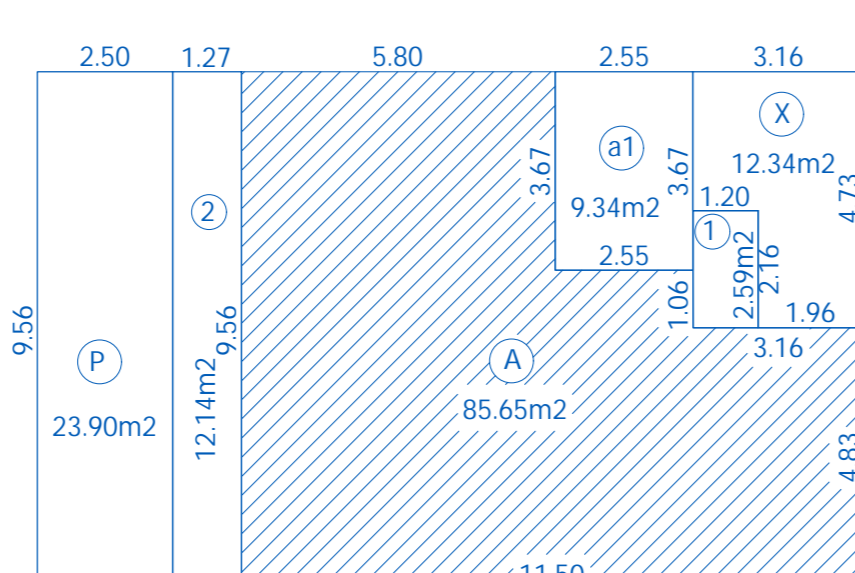
ROOF PLAN
FLOOR-TERRACE
(SCALE :- 1: 100)



SITE PLAN
(SCALE :- 1: 100)

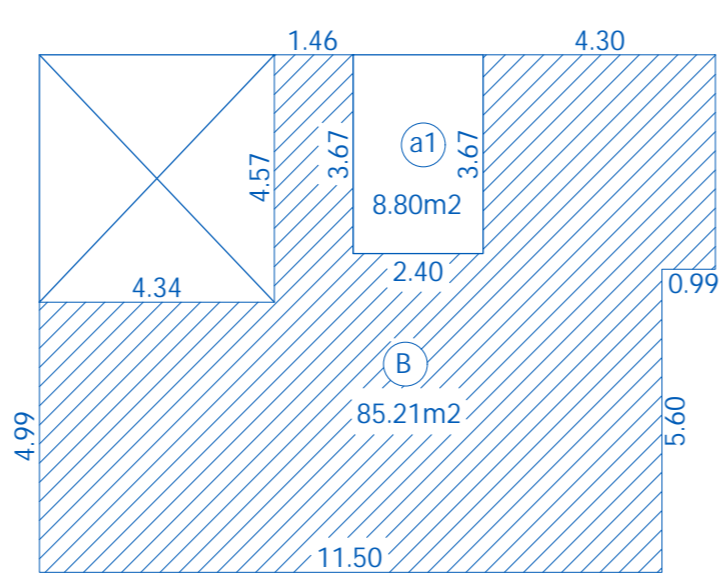


GROUND FLOOR PLAN
(SCALE :- 1: 100) FLOOR-GROUND



GROUND FLOOR AREA DIAGRAM
(SCALE:- 1:200)

GROUND FLOOR AREA CALCULATION
COVERED AREA = 122.06m² (A+a1+1+2+X)
BUILT-UP AREA = 109.72m² (A+a1+1+2)
AREA FREE OF F.A.R
STAIRCASE = 9.34m² (a1)
BALCONY = 14.73m² (1+2)
NET FLOOR AREA = 85.65m² (A)
AREA FOR INFRASTRUCTURE TAX = 133.62m² (A+a1+1+P)

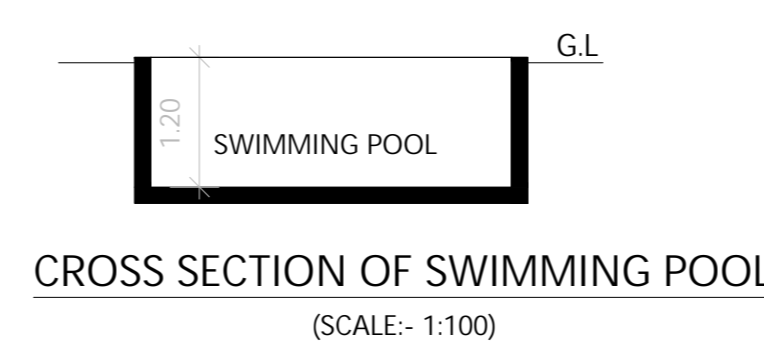


FIRST FLOOR AREA DIAGRAM
(SCALE:- 1:200)

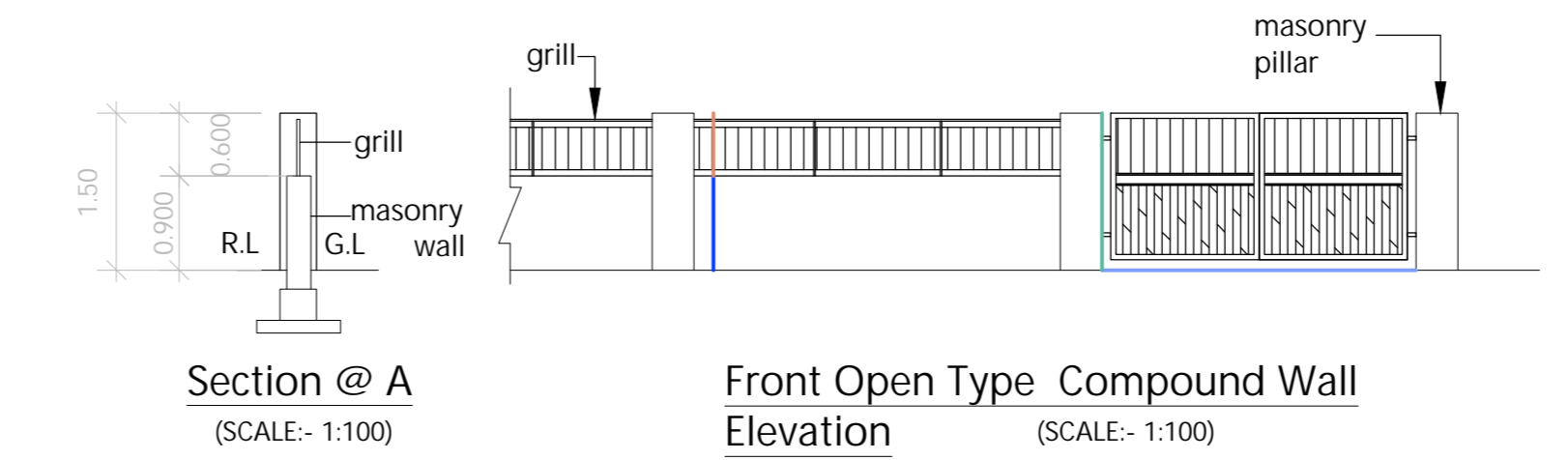
FIRST FLOOR AREA CALCULATION
BUILT-UP AREA = 94.01m² (B+a1)
AREA FREE OF F.A.R
STAIRCASE = 8.80m² (a1)
NET FLOOR AREA = 85.21m² (B)
AREA FOR INFRASTRUCTURE TAX = 94.01m² (B+a1)

SCHEDULE OF OPENING

TYPE	WIDTH	HEIGHT
D	1.00	2.15
D1	0.90	2.15
D2	0.80	2.15
SD	4.40	1.50
SD1	4.76	1.50
W	4.80	1.50
W1	4.25	1.50
W2	4.18	1.50
W3	3.66	1.50
W4	1.50	1.50
V1	0.60	1.20

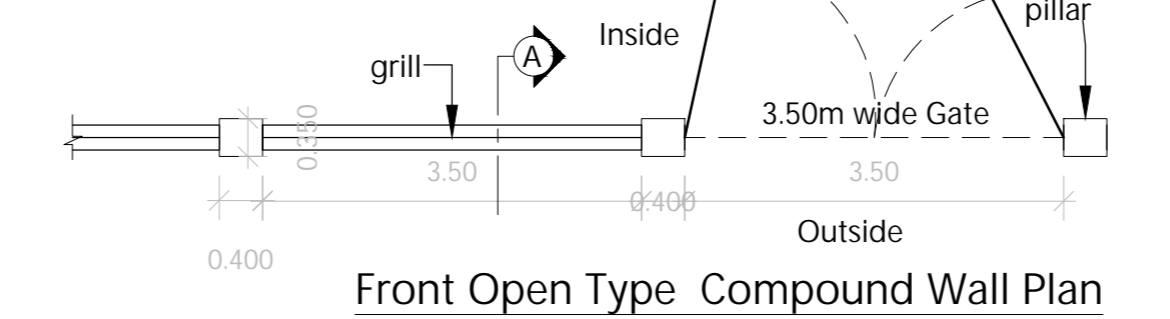


CROSS SECTION OF SWIMMING POOL
(SCALE:- 1:100)

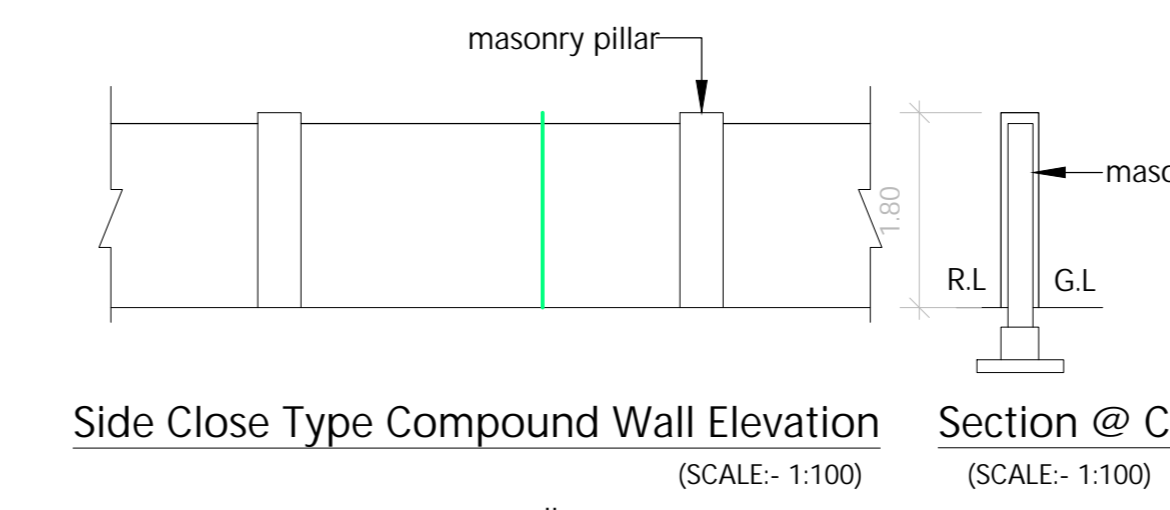


Section @ A
(SCALE:- 1:100)

Front Open Type Compound Wall Elevation
(SCALE:- 1:100)

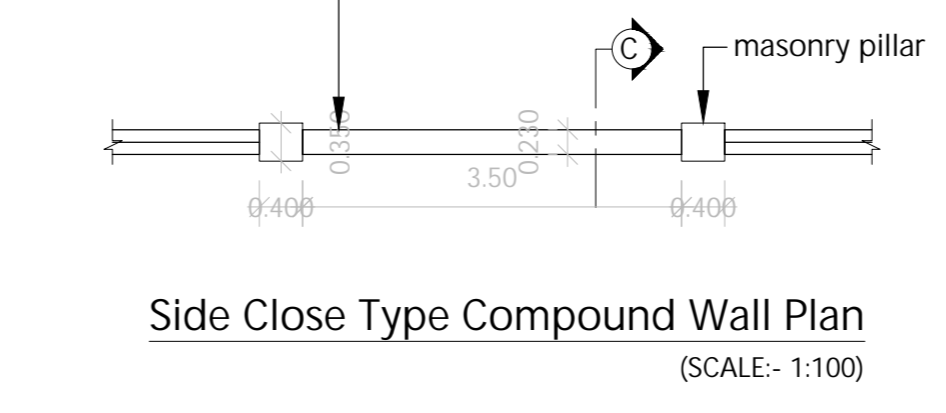


Front Open Type Compound Wall Plan
(SCALE:- 1:100)



Side Close Type Compound Wall Elevation
(SCALE:- 1:100)

Section @ C
(SCALE:- 1:100)



Side Close Type Compound Wall Plan
(SCALE:- 1:100)

STATEMENT OF AREA

TOTAL AREA OF PLOT	303.26	M2
AREA UNDER ROAD WIDENING	0.00	M2
NET EFFECTIVE AREA OF PLOT	303.26	M2
PROPOSED COVERED AREA OF BUNGALOW	122.06	M2
COVERAGE CONSUMED	40.25	%
COVERAGE PERMISSIBLE	50.00	%

DETAIL OF AREA USED FLOOR WISE

FLOOR REFERENCE	USE	BUILT-UP AREA	DEDUCTION		NET FLOOR AREA
			STAIR	BALC.	
GROUND FLOOR	RESI	109.72	9.34	14.73	85.65
FIRST FLOOR	RESI	94.01	8.80	0.00	85.21
TOTAL	RESI	203.73	18.14	14.73	170.86

FLOOR AREA

GROUND FLOOR	85.65	M2
FIRST FLOOR	85.21	M2
TOTAL FLOOR AREA	170.86	M2
F.A.R CONSUMED	56.34	
FLOOR AREA PERMISSIBLE	242.61	M2
F.A.R PERMISSIBLE	80.00	

AREA CALCULATION FOR INFRASTRUCTURE TAX

PROPOSED BUILT-UP AREA	227.63	M2
LENGTH OF COMPOUND WALL	69.97	rm

NOTE :-
1. ALL DRAWING ARE AT 1:100 SCALE UNLESS MENTIONED OTHERWISE
2. ALL DIMENSIONS ARE IN METERS

TITLE :-
PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW , SWIMMING POOL AND COMPOUND WALL IN PLOT NO. 10 of SURVEY NO. 216/1 (PART-A) SITUATED AT PILERNE VILLAGE OF BARDEZ TALUKA GOA

OWNER'S NAME:- SUNFLOWER TRADEMART PRIVATE LIMITED

DRAWN BY: M de Souza SCALE: 1:100, 1:200 DATE: 18/09/2023

Owner name : SUNFLOWER TRADEMART PRIVATE LIMITED
Ref No: NOB/BA/PIL/2023/SEP/2567
Digitally signed by ZAIDEV RAMAKANT ALDONCAR
Date: 2023.09.19 11:23:30 +05'30'
Reason: Building plan approval
Location: BPAMS
i) If any information furnished by the applicant turns to be false subsequently his/her technical clearance shall be cancelled.



**Office of the Town Planner
North Goa District Office
Town and Country Planning Department
Government Building, Near Municipality Market, Mapusa Goa.**

Ref. :- NOR/BAR/PIL/2023-SEP/2561

Date:- 21-09-2023

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW, SWIMMING POOL AND COMPOUND WALL of Erect (New Construction) as per the enclosed approved plans in the property zoned as S2/R2 in Regional Plan for Goa 2021 situated at Pilerne Village, Bardez Taluka bearing Survey No./Subdivision No. 216/1-PART-A having Plot no.11 with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be affected in the approved plans/approved built spaces without prior permission of this Department.
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 application will not be entitled for any compensation.
3. This Technical Clearance 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 commencement and the completion of the work shall be notified to the licensing authority in writing in appropriate forms.
6. In case of any cutting of hilly or sloping land or filling of low-lying land is involved, prior permission of the Chief Town Planner (Land use) has to be obtained as per the provisions of Section 17(A) of the Goa Town and Country Planning Act 1974 before the commencement of works.
7. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before commencement of any development/ Construction.

8. The soak pit shall not be located within a distance of 15.00 mts from any existing well and similarly no well shall be constructed within 15 mts from existing Soak pit.
9. Completion order 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 effective plot boundary of the affected plot abutting the road and shall be connected to the main drain.
11. Adequate arrangement shall be made for the collection of garbage and its safe disposal to the satisfaction of the Village Panchayat/ Municipal Council/CCP as the case may be.
12. Adequate Utility space for transformer etc. should be provided within the plot area, if applicable.
13. The ownership of the property and the traditional access if any, passing through the property shall be verified by the Village Panchayat/ Municipal Council/CCP as the case may be before issue of construction license.
14. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing Authority before issuing the construction license.
15. As regards complaints, pertaining to encroachments, judicial orders/directive and other legal issues, the same may be verified and confirmed by the concerned Village Panchayat/ Municipal Council/CCP as the case may be before issuing license.
16. The area under road widening shall be deemed to be public road and shall not be enclosed/encroached upon. Affidavit/undertaking in this regard shall be sworn before the Village Panchayat/PWD/ Municipal Council/CCP as the case may be on stamp paper of Rs. 100/-.
17. The compound wall shall be constructed after leaving the road widening area as shown in the site plan. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
18. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80 mts and along the boundary abutting on a street upto a height of 1.50 mts only and which shall be of closed type up to a height of 90 cms. only and open type above that height.

19. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0 mts from the crown of the road for a length of 9.00 mts from the intersections corner of the plot on both sides of the plot.
20. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00 mts radius for roads upto 10.00 mts R/W and that of 5.00 mts radius for roads above 10.00 mts R/W.
21. This Technical Clearance is issued relying on the approved sub division plan/survey plan submitted to this office. In case of any boundary dispute/encroachment if any the same shall be resolved by the applicant with clear demarcation of the boundaries from Director of Settlement and Land record. This office will not be held responsible at any point of time as the said Technical Clearance is only from Planning point of view.
22. Plantation of Trees within the plot shall be carried out as per Regulation 18 of The Goa Land Development and Building Construction Regulation 2010. The same shall be verified by local body before issue of Occupancy Certificate.
23. Debris of the existing structure proposed for demolition/any other construction debris, shall be deposited in the area identified for the said purpose by the PWD and shall not be dumped in any other area.
24. Necessary dust mitigation measures shall be ensured during the construction and demolition the building by the developers.
25. Engineer who has issued the structural liability certificate shall be accountable along with project proponent for structural safety of the project / buildings.
26. Building shall be designed and constructed in accordance with Part IV of the Fire Protection of National Building Code of India .The provisions of firefighting requirements, arrangement & installation such as Fire escape staircase etc. shall be mandatory for all building as per part IV of Fire Protection Act and NOC from Fire Department shall be obtained.
27. This Development Permission shall not in any way construed to be a document conforming any or all the following: a) Title or interest of the holder of the permission to the relevant land or building or both. b) Boundaries of the relevant site for which permission has been obtained; or c) Any easement thereon or there from. d) Structural or Engineering safety or the workmanship of the proposed development.
28. Applicant shall plant one tree for every 100.00 m² of area developed, land scaping on open spaces / tree plantation along roads and in developed plots

Notes:

- a. Pursuant to this office assessment order No. dated 19-10-2023 the applicant has paid Infrastructure Tax for an amount of 68106.00 (sixty-eight Thousand one Hundred and six) vide challan no.202300753337 dated 17-10-2023.
- b. This order is issued with reference to the application Dated 21-09-2023 from Sunflower Trademart Private Limited.
- c. 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

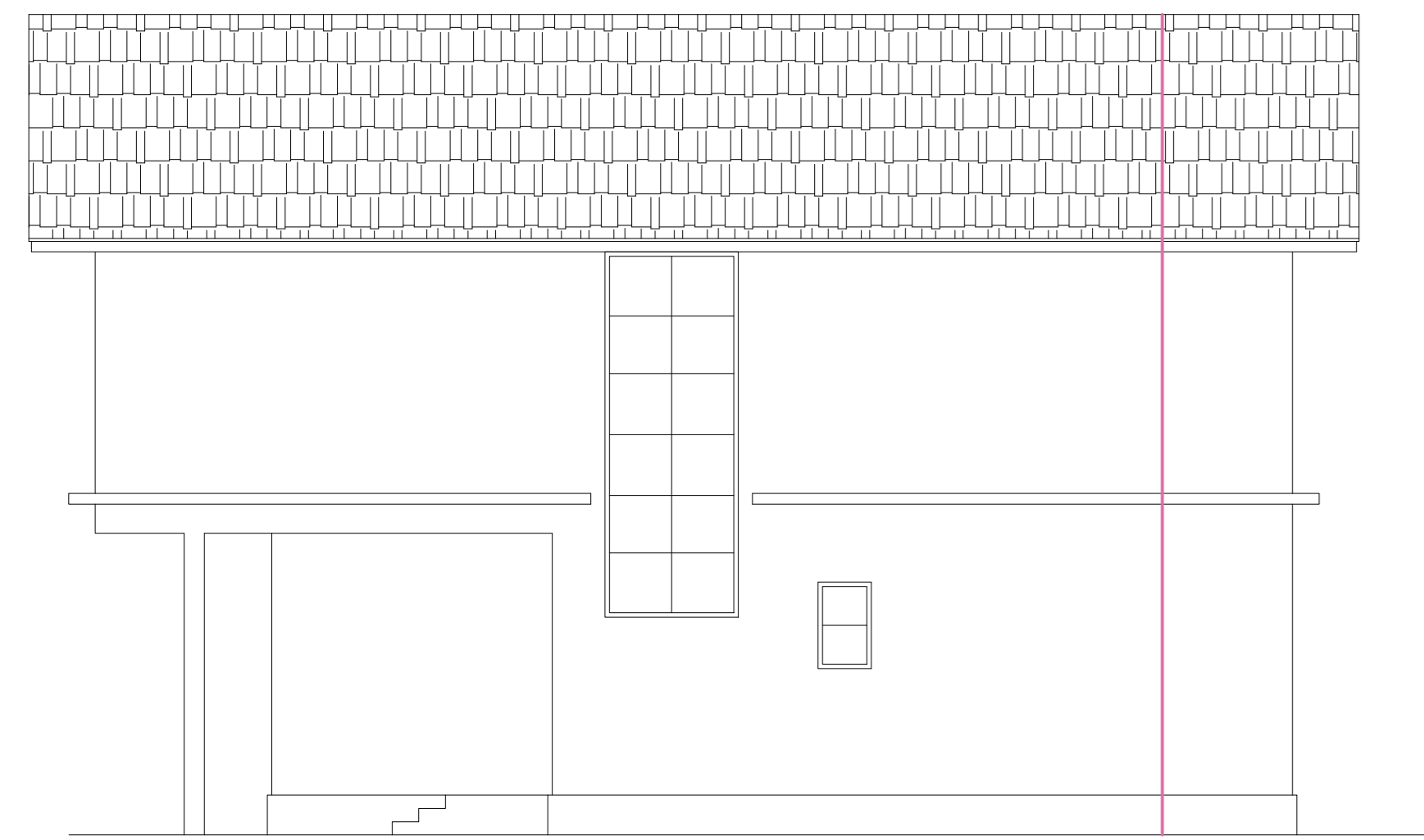
To,
Sunflower Trademart Private
Limited,
Sun Flower Trademart Pvt Ltd
C/O Suraj Morajkar
Near Saipem Sport Club
Saipem Candolim
Bardez - Goa
403115

Shri..Zaidev Aldonkar
Dy. Town Planner

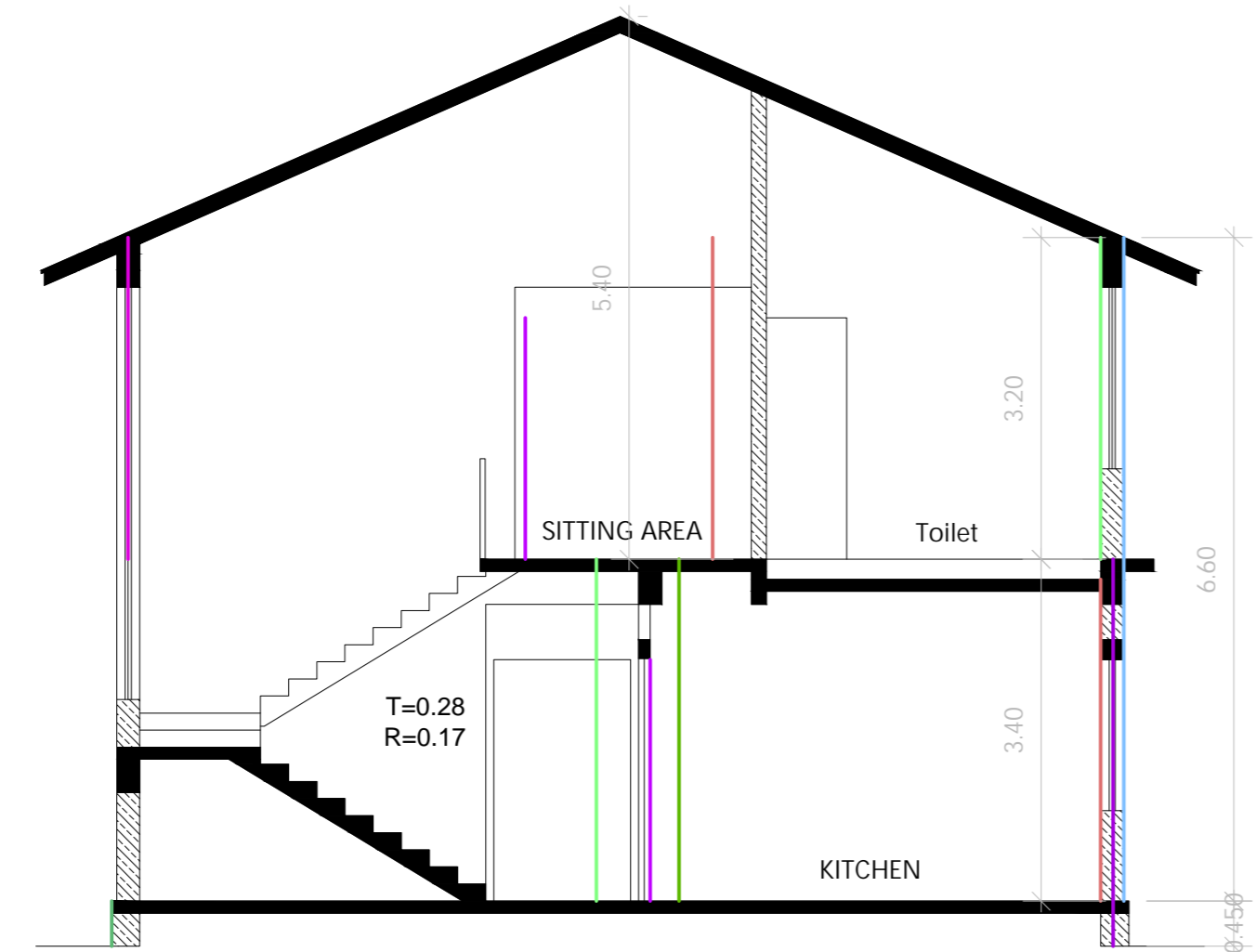
Copy to:-

The Sarpanch/Secretary,
Village Panchayat,
Pilerne-Marra Panchayat,
Bardez-Goa.

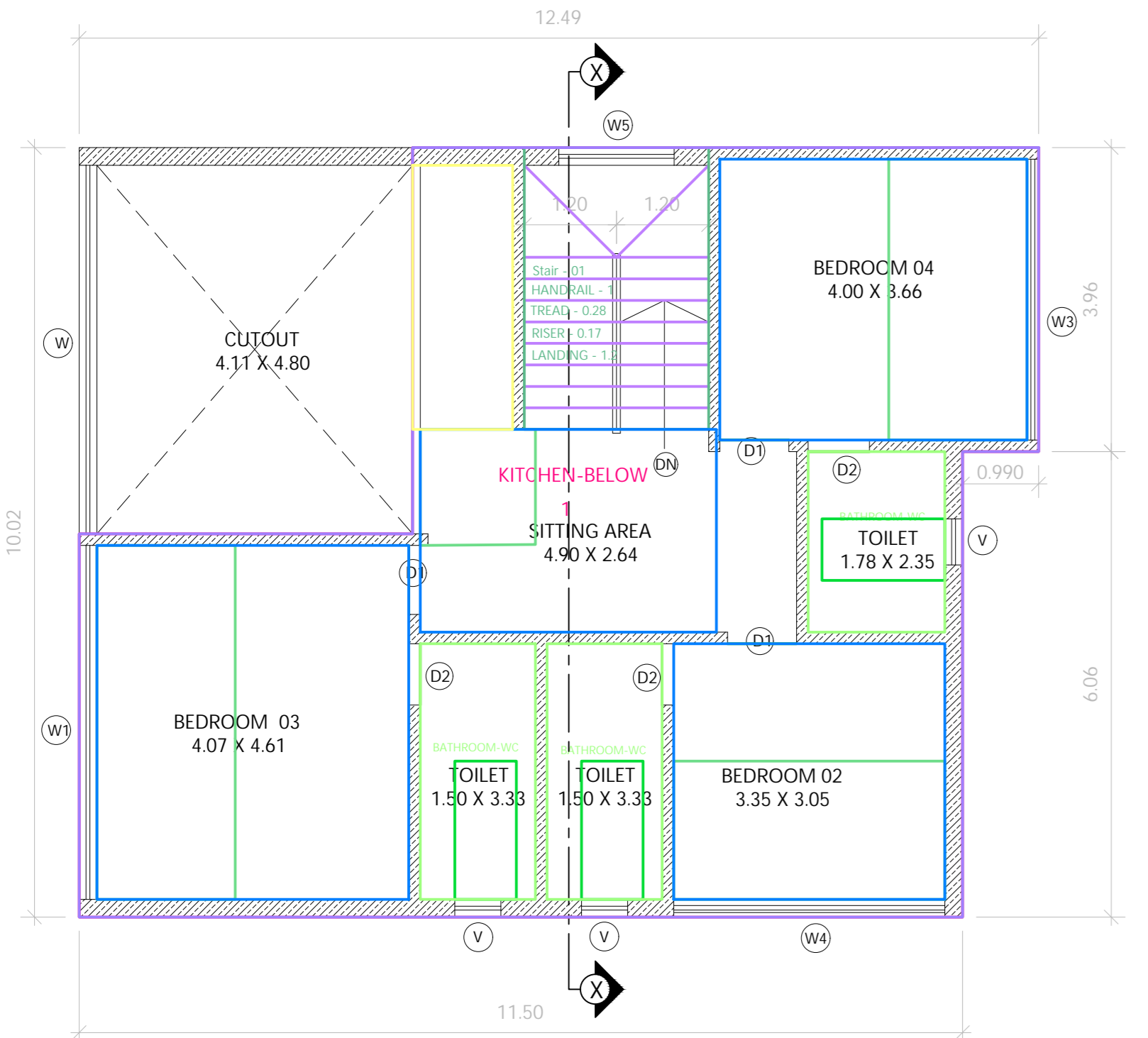
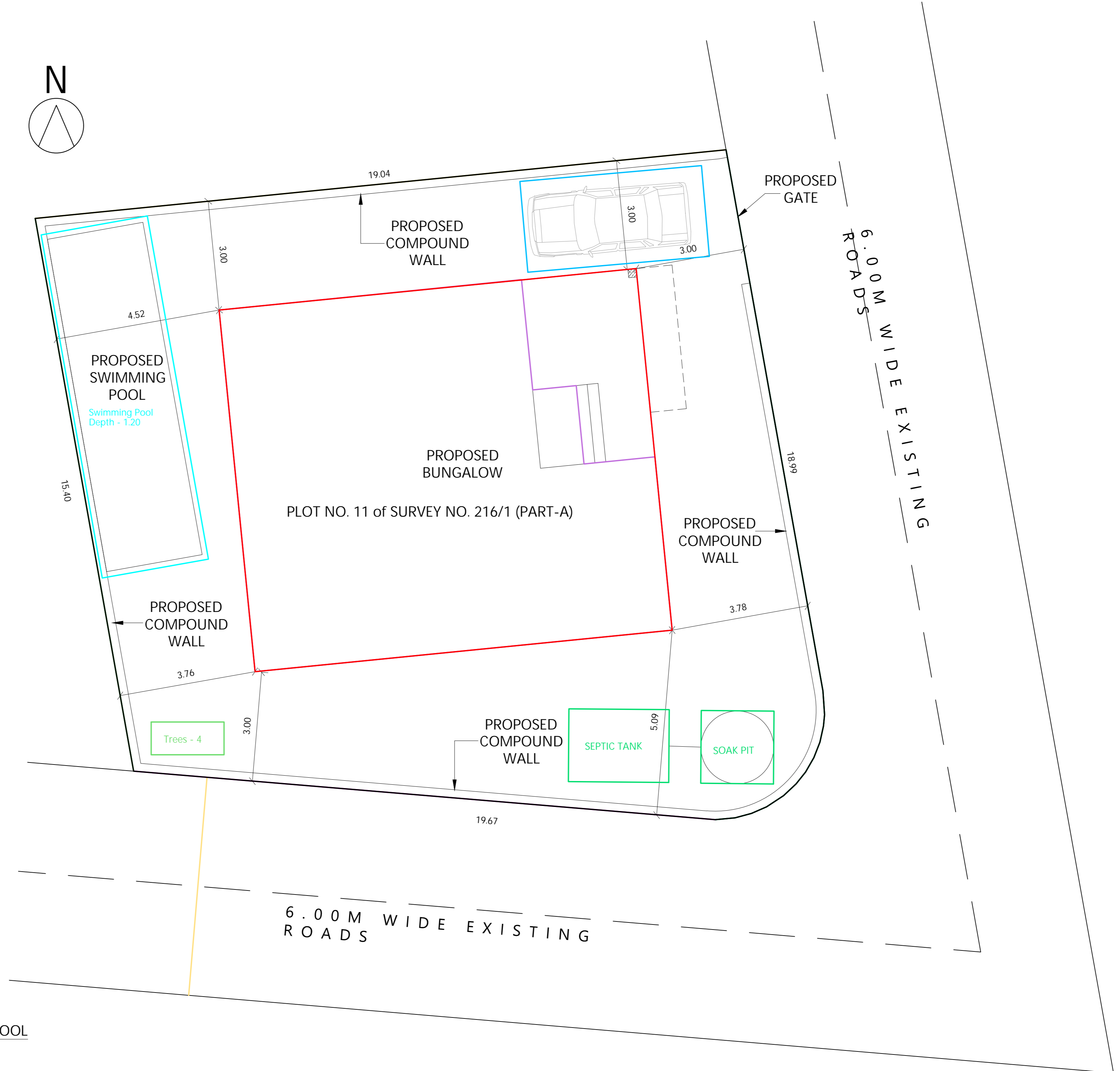
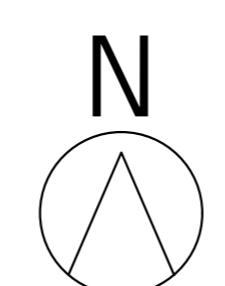
Digitally signed by ZAIDEV RAMAKANT
ALDONCAR
Date: 2023.10.19 11:50:41 +05:30
Reason: Building plan approval
Location: BPAMS



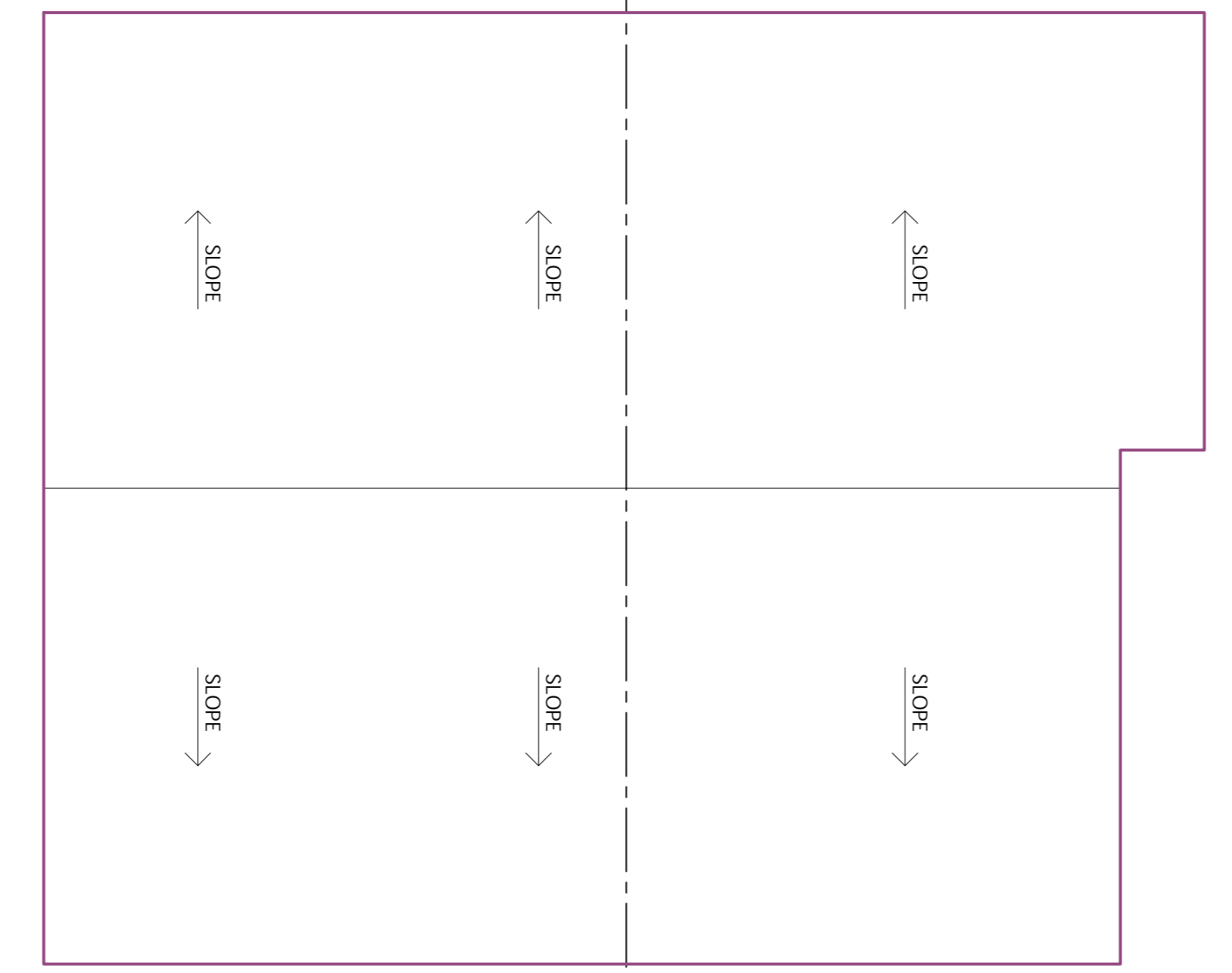
FRONT ELEVATION
(SCALE :- 1: 100)



SECTION -XX
(SCALE :- 1: 100)



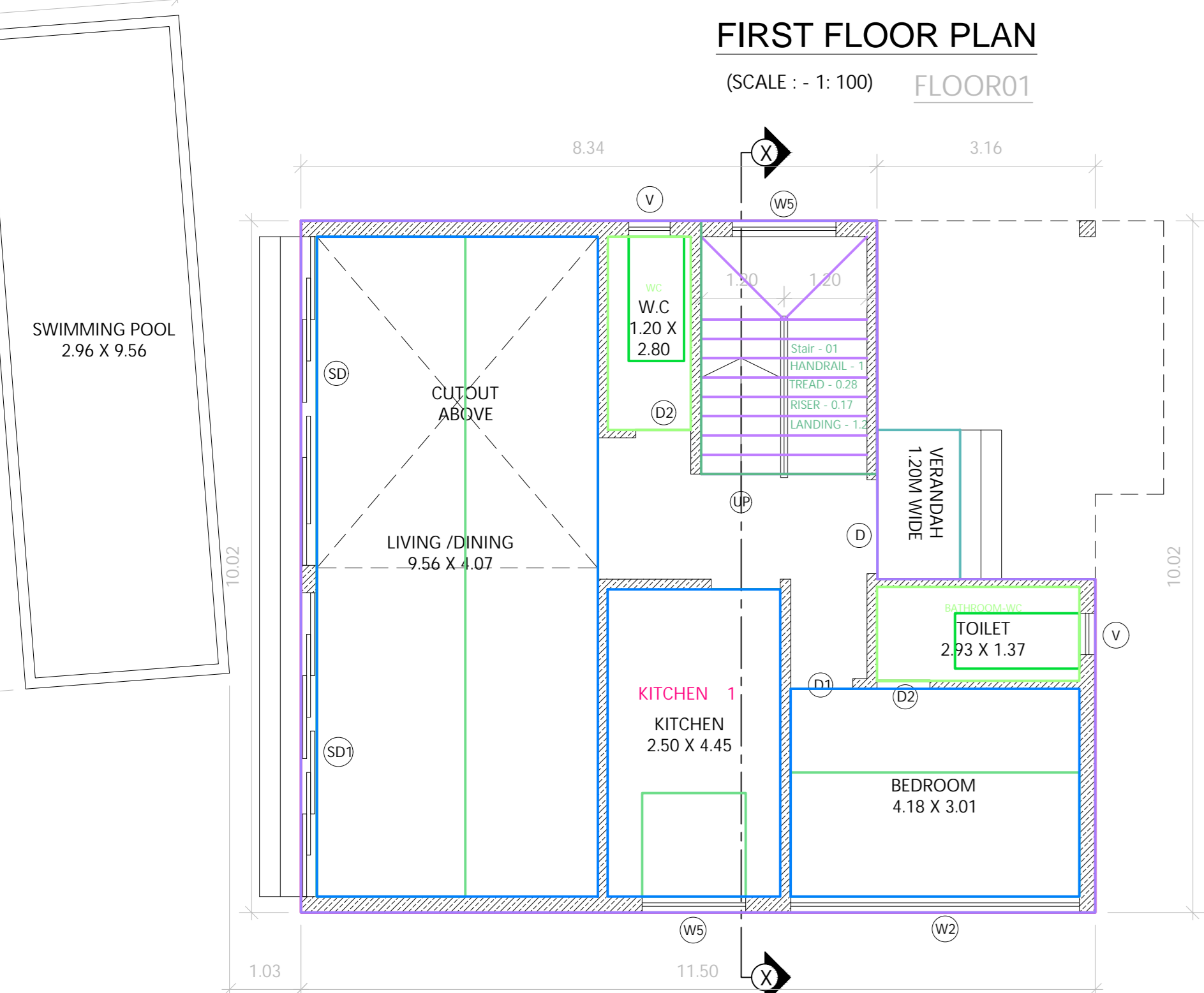
FIRST FLOOR PLAN
(SCALE :- 1: 100)



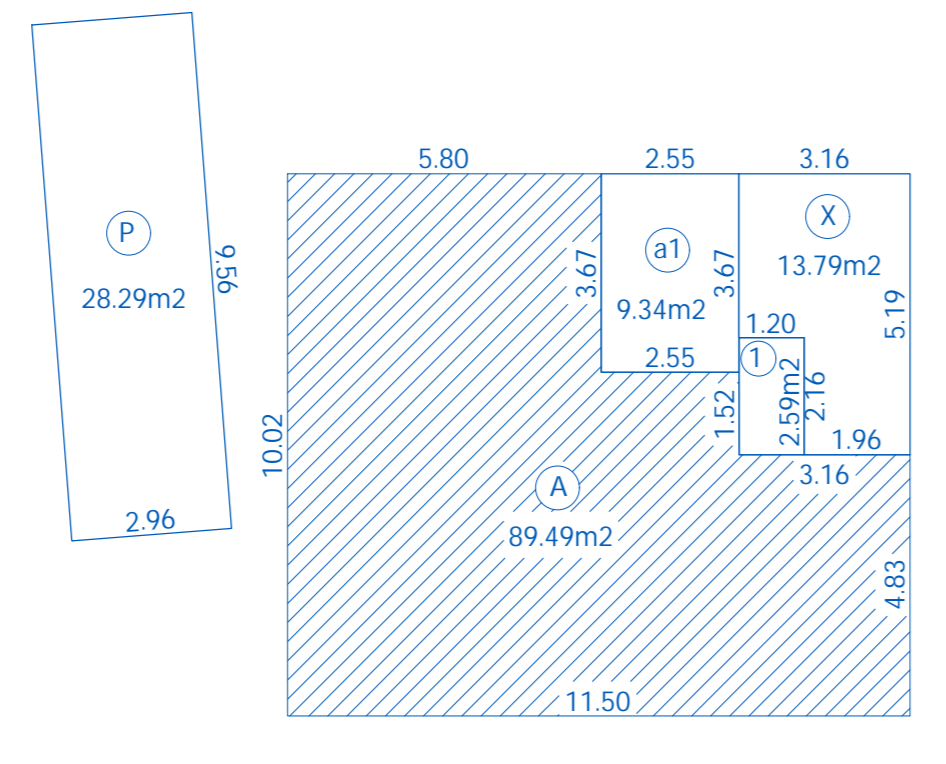
ROOF PLAN
FLOOR-TERRACE
(SCALE :- 1: 100)



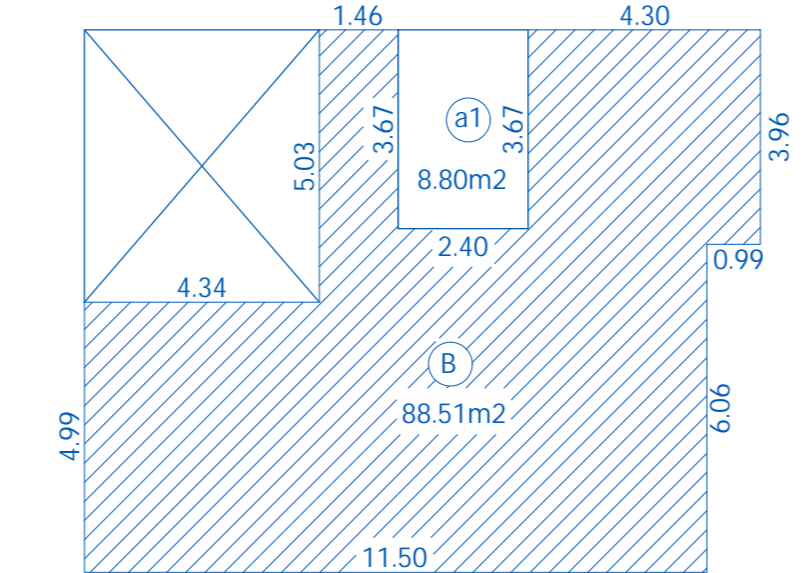
CROSS SECTION OF SWIMMING POOL
(SCALE:- 1:100)



GROUND FLOOR PLAN
(SCALE :- 1: 100)



GROUND FLOOR AREA DIAGRAM
(SCALE:- 1:200)
GROUND FLOOR AREA CALCULATION
COVERED AREA = 115.21m² (A+a1+1+A)
BUILT-UP AREA = 101.42m² (A+a1+1)
AREA FREE OF F.A.R
STAIRCASE = 9.34m² (a1)
BALCONY = 2.59m² (1)
NET FLOOR AREA = 89.49m² (A)
AREA FOR INFRASTRUCTURE TAX = 129.71m² (A+a1+1+P)

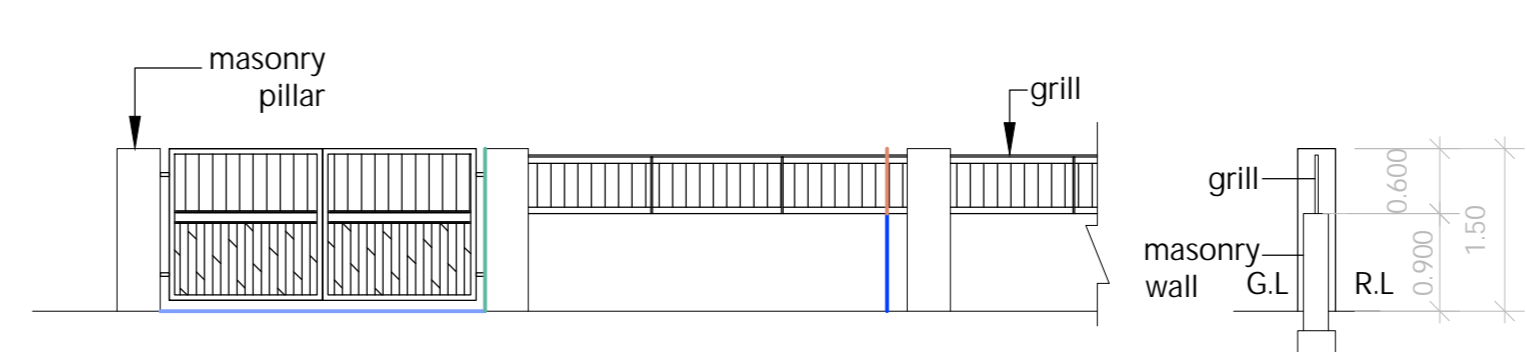


FIRST FLOOR AREA DIAGRAM
(SCALE:- 1:200)
FIRST FLOOR AREA CALCULATION
BUILT-UP AREA = 97.31m² (B+a1)
AREA FREE OF F.A.R
STAIRCASE = 8.80m² (a1)
NET FLOOR AREA = 88.51m² (B)
AREA FOR INFRASTRUCTURE TAX = 97.31m² (B+a1)

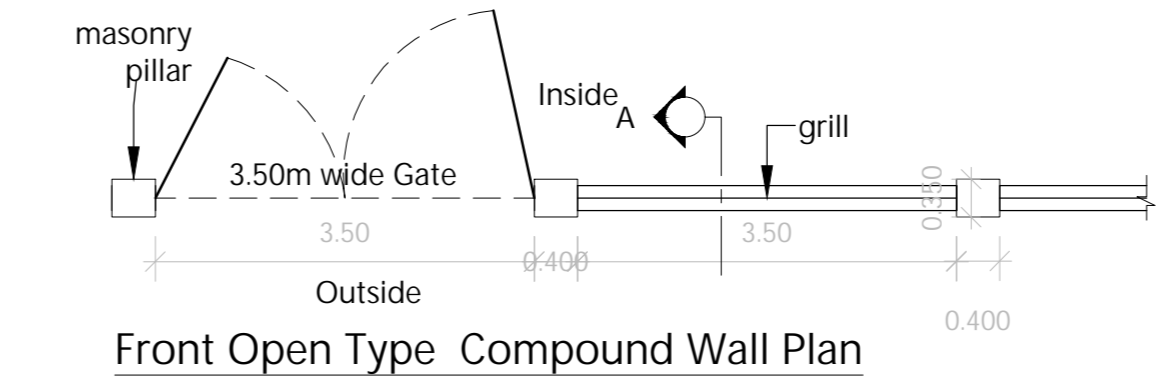
SCHEDULE OF OPENING

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D1	0.90	2.15
D2	0.80	2.15
SD	4.40	1.50
SD1	4.76	1.50
W	4.80	1.50
W1	4.25	1.50
W2	4.18	1.50
W3	3.66	1.50
W4	1.50	1.50
V1	0.60	1.20

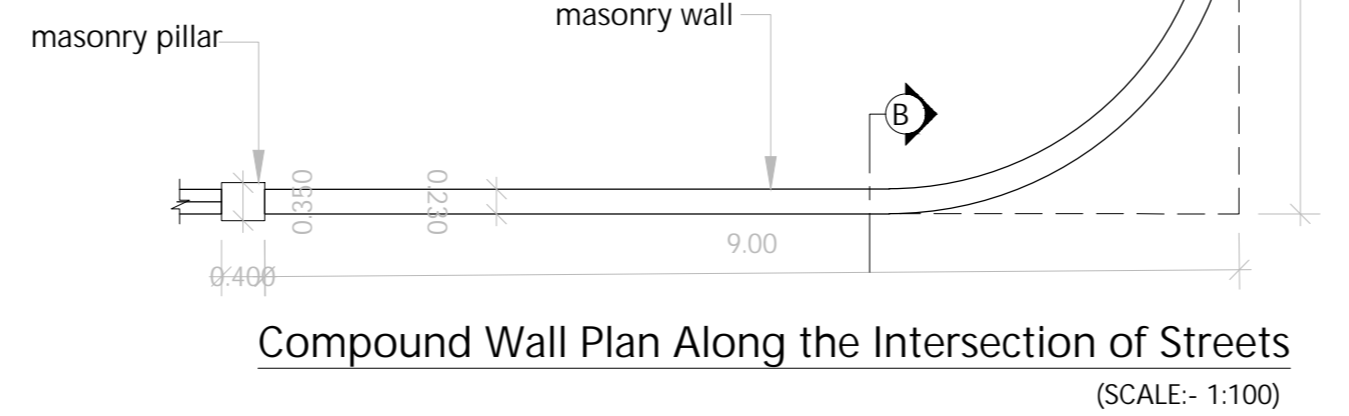
SITE PLAN
(SCALE :- 1: 100)



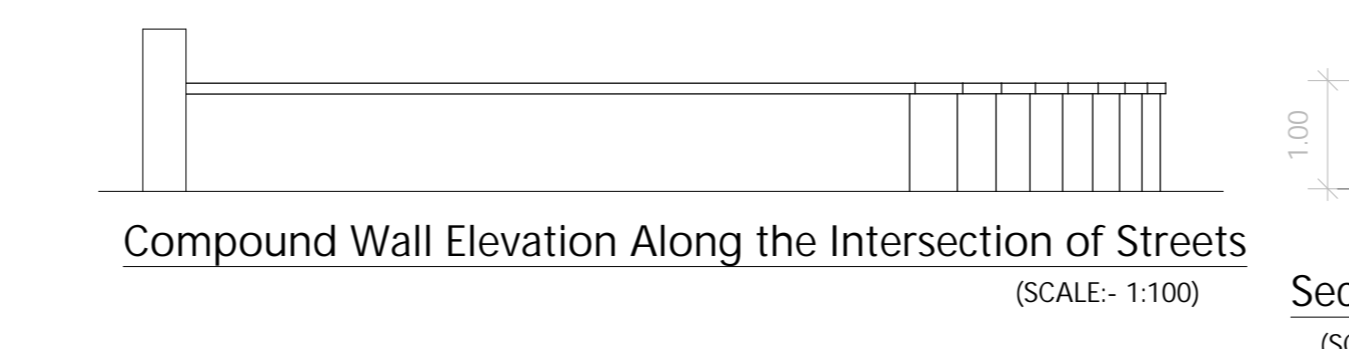
Front Open Type Compound Wall
Elevation
(SCALE:- 1:100)



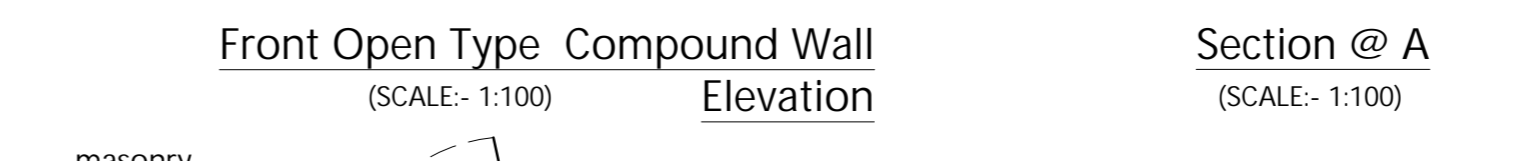
Front Open Type Compound Wall Plan
(SCALE:- 1:100)



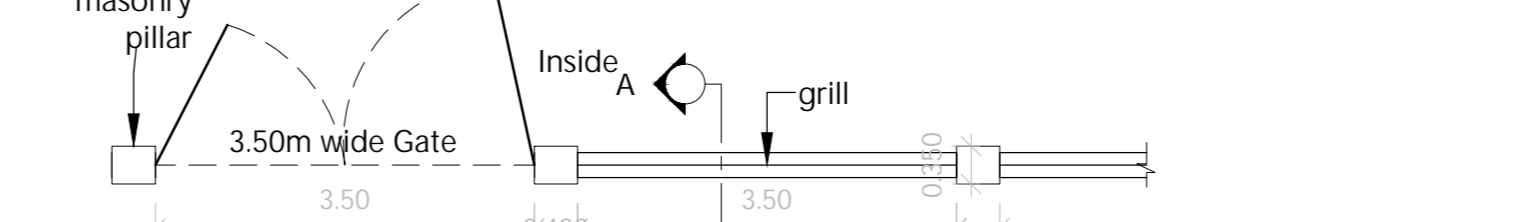
Compound Wall Plan Along the Intersection of Streets
(SCALE:- 1:100)



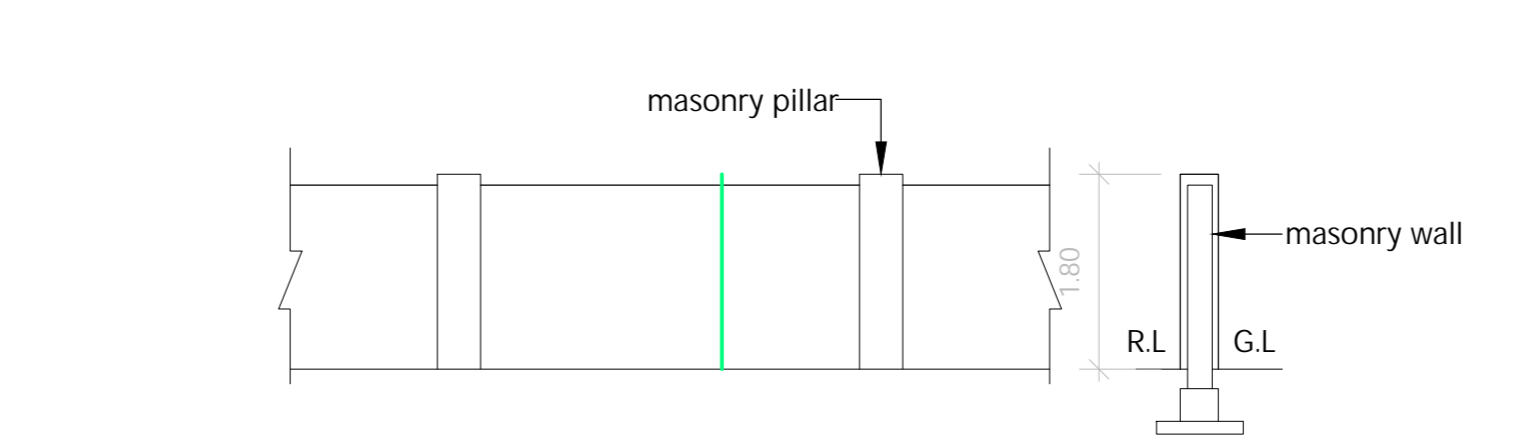
Compound Wall Elevation Along the Intersection of Streets
(SCALE:- 1:100)



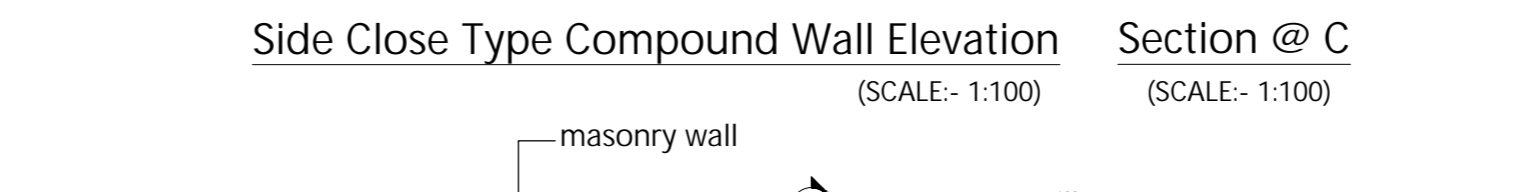
Section @ A
(SCALE:- 1:100)



Side Close Type Compound Wall Elevation
(SCALE:- 1:100)



Section @ C
(SCALE:- 1:100)



Side Close Type Compound Wall Plan
(SCALE:- 1:100)

STATEMENT OF AREA

TOTAL AREA OF PLOT	323.15	M2
AREA UNDER ROAD WIDENING	0.00	M2
NET EFFECTIVE AREA OF PLOT	323.15	M2
PROPOSED COVERED AREA OF BUNGALOW	115.21	M2
COVERAGE CONSUMED	35.65	%
COVERAGE PERMISSIBLE	40.00	%

DETAIL OF AREA USED FLOOR WISE

FLOOR REFERENCE	USE	BUILT-UP AREA	DEDUCTION		NET FLOOR AREA
			STAIR	BALC.	
GROUND FLOOR	RESI	101.42	9.34	2.59	89.49
FIRST FLOOR	RESI	97.31	8.80	0.00	88.51
TOTAL	RESI	198.73	18.14	2.59	178.00

FLOOR AREA

GROUND FLOOR	89.49	M2
FIRST FLOOR	88.51	M2
TOTAL FLOOR AREA	178.00	M2
F.A.R CONSUMED	55.08	
FLOOR AREA PERMISSIBLE	258.52	M2
F.A.R PERMISSIBLE	80.00	

AREA CALCULATION FOR INFRASTRUCTURE TAX

PROPOSED BUILT-UP AREA	227.02	M2
LENGTH OF COMPOUND WALL	73.10	rm

NOTE :-
1. ALL DRAWING ARE AT 1:100 SCALE UNLESS MENTIONED OTHERWISE
2. ALL DIMENSIONS ARE IN METERS

TITLE :-
PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW , SWIMMING POOL AND COMPOUND WALL IN PLOT NO. 11 of SURVEY NO. 216/1 (PART-A) SITUATED AT PILERNE VILLAGE OF BARDEZ TALUKA GOA

OWNER'S NAME:- SUNFLOWER TRADEMART PRIVATE LIMITED

DRAWN BY: M de Souza SCALE: 1:100, 1:200 DATE: 15/09/2023

Owner name : SUNFLOWER TRADEMART PRIVATE LIMITED
Ref No: NOB/BAR/PL/2023/SE/0561
Digitally signed by ZAIDEV RAMAKANT ALDONCAR
Date: 2023.09.19 11:24:11 +05'30'
Reason: Building plan approval
Location: BPAMS
i) If any information furnished by the applicant turns to be false subsequently his/her technical clearance is liable to be cancelled.



**Office of the Town Planner
North Goa District Office
Town and Country Planning Department
Government Building, Near Municipality Market, Mapusa Goa.**

Ref. :- NOR/BAR/PIL/2023-SEP/2565

Date:- 21-09-2023

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW, SWIMMING POOL AND COMPOUND WALL of Erect (New Construction) as per the enclosed approved plans in the property zoned as S2/R2 in Regional Plan for Goa 2021 situated at Pilerne Village, Bardez Taluka bearing Survey No./Subdivision No. 216/1-PART-A having Plot no.12 with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be affected in the approved plans/approved built spaces without prior permission of this Department.
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 application will not be entitled for any compensation.
3. This Technical Clearance 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 commencement and the completion of the work shall be notified to the licensing authority in writing in appropriate forms.
6. In case of any cutting of hilly or sloping land or filling of low-lying land is involved, prior permission of the Chief Town Planner (Land use) has to be obtained as per the provisions of Section 17(A) of the Goa Town and Country Planning Act 1974 before the commencement of works.
7. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before commencement of any development/ Construction.

8. The soak pit shall not be located within a distance of 15.00 mts from any existing well and similarly no well shall be constructed within 15 mts from existing Soak pit.
9. Completion order 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 effective plot boundary of the affected plot abutting the road and shall be connected to the main drain.
11. Adequate arrangement shall be made for the collection of garbage and its safe disposal to the satisfaction of the Village Panchayat/ Municipal Council/CCP as the case may be.
12. Adequate Utility space for transformer etc. should be provided within the plot area, if applicable.
13. The ownership of the property and the traditional access if any, passing through the property shall be verified by the Village Panchayat/ Municipal Council/CCP as the case may be before issue of construction license.
14. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing Authority before issuing the construction license.
15. As regards complaints, pertaining to encroachments, judicial orders/directive and other legal issues, the same may be verified and confirmed by the concerned Village Panchayat/ Municipal Council/CCP as the case may be before issuing license.
16. The area under road widening shall be deemed to be public road and shall not be enclosed/encroached upon. Affidavit/undertaking in this regard shall be sworn before the Village Panchayat/PWD/ Municipal Council/CCP as the case may be on stamp paper of Rs. 100/-.
17. The compound wall shall be constructed after leaving the road widening area as shown in the site plan. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
18. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80 mts and along the boundary abutting on a street upto a height of 1.50 mts only and which shall be of closed type up to a height of 90 cms. only and open type above that height.

19. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0 mts from the crown of the road for a length of 9.00 mts from the intersections corner of the plot on both sides of the plot.
20. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00 mts radius for roads upto 10.00 mts R/W and that of 5.00 mts radius for roads above 10.00 mts R/W.
21. This Technical Clearance is issued relying on the approved sub division plan/survey plan submitted to this office. In case of any boundary dispute/encroachment if any the same shall be resolved by the applicant with clear demarcation of the boundaries from Director of Settlement and Land record. This office will not be held responsible at any point of time as the said Technical Clearance is only from Planning point of view.
22. Plantation of Trees within the plot shall be carried out as per Regulation 18 of The Goa Land Development and Building Construction Regulation 2010. The same shall be verified by local body before issue of Occupancy Certificate.
23. Debris of the existing structure proposed for demolition/any other construction debris, shall be deposited in the area identified for the said purpose by the PWD and shall not be dumped in any other area.
24. Necessary dust mitigation measures shall be ensured during the construction and demolition the building by the developers.
25. Engineer who has issued the structural liability certificate shall be accountable along with project proponent for structural safety of the project / buildings.
26. Building shall be designed and constructed in accordance with Part IV of the Fire Protection of National Building Code of India .The provisions of firefighting requirements, arrangement & installation such as Fire escape staircase etc. shall be mandatory for all building as per part IV of Fire Protection Act and NOC from Fire Department shall be obtained.
27. This Development Permission shall not in any way construed to be a document conforming any or all the following: a) Title or interest of the holder of the permission to the relevant land or building or both. b) Boundaries of the relevant site for which permission has been obtained; or c) Any easement thereon or there from. d) Structural or Engineering safety or the workmanship of the proposed development.
28. Applicant shall plant one tree for every 100.00 m² of area developed, land scaping on open spaces / tree plantation along roads and in developed plots

Notes:

- a. Pursuant to this office assessment order No. dated 19-10-2023 the applicant has paid Infrastructure Tax for an amount of 89928.00 (eighty-nine Thousand nine Hundred and twenty-eight) vide challan no.202300754011 dated 17-10-2023.
- b. This order is issued with reference to the application Dated 21-09-2023 from Sunflower Trademart Private Limited.
- c. 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

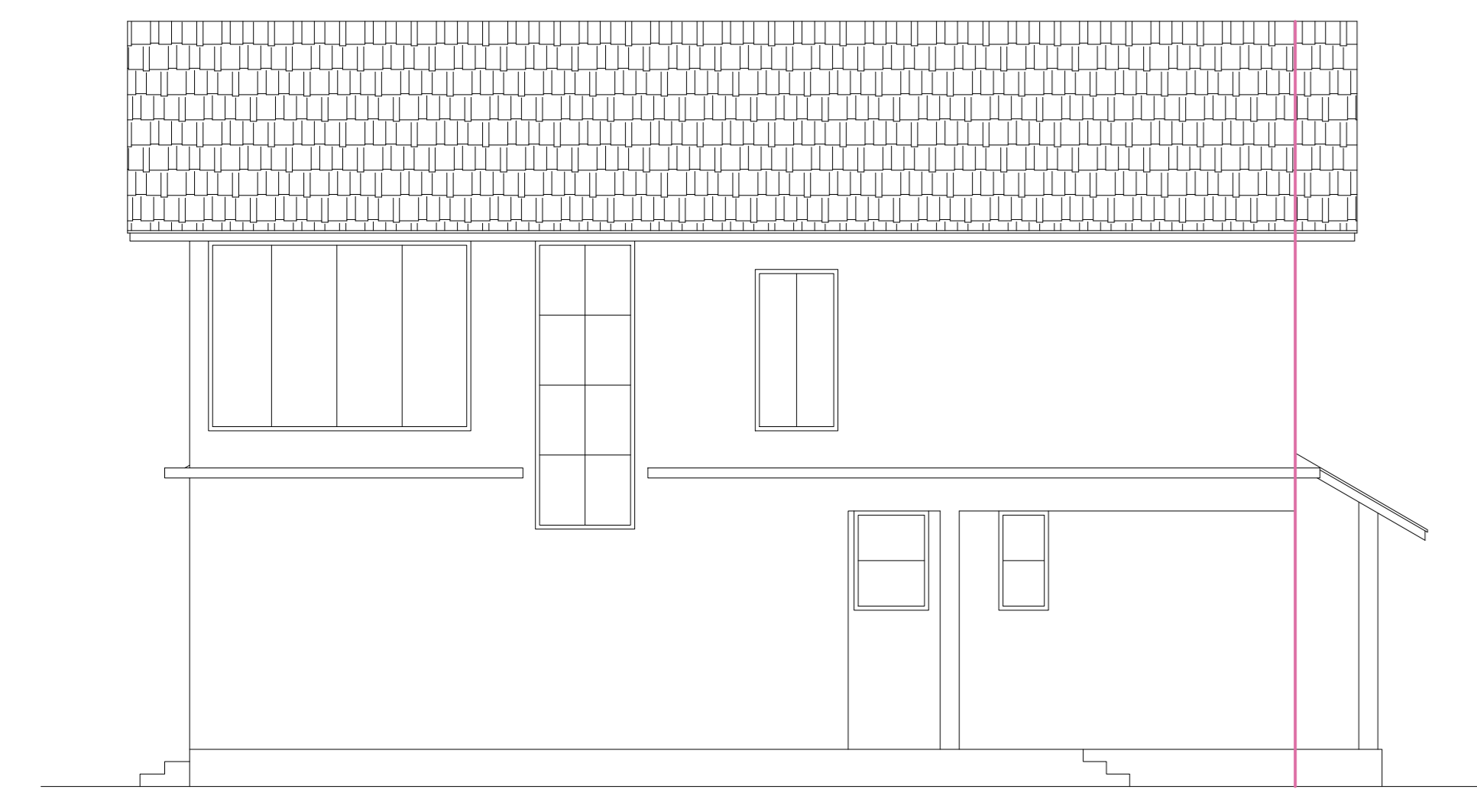
To,
Sunflower Trademart Private
Limited,
Sun Flower Trademart Pvt Ltd
C/O Suraj Morajkar
Near Saipem Sport Club
Saipem Candolim
Bardez - Goa
403115

Shri..Zaidev Aldonkar
Dy. Town Planner

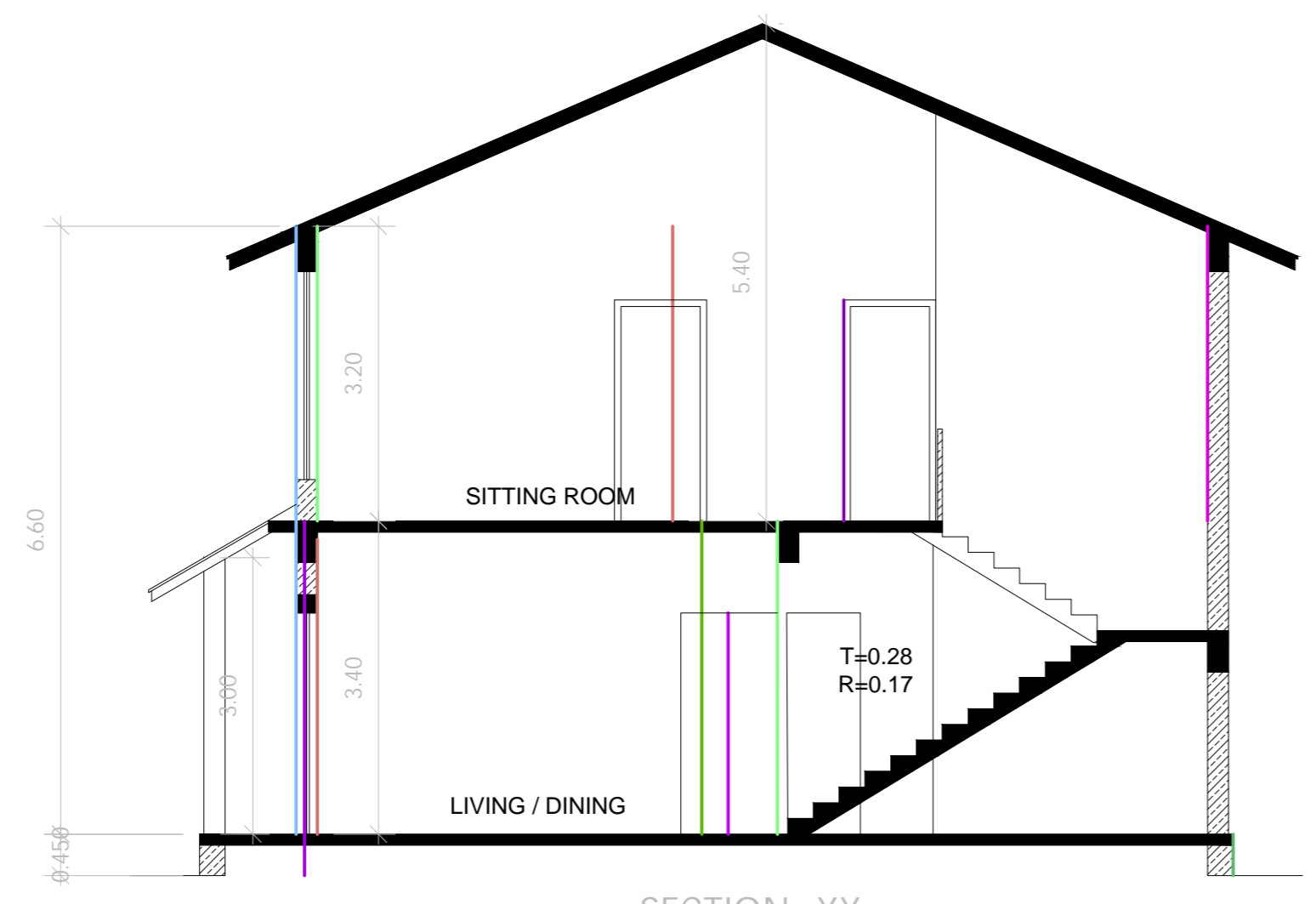
Copy to:-

The Sarpanch/Secretary,
Village Panchayat,
Pilerne-Marra Panchayat,
Bardez-Goa.

Digitally signed by ZAIDEV RAMAKANT
ALDONCAR
Date: 2023.10.19 11:41:34 +05:30
Reason: Building plan approval
Location: BPAMS



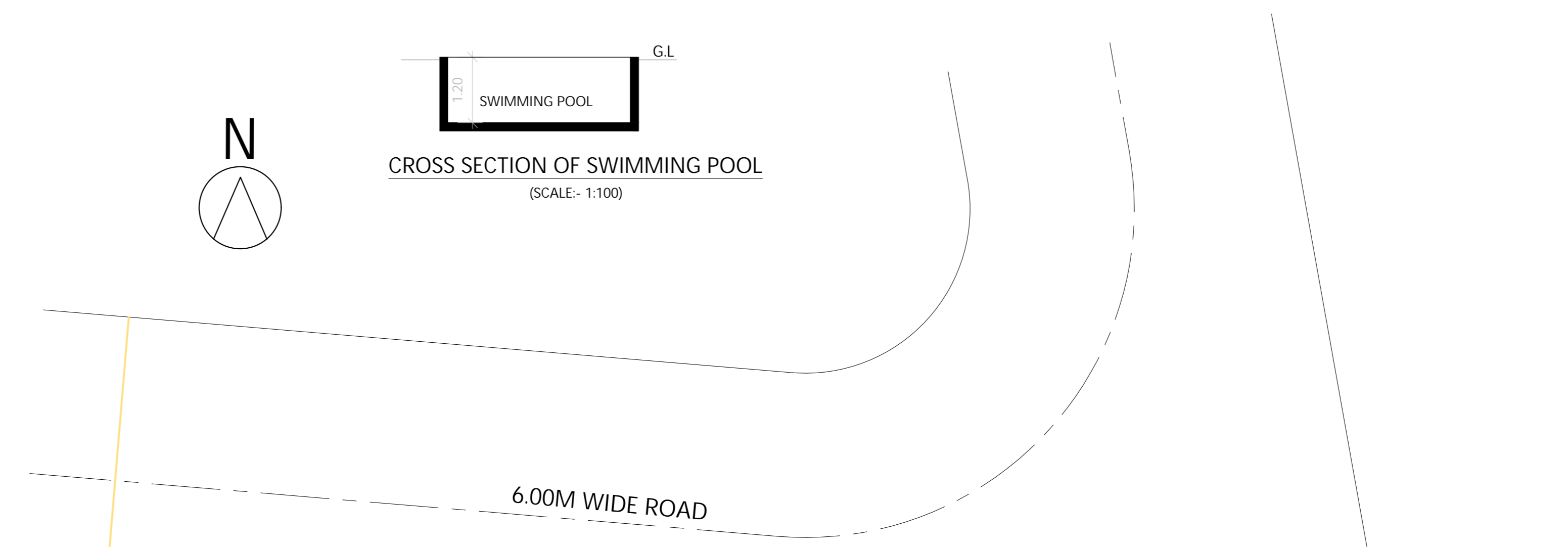
FRONT ELEVATION



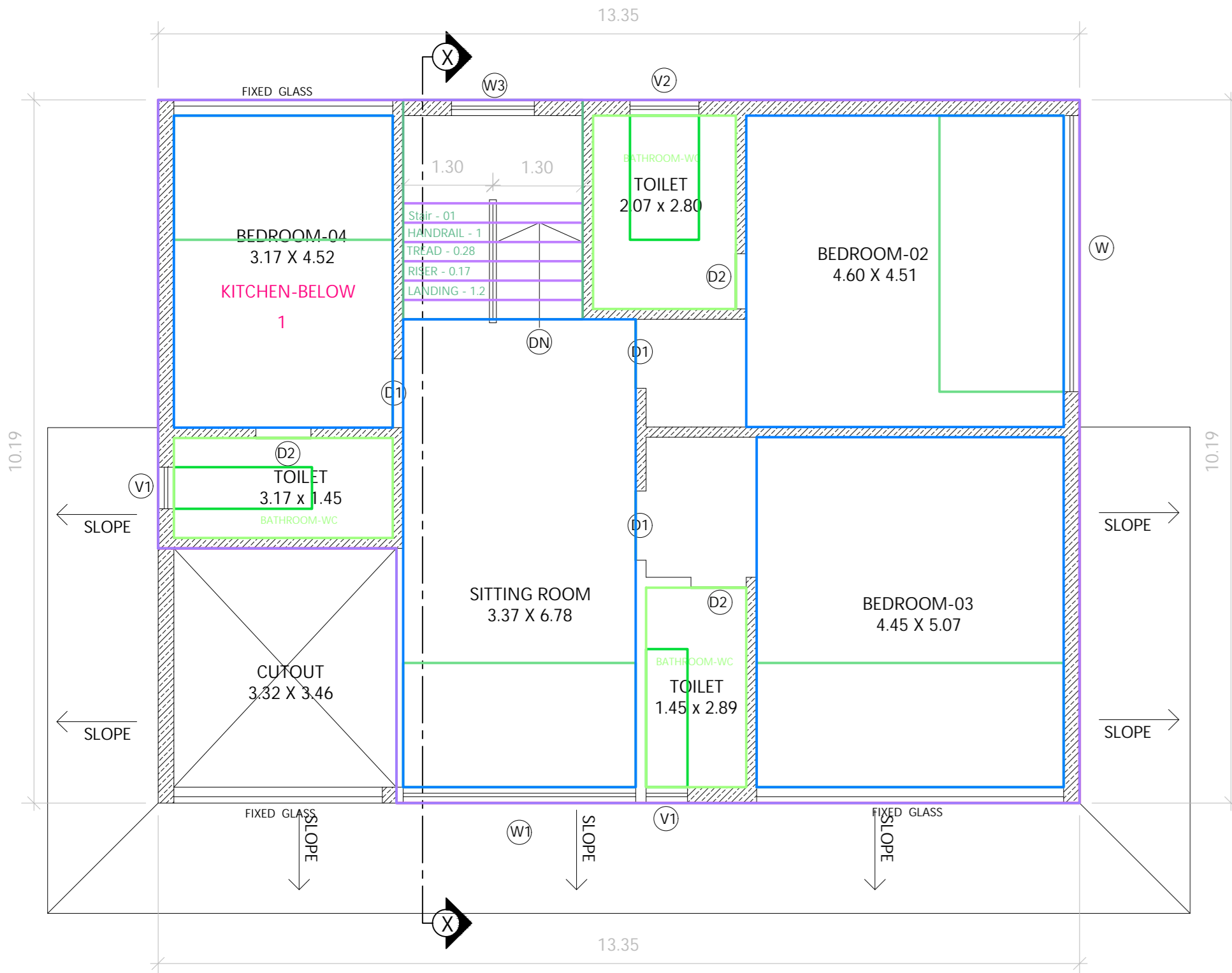
SECTION -XX

SCHEDULE OF OPENING

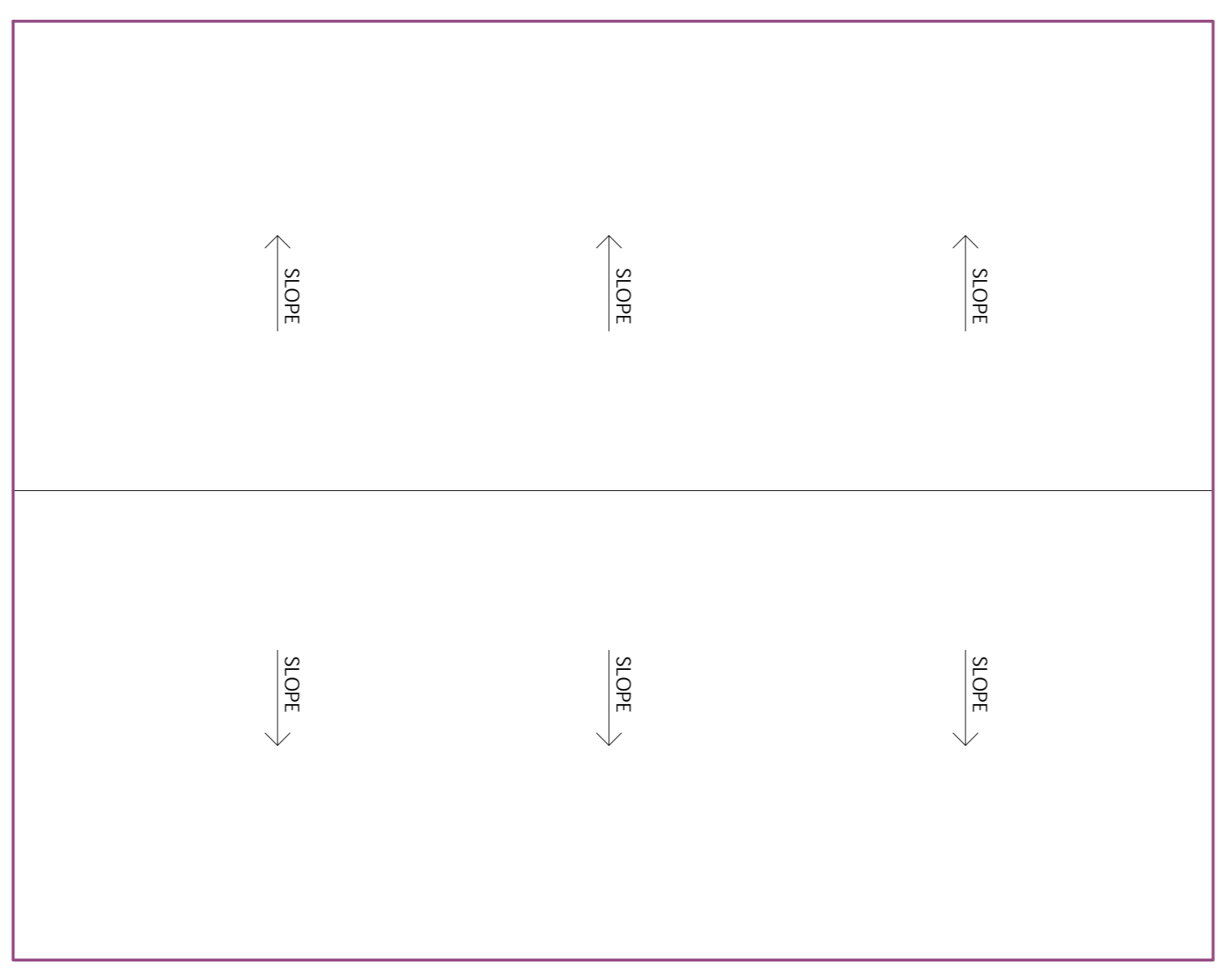
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D2	0.80	2.15
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SD1	5.00	1.50
SD2	3.13	1.50
W	4.00	1.50
W1	3.37	1.50
W2	3.07	1.50
W3	1.20	1.20
W4	1.50	1.20
W5	1.00	1.20
W6	0.90	1.20
V1	0.60	1.20
V2	1.00	1.20



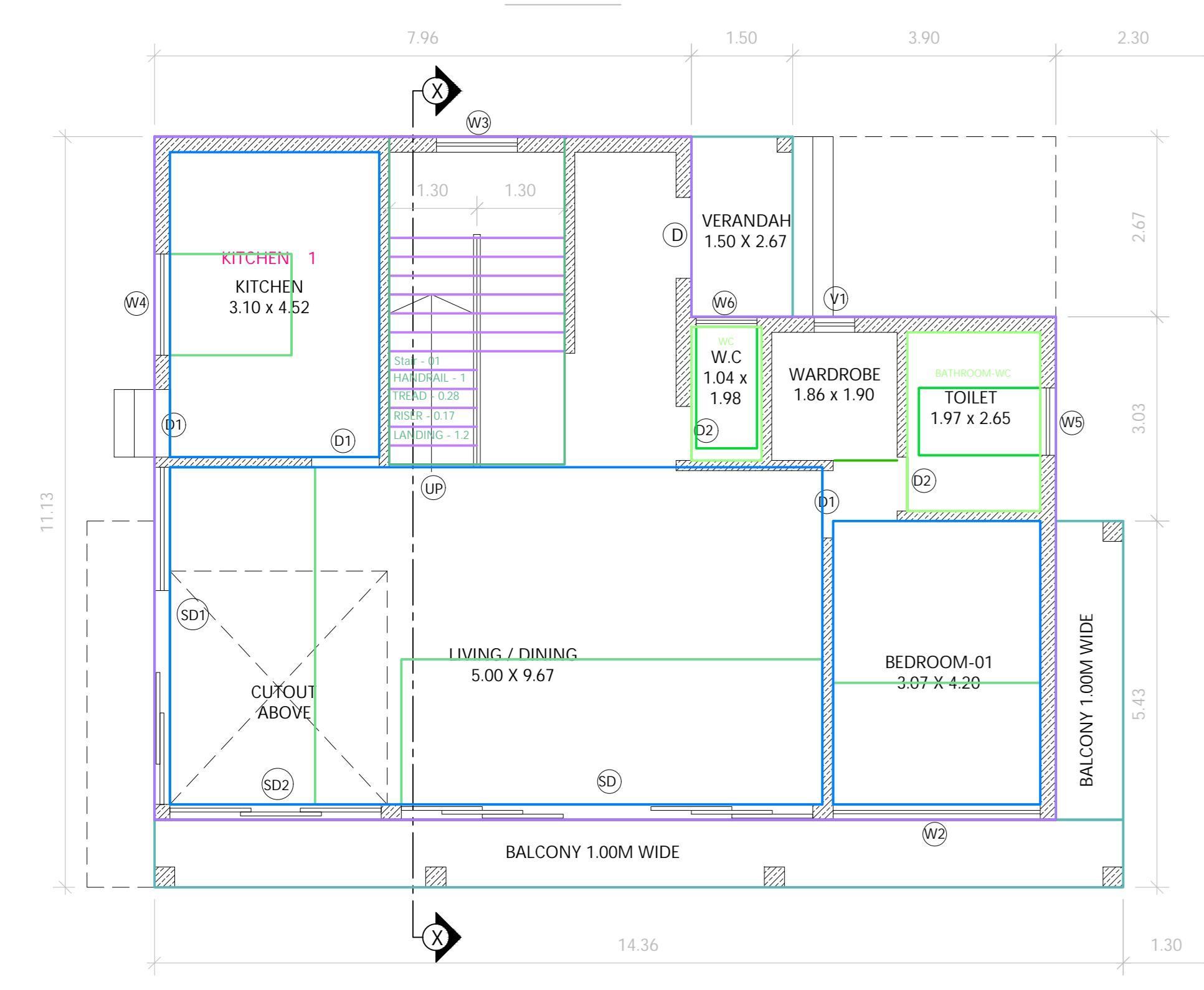
CROSS SECTION OF SWIMMING POOL (SCALE:- 1:100)



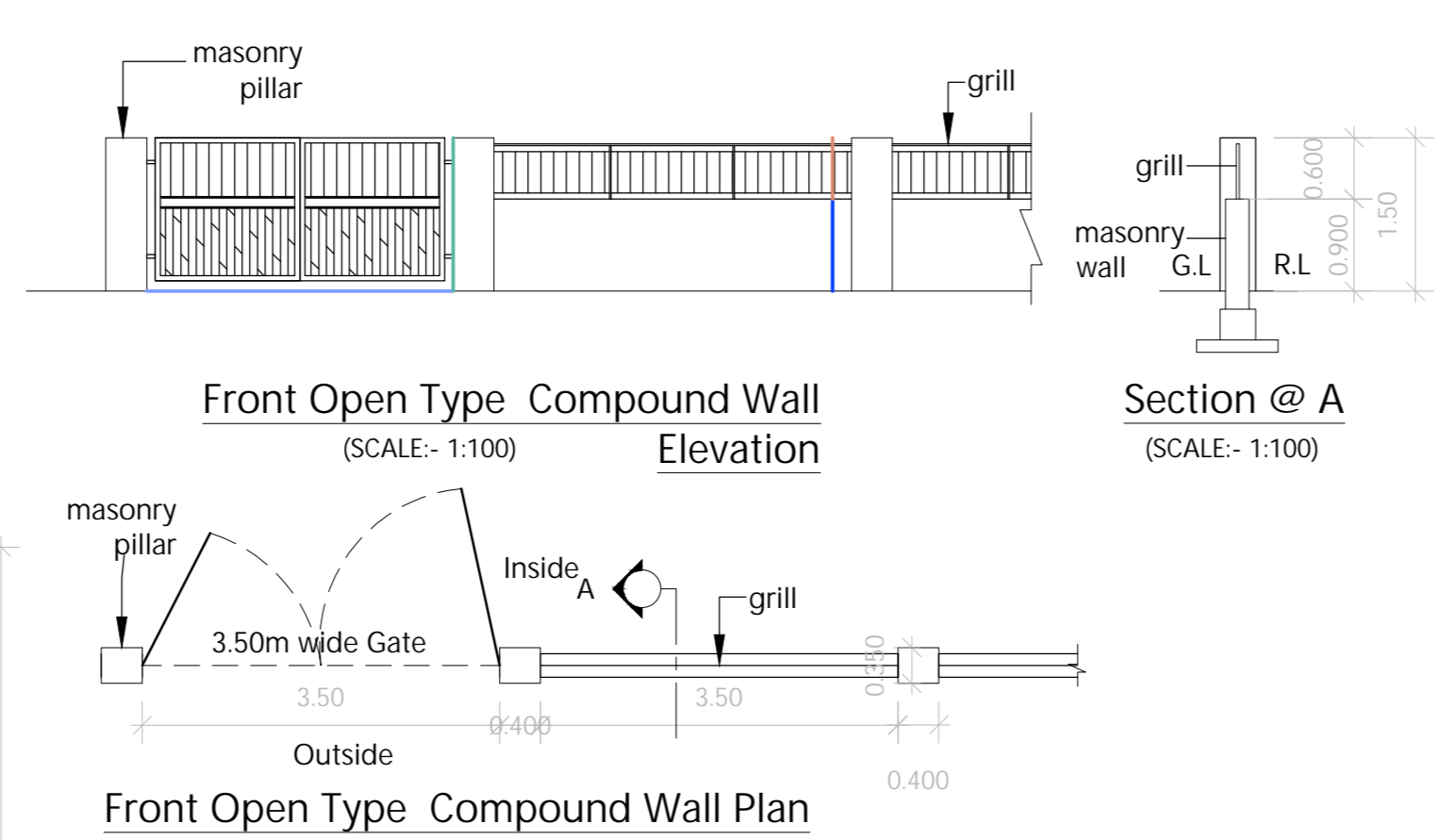
FIRST FLOOR PLAN FLOOR01



ROOF PLAN FLOOR-TERRACE

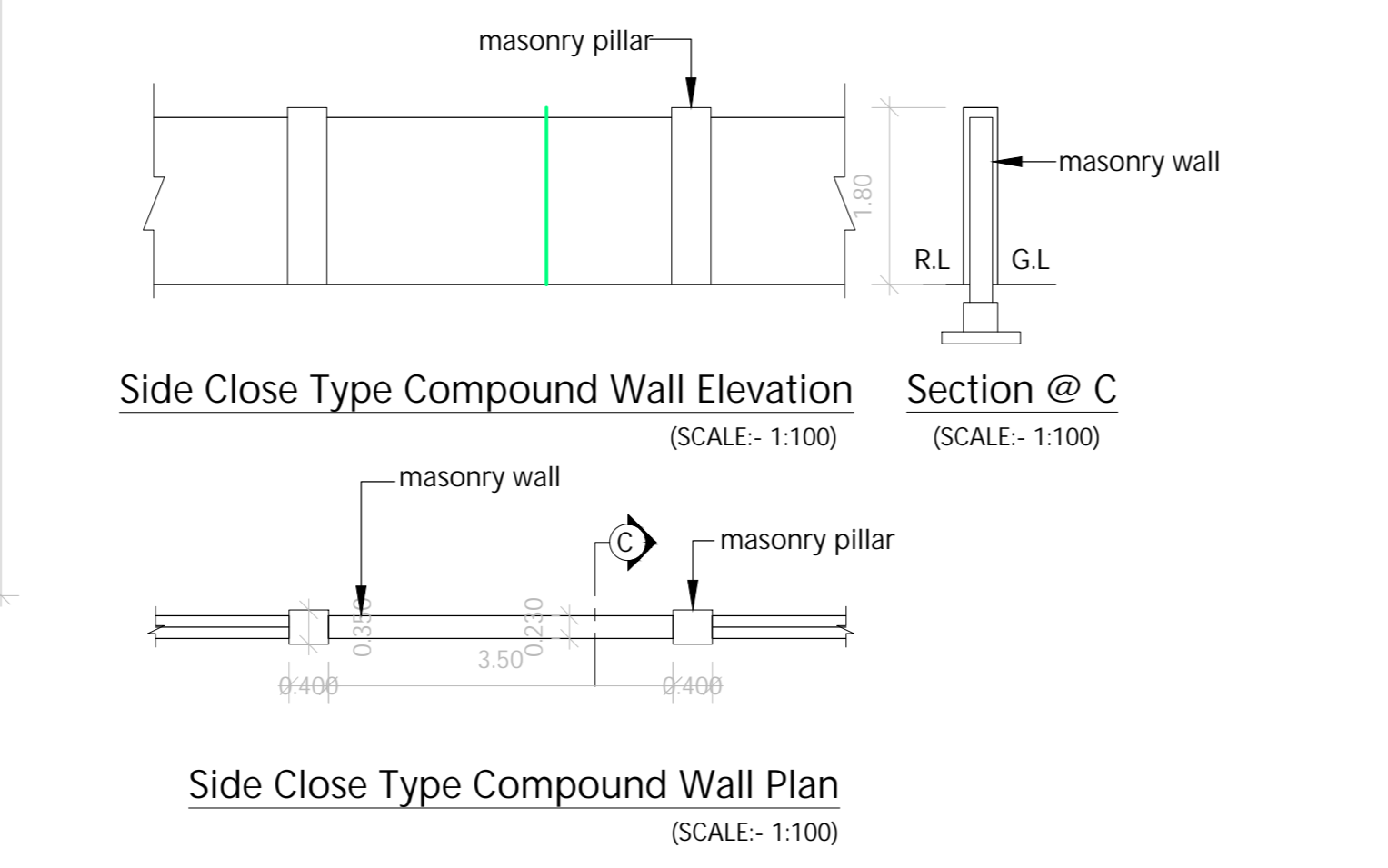


GROUND FLOOR PLAN FLOOR-GROUND



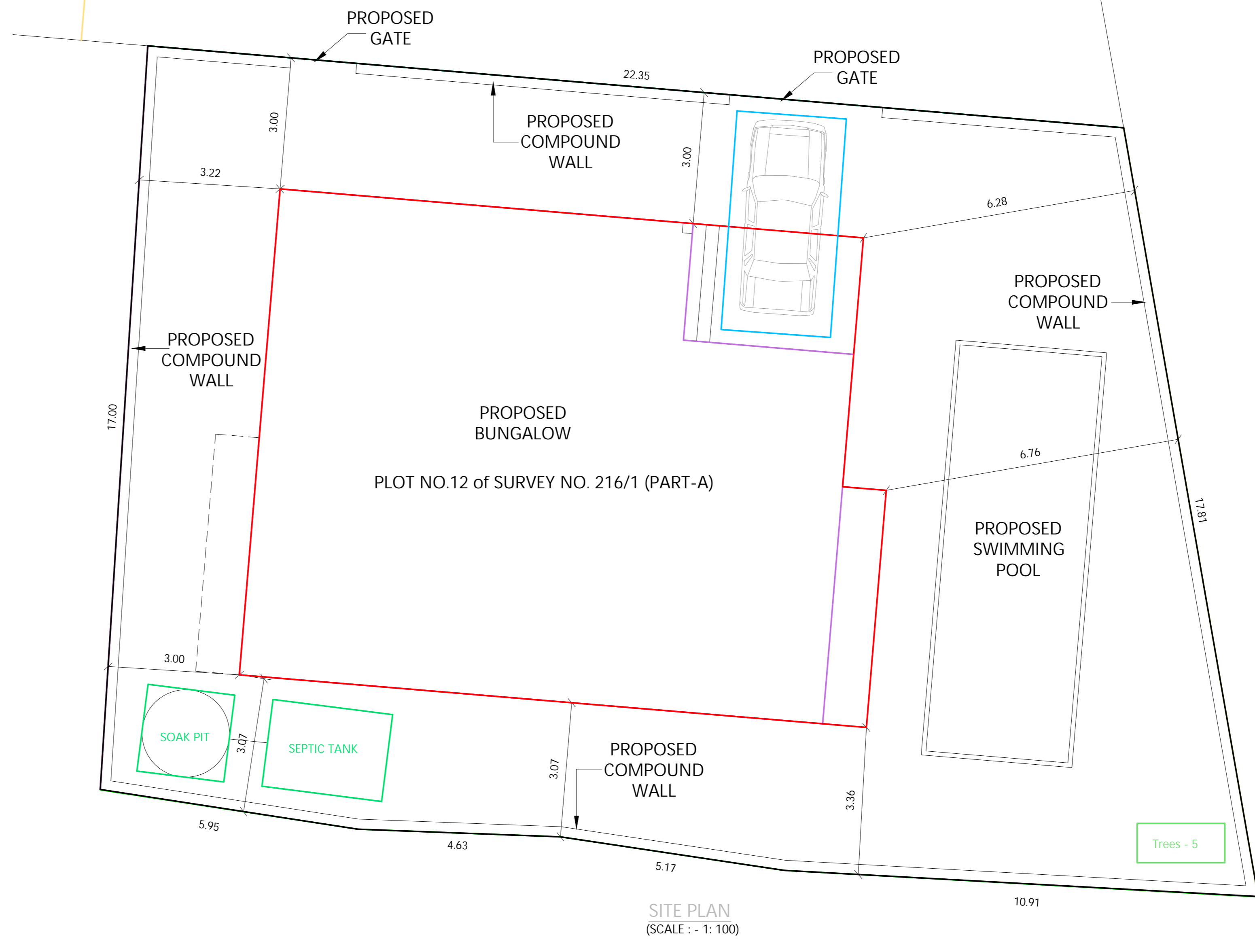
Front Open Type Compound Wall Elevation (SCALE:- 1:100)

Front Open Type Compound Wall Plan (SCALE:- 1:100)

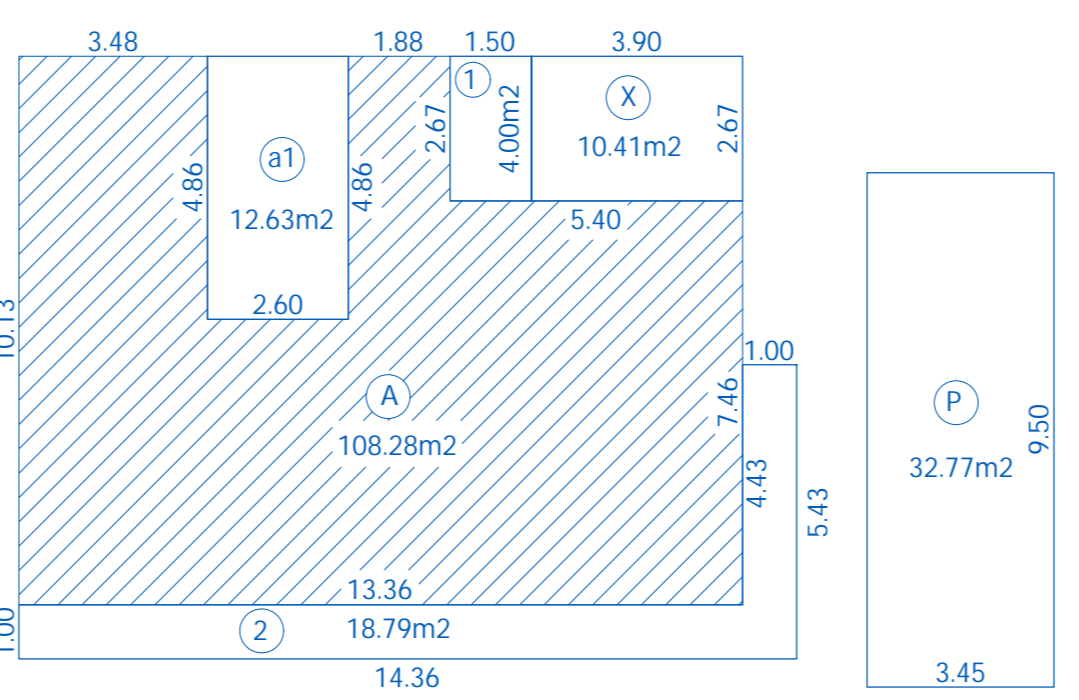


Side Close Type Compound Wall Elevation (SCALE:- 1:100)

Side Close Type Compound Wall Plan (SCALE:- 1:100)

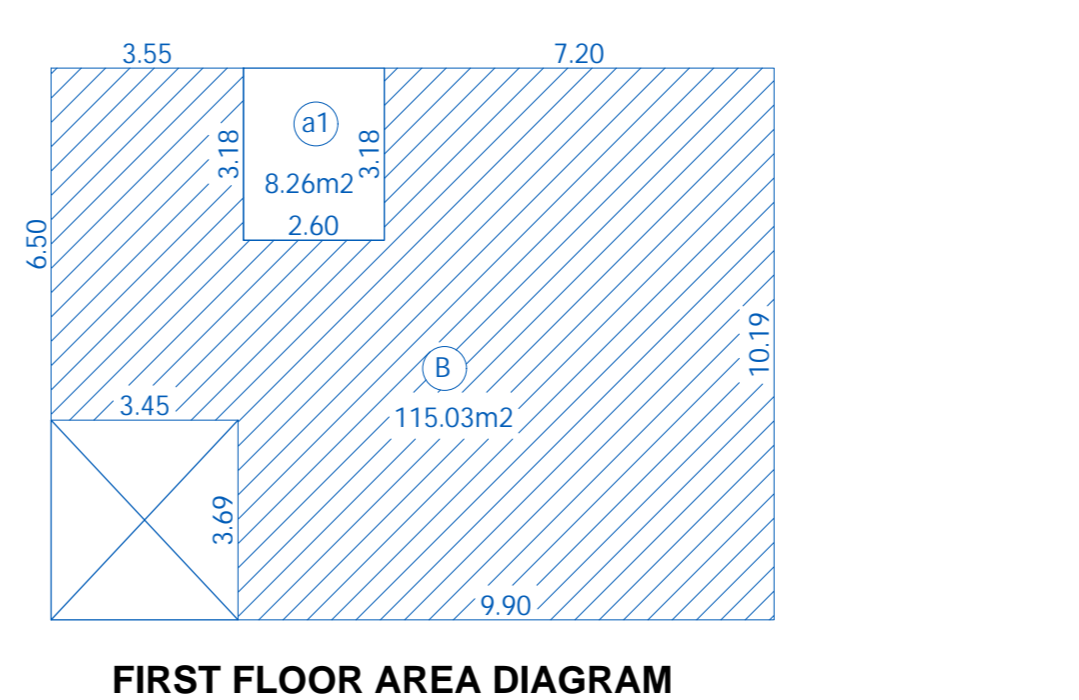


SITE PLAN (SCALE:- 1:100)



GROUND FLOOR AREA DIAGRAM (SCALE:- 1:200)

GROUND FLOOR AREA CALCULATION
 COVERED AREA = 154.11m² (A+a1+1-2+x)
 BUILT-UP AREA = 143.70m² (A+a1+1-2)
 AREA FREE OF F.A.R
 STAIRCASE = 12.63M² (a1)
 BALCONY = 22.79M² (1-2)
 NET FLOOR AREA = 108.28m² (A)
 AREA FOR INFRASTRUCTURE TAX = 176.47m² (A+a1+1-2+P)



FIRST FLOOR AREA DIAGRAM (SCALE:- 1:200)

FIRST FLOOR AREA CALCULATION
 BUILT-UP AREA = 123.29m² (B+a1)
 AREA FREE OF F.A.R
 STAIRCASE = 8.26M² (a1)
 NET FLOOR AREA = 115.03m² (B)
 AREA FOR INFRASTRUCTURE TAX = 123.29m² (B+a1)

STATEMENT OF AREA

TOTAL AREA OF PLOT	423.82	M2
AREA UNDER ROAD WIDENING	0.00	M2
NET EFFECTIVE AREA OF PLOT	423.82	M2
PROPOSED COVERED AREA OF BUNGALOW	154.11	M2
COVERAGE CONSUMED	36.36	%
COVERAGE PERMISSIBLE	40.00	%

DETAIL OF AREA USED FLOOR WISE

FLOOR REFERENCE	USE	BUILT-UP AREA	DEDUCTION		NET FLOOR AREA
			STAIR	BALC.	
GROUND FLOOR	RESI	143.70	12.63	22.79	108.28
FIRST FLOOR	RESI	123.29	8.26	0.00	115.03
TOTAL	RESI	266.99	20.89	22.79	223.31

FLOOR AREA

GROUND FLOOR	108.28	M2
FIRST FLOOR	115.03	M2
TOTAL FLOOR AREA	223.31	M2
F.A.R CONSUMED	52.69	
FLOOR AREA PERMISSIBLE	339.06	M2
F.A.R PERMISSIBLE	80.00	

AREA CALCULATION FOR INFRASTRUCTURE TAX

PROPOSED BUILT-UP AREA	299.76	M2
LENGTH OF COMPOUND WALL	83.82	rm

NOTE :-
 1. ALL DRAWING ARE AT 1:100 SCALE UNLESS MENTIONED OTHERWISE
 2. ALL DIMENSIONS ARE IN METERS

TITLE :-
PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW , SWIMMING POOL AND COMPOUND WALL IN PLOT NO. 12 of SURVEY NO. 216/1 (PART-A) SITUATED AT PILERNE VILLAGE OF BARDEZ TALUKA GOA

OWNER'S NAME:- SUNFLOWER TRADEMART PRIVATE LIMITED
 DRAWN BY: M de Souza SCALE: 1:100, 1:200 DATE: 15/09/2023

Owner name: SUNFLOWER TRADEMART PRIVATE LIMITED
 Ref No: NDR/BA/PIL/2023/SEP/2546
 Digitally signed by ZAIDEV RAMAKANT ALDONCAR
 Date: 2023.10.19 11:27:10 +05:30
 Reason: Building plan approval
 Location: BPAMS



**Office of the Town Planner
North Goa District Office
Town and Country Planning Department
Government Building, Near Municipality Market, Mapusa Goa.**

Ref. :- NOR/BAR/PIL/2023-OCT/2609-R1

Date:- 05-10-2023

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW, SWIMMING POOL AND COMPOUND WALL of Erect (New Construction) as per the enclosed approved plans in the property zoned as S2/R2 in Regional Plan for Goa 2021 situated at Pilerne Village, Bardez Taluka bearing Survey No./Subdivision No. 216/1-PART-A having Plot no.14 with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be affected in the approved plans/approved built spaces without prior permission of this Department.
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 application will not be entitled for any compensation.
3. This Technical Clearance 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 commencement and the completion of the work shall be notified to the licensing authority in writing in appropriate forms.
6. In case of any cutting of hilly or sloping land or filling of low-lying land is involved, prior permission of the Chief Town Planner (Land use) has to be obtained as per the provisions of Section 17(A) of the Goa Town and Country Planning Act 1974 before the commencement of works.
7. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before commencement of any development/ Construction.

8. The soak pit shall not be located within a distance of 15.00 mts from any existing well and similarly no well shall be constructed within 15 mts from existing Soak pit.
9. Completion order 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 effective plot boundary of the affected plot abutting the road and shall be connected to the main drain.
11. Adequate arrangement shall be made for the collection of garbage and its safe disposal to the satisfaction of the Village Panchayat/ Municipal Council/CCP as the case may be.
12. Adequate Utility space for transformer etc. should be provided within the plot area, if applicable.
13. The ownership of the property and the traditional access if any, passing through the property shall be verified by the Village Panchayat/ Municipal Council/CCP as the case may be before issue of construction license.
14. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing Authority before issuing the construction license.
15. As regards complaints, pertaining to encroachments, judicial orders/directive and other legal issues, the same may be verified and confirmed by the concerned Village Panchayat/ Municipal Council/CCP as the case may be before issuing license.
16. The area under road widening shall be deemed to be public road and shall not be enclosed/encroached upon. Affidavit/undertaking in this regard shall be sworn before the Village Panchayat/PWD/ Municipal Council/CCP as the case may be on stamp paper of Rs. 100/-.
17. The compound wall shall be constructed after leaving the road widening area as shown in the site plan. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
18. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80 mts and along the boundary abutting on a street upto a height of 1.50 mts only and which shall be of closed type up to a height of 90 cms. only and open type above that height.

19. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0 mts from the crown of the road for a length of 9.00 mts from the intersections corner of the plot on both sides of the plot.
20. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00 mts radius for roads upto 10.00 mts R/W and that of 5.00 mts radius for roads above 10.00 mts R/W.
21. This Technical Clearance is issued relying on the approved sub division plan/survey plan submitted to this office. In case of any boundary dispute/encroachment if any the same shall be resolved by the applicant with clear demarcation of the boundaries from Director of Settlement and Land record. This office will not be held responsible at any point of time as the said Technical Clearance is only from Planning point of view.
22. Plantation of Trees within the plot shall be carried out as per Regulation 18 of The Goa Land Development and Building Construction Regulation 2010. The same shall be verified by local body before issue of Occupancy Certificate.
23. Debris of the existing structure proposed for demolition/any other construction debris, shall be deposited in the area identified for the said purpose by the PWD and shall not be dumped in any other area.
24. Necessary dust mitigation measures shall be ensured during the construction and demolition the building by the developers.
25. Engineer who has issued the structural liability certificate shall be accountable along with project proponent for structural safety of the project / buildings.
26. Building shall be designed and constructed in accordance with Part IV of the Fire Protection of National Building Code of India .The provisions of firefighting requirements, arrangement & installation such as Fire escape staircase etc. shall be mandatory for all building as per part IV of Fire Protection Act and NOC from Fire Department shall be obtained.
27. This Development Permission shall not in any way construed to be a document conforming any or all the following: a) Title or interest of the holder of the permission to the relevant land or building or both. b) Boundaries of the relevant site for which permission has been obtained; or c) Any easement thereon or there from. d) Structural or Engineering safety or the workmanship of the proposed development.
28. Applicant shall plant one tree for every 100.00 m² of area developed, land scaping on open spaces / tree plantation along roads and in developed plots

Notes:

- a. Pursuant to this office assessment order No. dated 03-11-2023 the applicant has paid Infrastructure Tax for an amount of 82680.00 (eighty-two Thousand six Hundred and eighty) vide challan no.202300783273 dated 27-10-2023.
- b. This order is issued with reference to the application Dated 05-10-2023 from Sunflower Trademart Private Limited.
- c. 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

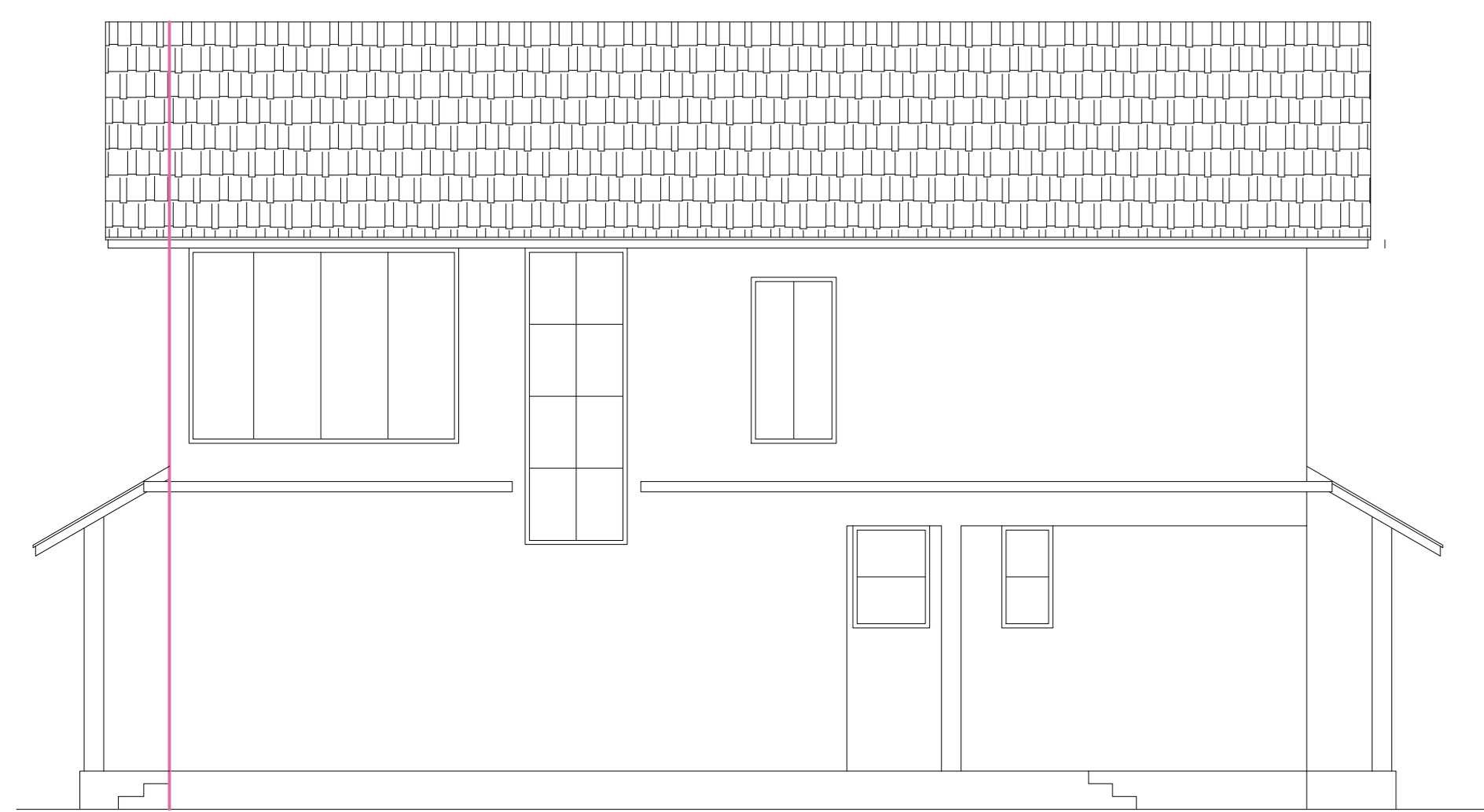
To,
Sunflower Trademart Private
Limited,
Sun Flower Trademart Pvt Ltd
C/O Suraj Morajkar
Near Saipem Sport Club
Saipem Candolim
Bardez - Goa
403115

Shri..Zaidev Aldonkar
Dy. Town Planner

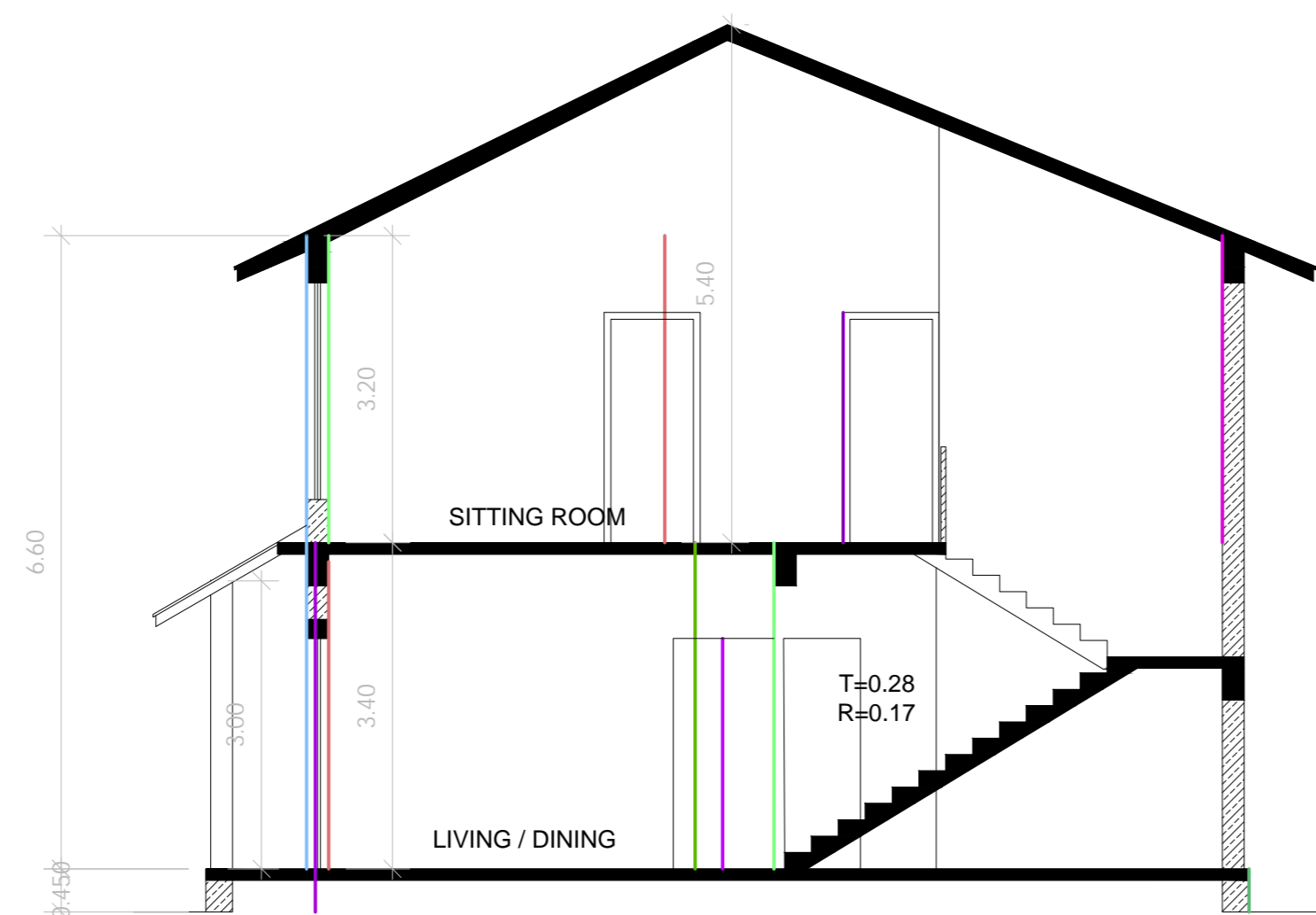
Copy to:-

The Sarpanch/Secretary,
Village Panchayat,
Pilerne-Marra Panchayat,
Bardez-Goa.

Digitally signed by ZAIDEV RAMAKANT
ALDONCAR
Date: 2023.11.03 09:43:35 +05:30
Reason: Building plan approval
Location: BPAMS



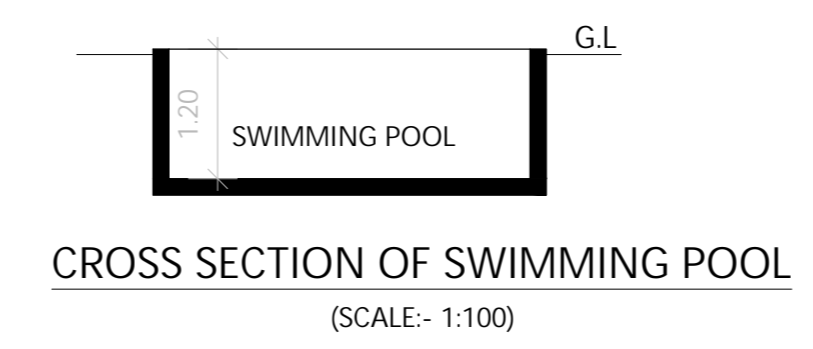
FRONT ELEVATION



SECTION -XX

SCHEDULE OF OPENING

TYPE	WIDTH	HEIGHT
D	1.20	2.15
D1	1.00	2.15
D2	0.80	2.15
SD	6.10	1.50
SD1	5.00	1.50
SD2	3.13	1.50
W	4.00	1.50
W1	3.37	1.50
W2	3.07	1.50
W3	1.20	1.20
W4	1.50	1.20
W5	1.00	1.20
W6	0.90	1.20
V1	0.60	1.20
V2	1.00	1.20



CROSS SECTION OF SWIMMING POOL (SCALE: 1:100)



SITE PLAN (SCALE: 1:100)

STATEMENT OF AREA

TOTAL AREA OF PLOT	395.25 M2
AREA UNDER ROAD WIDENING	0.00 M2
NET EFFECTIVE AREA OF PLOT	395.25 M2
PROPOSED COVERED AREA OF BUNGALOW	139.08 M2
COVERAGE CONSUMED	35.19 %
COVERAGE PERMISSIBLE	40.00 %

DETAIL OF AREA USED FLOOR WISE

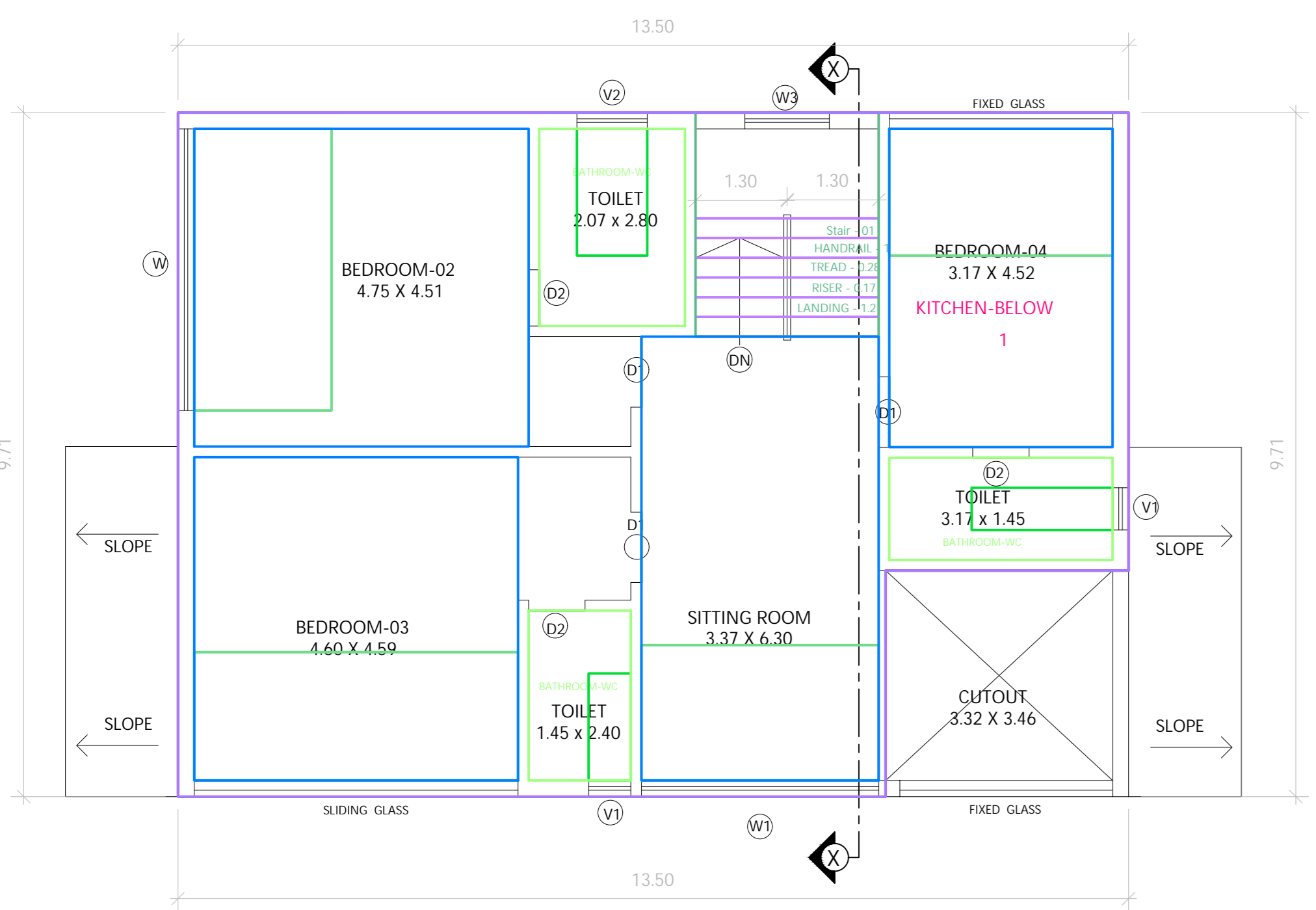
FLOOR REFERENCE	USE	BUILT-UP AREA	DEDUCTION		NET FLOOR AREA
			STAIR	BALC.	
GROUND FLOOR	RESI	128.30	12.63	12.02	103.65
FIRST FLOOR	RESI	120.00	8.26	0.00	111.74
TOTAL	RESI	248.30	20.89	12.02	215.39

FLOOR AREA

GROUND FLOOR	103.65 M2
FIRST FLOOR	111.74 M2
TOTAL FLOOR AREA	215.39 M2
F.A.R CONSUMED	54.49
FLOOR AREA PERMISSIBLE	316.20 M2
F.A.R PERMISSIBLE	80.00

AREA CALCULATION FOR INFRASTRUCTURE TAX

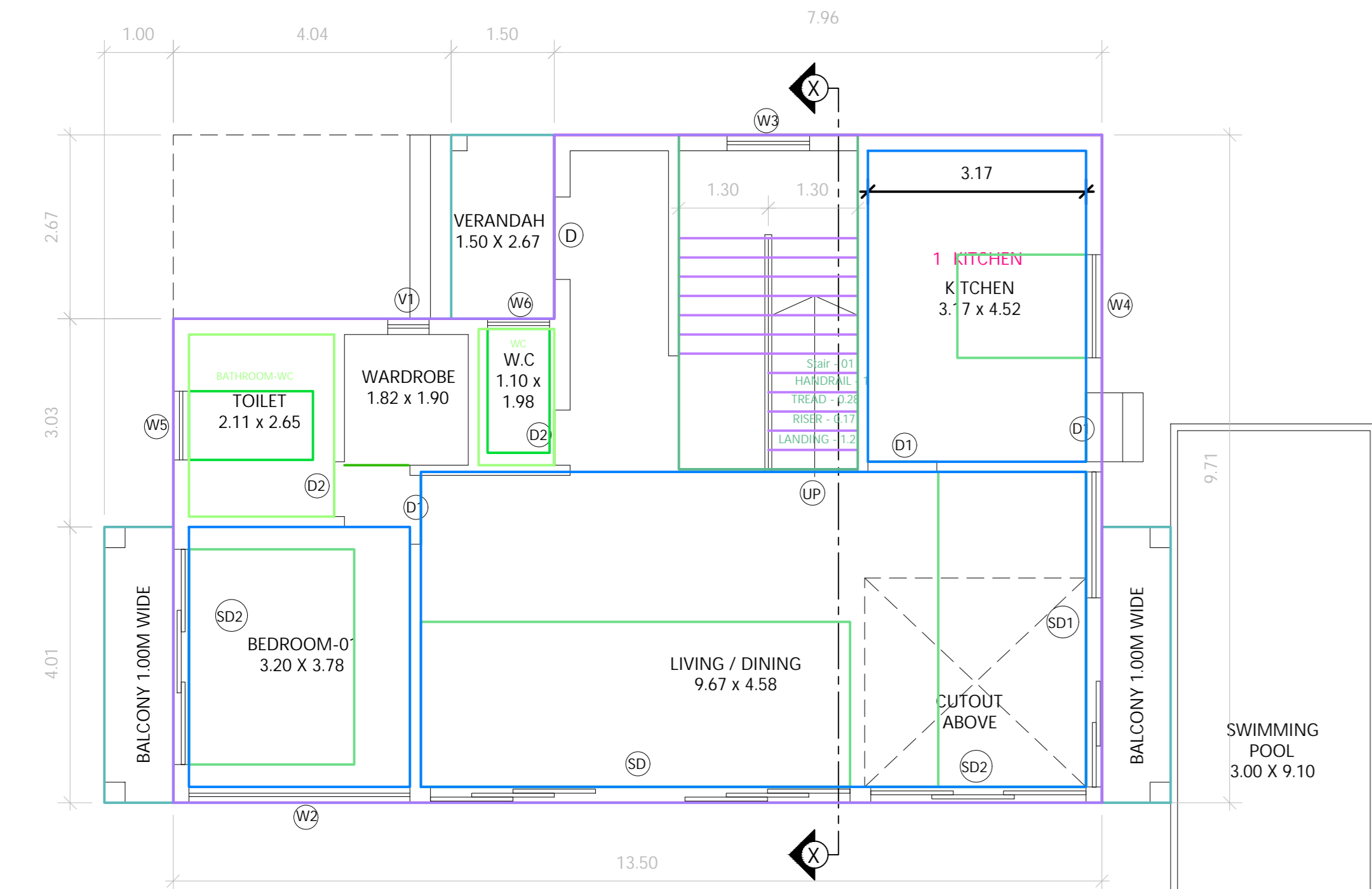
PROPOSED BUILT-UP AREA	275.60 M2
LENGTH OF COMPOUND WALL	81.63 rm



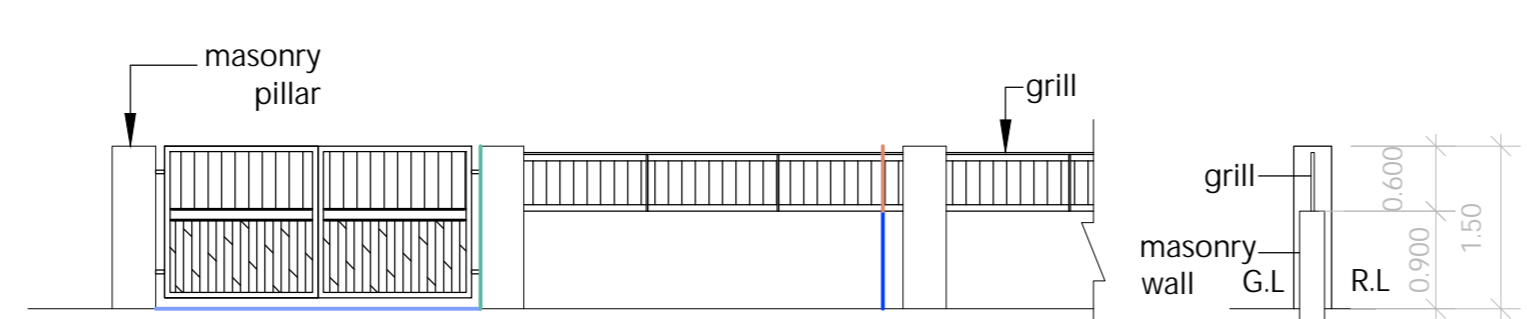
FIRST FLOOR PLAN FLOOR-01



ROOF PLAN FLOOR-TERRACE

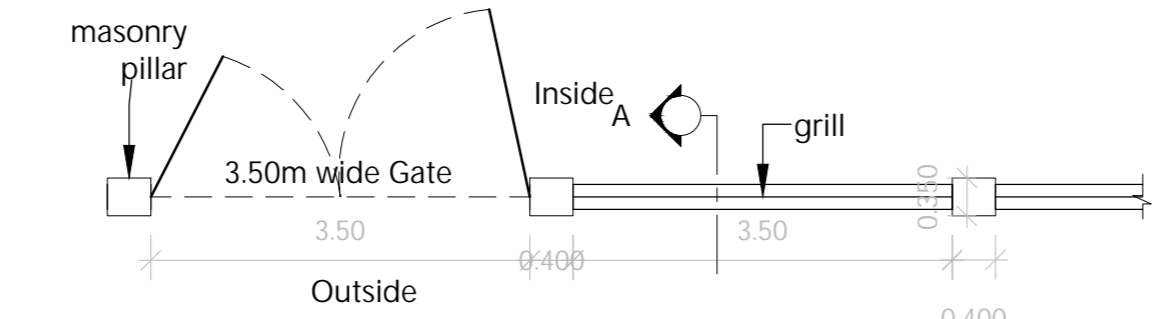


GROUND FLOOR PLAN FLOOR-GROUND

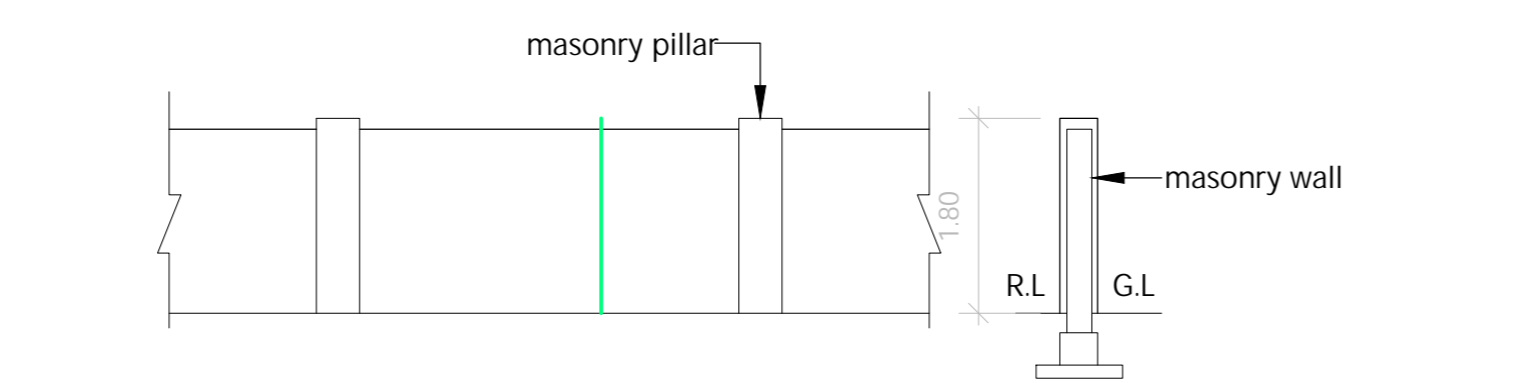


Front Open Type Compound Wall Elevation (SCALE: 1:100)

Section @ A (SCALE: 1:100)

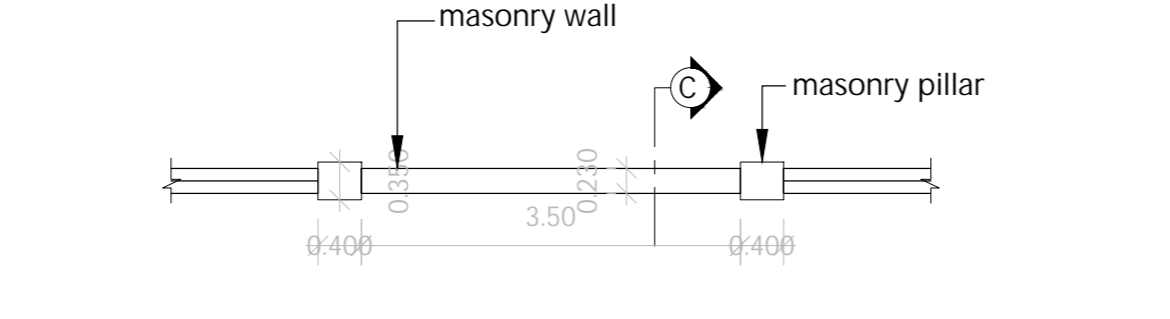


Front Open Type Compound Wall Plan (SCALE: 1:100)

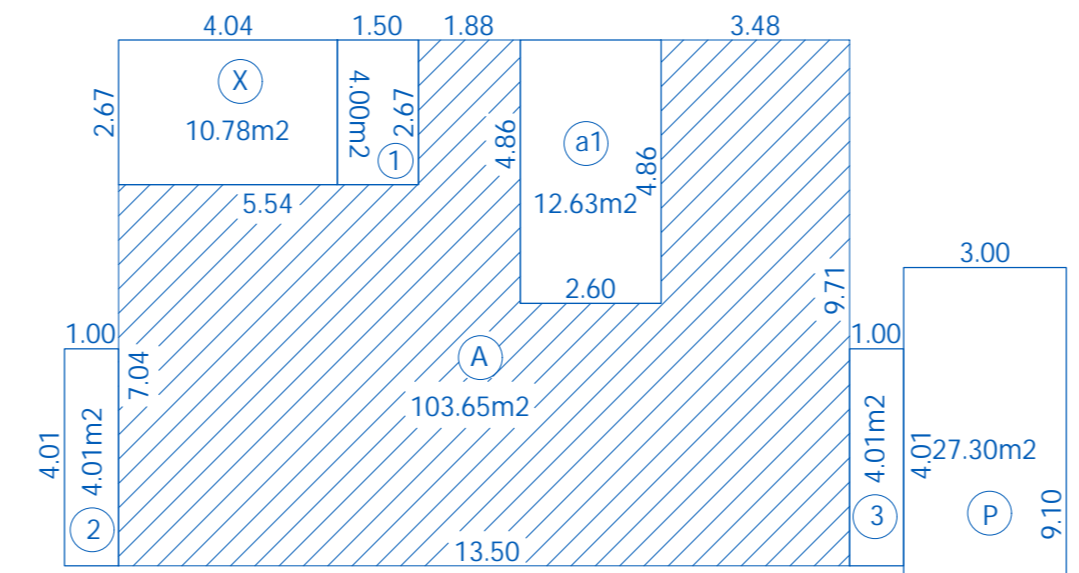


Side Close Type Compound Wall Elevation (SCALE: 1:100)

Section @ C (SCALE: 1:100)

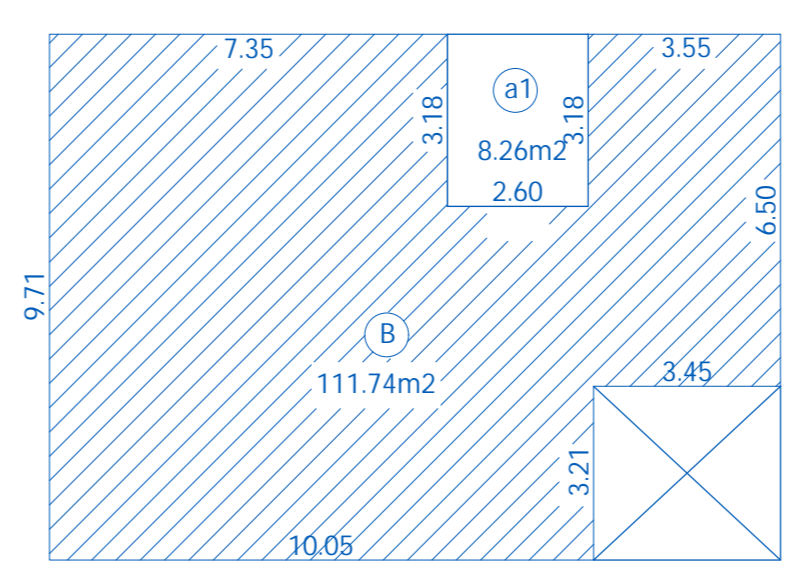


Side Close Type Compound Wall Plan (SCALE: 1:100)



GROUND FLOOR AREA DIAGRAM (SCALE: 1:200)

GROUND FLOOR AREA CALCULATION
 COVERED AREA = 139.08m² (A+a1+1+2+3+X)
 BUILT-UP AREA = 128.30m² (A+a1+1+2+3)
 AREA FREE OF F.A.R
 STAIRCASE = 12.63m² (a1)
 BALCONY = 12.02m² (1+2+3)
 NET FLOOR AREA = 103.65m² (A)
 AREA FOR INFRASTRUCTURE TAX = 155.60m² (A+a1+1+2+3+P)



FIRST FLOOR AREA DIAGRAM (SCALE: 1:200)

FIRST FLOOR AREA CALCULATION
 BUILT-UP AREA = 120.00m² (B+a1)
 AREA FREE OF F.A.R
 STAIRCASE = 8.26m² (a1)
 NET FLOOR AREA = 111.74m² (B)
 AREA FOR INFRASTRUCTURE TAX = 120.00m² (B+a1)

NOTE :-
 1. ALL DRAWING ARE AT 1:100 SCALE UNLESS MENTIONED OTHERWISE
 2. ALL DIMENSIONS ARE IN METERS

TITLE :-
PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW, SWIMMING POOL AND COMPOUND WALL IN PLOT NO. 14 OF SURVEY NO. 216/1 (PART-A) SITUATED AT PILERNE VILLAGE OF BARDEZ TALUKA GOA

OWNER'S NAME:- SUNFLOWER TRADEMART PRIVATE LIMITED
 DRAWN BY: M de Souza SCALE: 1:100, 1:200 DATE: 15/09/2023

Owner name: SUNFLOWER TRADEMART PRIVATE LIMITED
 Ref No: NDR/BA/P/2023/OCT/2609-R1
 Digitally signed by ZAIDEV RAMAKANT ALDONCAR
 Date: 2023.11.03 09:38:51 +05:30
 Reason: Building plan approval
 Location: BPAMS
 Note:
 1) This drawing is digitally signed and needs no physical signature.
 2) Authenticity of this drawing can be verified from www.bpsams.goa.gov.in
 3) Tampering of this drawing will attract penal action.
 4) If any information furnished by the applicant turns to be false, subsequently, the technical clearance is liable to be cancelled.



**Office of the Town Planner
North Goa District Office
Town and Country Planning Department
Government Building, Near Municipality Market, Mapusa Goa.**

Ref. :- NOR/BAR/PIL/2023-SEP/2564

Date:- 21-09-2023

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW, SWIMMING POOL AND COMPOUND WALL of Erect (New Construction) as per the enclosed approved plans in the property zoned as S2/R2 in Regional Plan for Goa 2021 situated at Pilerne Village, Bardez Taluka bearing Survey No./Subdivision No. 216/1-PART-A having Plot no.15 with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be affected in the approved plans/approved built spaces without prior permission of this Department.
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 application will not be entitled for any compensation.
3. This Technical Clearance 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 commencement and the completion of the work shall be notified to the licensing authority in writing in appropriate forms.
6. In case of any cutting of hilly or sloping land or filling of low-lying land is involved, prior permission of the Chief Town Planner (Land use) has to be obtained as per the provisions of Section 17(A) of the Goa Town and Country Planning Act 1974 before the commencement of works.
7. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before commencement of any development/ Construction.

8. The soak pit shall not be located within a distance of 15.00 mts from any existing well and similarly no well shall be constructed within 15 mts from existing Soak pit.
9. Completion order 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 effective plot boundary of the affected plot abutting the road and shall be connected to the main drain.
11. Adequate arrangement shall be made for the collection of garbage and its safe disposal to the satisfaction of the Village Panchayat/ Municipal Council/CCP as the case may be.
12. Adequate Utility space for transformer etc. should be provided within the plot area, if applicable.
13. The ownership of the property and the traditional access if any, passing through the property shall be verified by the Village Panchayat/ Municipal Council/CCP as the case may be before issue of construction license.
14. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing Authority before issuing the construction license.
15. As regards complaints, pertaining to encroachments, judicial orders/directive and other legal issues, the same may be verified and confirmed by the concerned Village Panchayat/ Municipal Council/CCP as the case may be before issuing license.
16. The area under road widening shall be deemed to be public road and shall not be enclosed/encroached upon. Affidavit/undertaking in this regard shall be sworn before the Village Panchayat/PWD/ Municipal Council/CCP as the case may be on stamp paper of Rs. 100/-.
17. The compound wall shall be constructed after leaving the road widening area as shown in the site plan. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
18. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80 mts and along the boundary abutting on a street upto a height of 1.50 mts only and which shall be of closed type up to a height of 90 cms. only and open type above that height.

19. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0 mts from the crown of the road for a length of 9.00 mts from the intersections corner of the plot on both sides of the plot.
20. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00 mts radius for roads upto 10.00 mts R/W and that of 5.00 mts radius for roads above 10.00 mts R/W.
21. This Technical Clearance is issued relying on the approved sub division plan/survey plan submitted to this office. In case of any boundary dispute/encroachment if any the same shall be resolved by the applicant with clear demarcation of the boundaries from Director of Settlement and Land record. This office will not be held responsible at any point of time as the said Technical Clearance is only from Planning point of view.
22. Plantation of Trees within the plot shall be carried out as per Regulation 18 of The Goa Land Development and Building Construction Regulation 2010. The same shall be verified by local body before issue of Occupancy Certificate.
23. Debris of the existing structure proposed for demolition/any other construction debris, shall be deposited in the area identified for the said purpose by the PWD and shall not be dumped in any other area.
24. Necessary dust mitigation measures shall be ensured during the construction and demolition the building by the developers.
25. Engineer who has issued the structural liability certificate shall be accountable along with project proponent for structural safety of the project / buildings.
26. Building shall be designed and constructed in accordance with Part IV of the Fire Protection of National Building Code of India .The provisions of firefighting requirements, arrangement & installation such as Fire escape staircase etc. shall be mandatory for all building as per part IV of Fire Protection Act and NOC from Fire Department shall be obtained.
27. This Development Permission shall not in any way construed to be a document conforming any or all the following: a) Title or interest of the holder of the permission to the relevant land or building or both. b) Boundaries of the relevant site for which permission has been obtained; or c) Any easement thereon or there from. d) Structural or Engineering safety or the workmanship of the proposed development.
28. Applicant shall plant one tree for every 100.00 m² of area developed, land scaping on open spaces / tree plantation along roads and in developed plots

Notes:

- a. Pursuant to this office assessment order No. dated 19-10-2023 the applicant has paid Infrastructure Tax for an amount of 88803.00 (eighty-eight Thousand eight Hundred and three) vide challan no.202300754181 dated 17-10-2023.
- b. This order is issued with reference to the application Dated 21-09-2023 from Sunflower Trademart Private Limited.
- c. 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

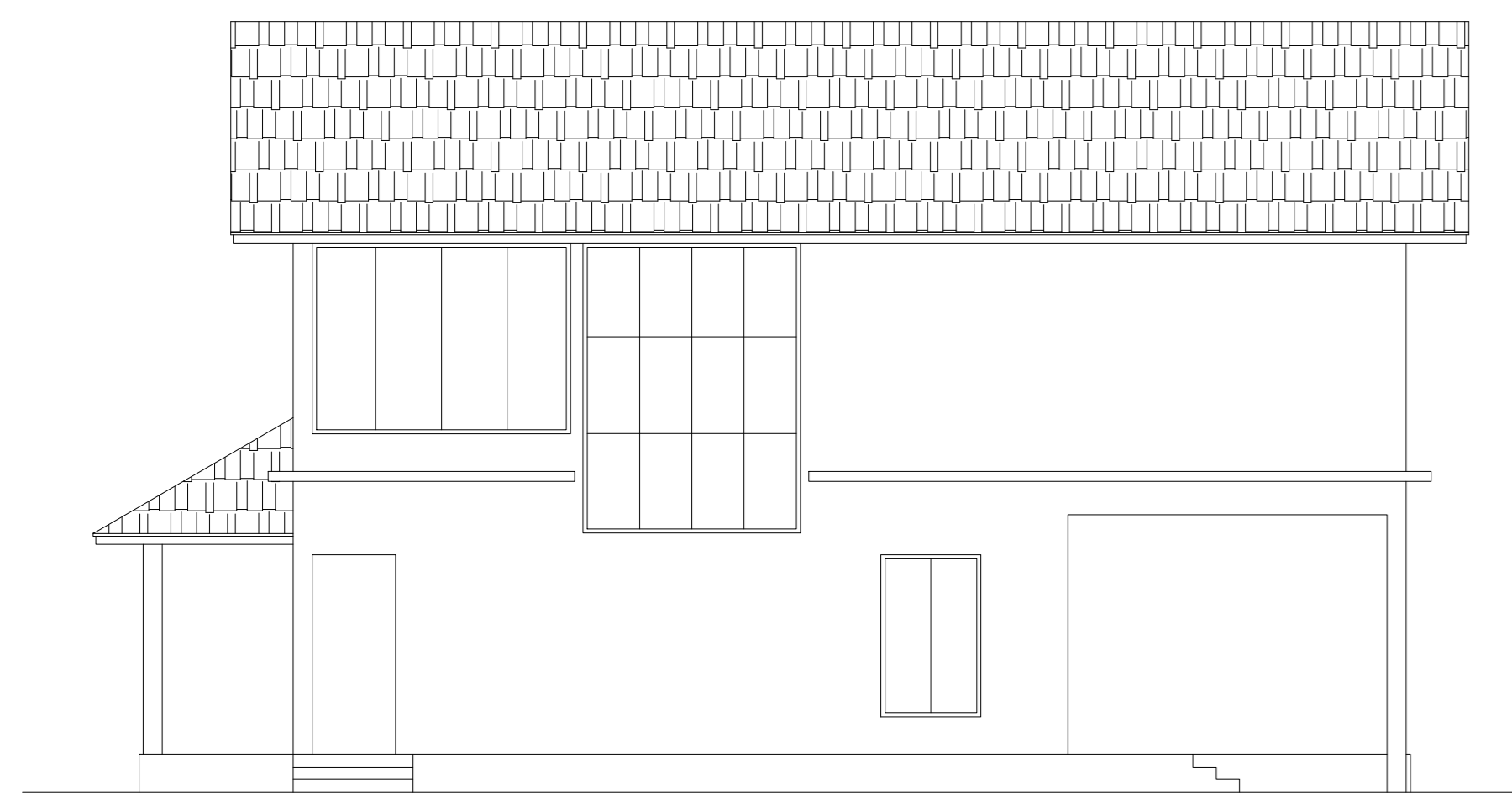
To,
Sunflower Trademart Private
Limited,
Sun Flower Trademart Pvt Ltd
C/O Suraj Morajkar
Near Saipem Sport Club
Saipem Candolim
Bardez - Goa
403115

Shri..Zaidev Aldonkar
Dy. Town Planner

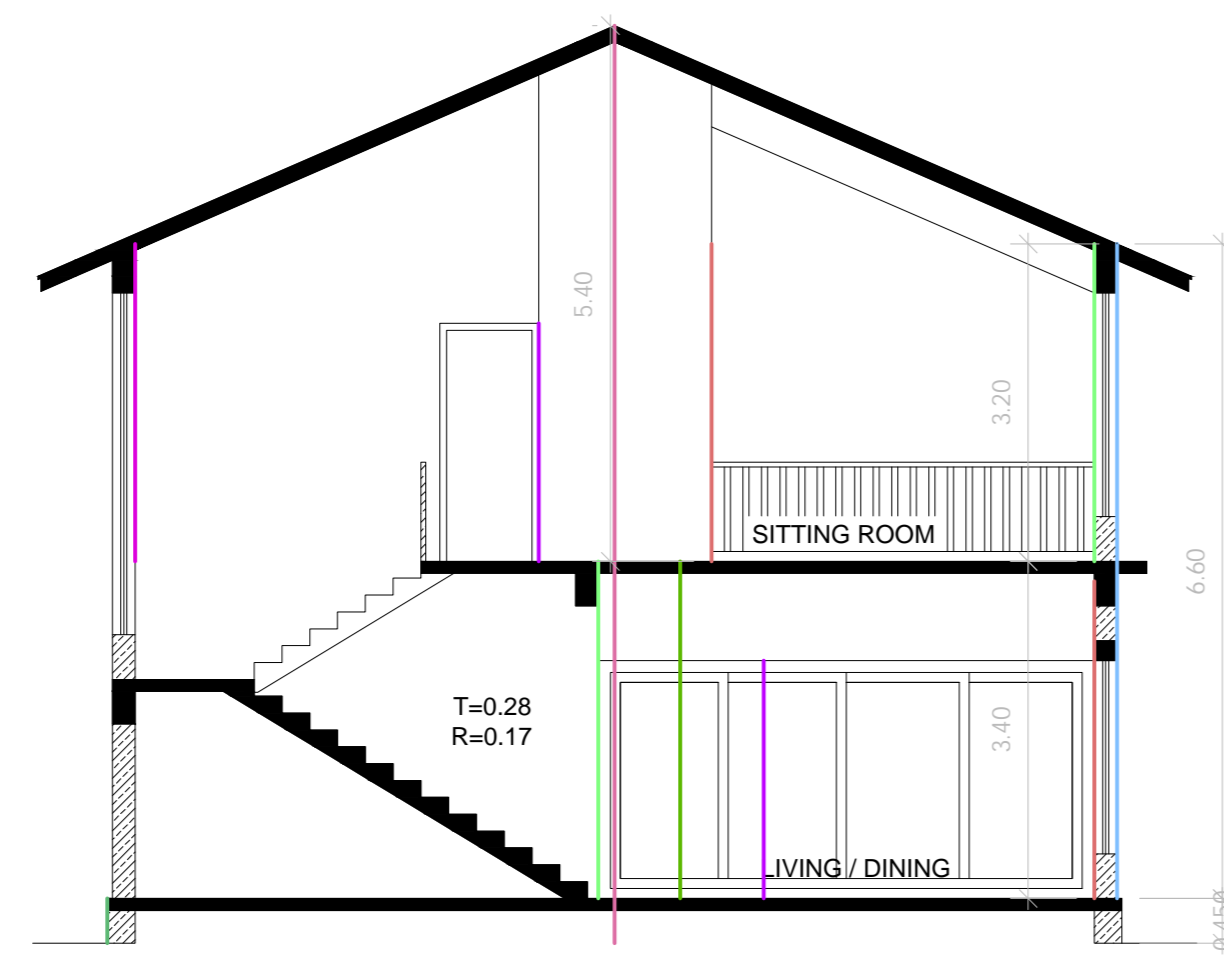
Copy to:-

The Sarpanch/Secretary,
Village Panchayat,
Pilerne-Marra Panchayat,
Bardez-Goa.

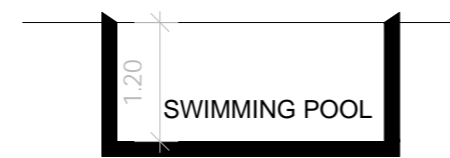
Digitally signed by ZAIDEV RAMAKANT
ALDONCAR
Date: 2023.10.19 11:37:47 +05:30
Reason: Building plan approval
Location: BPAMS



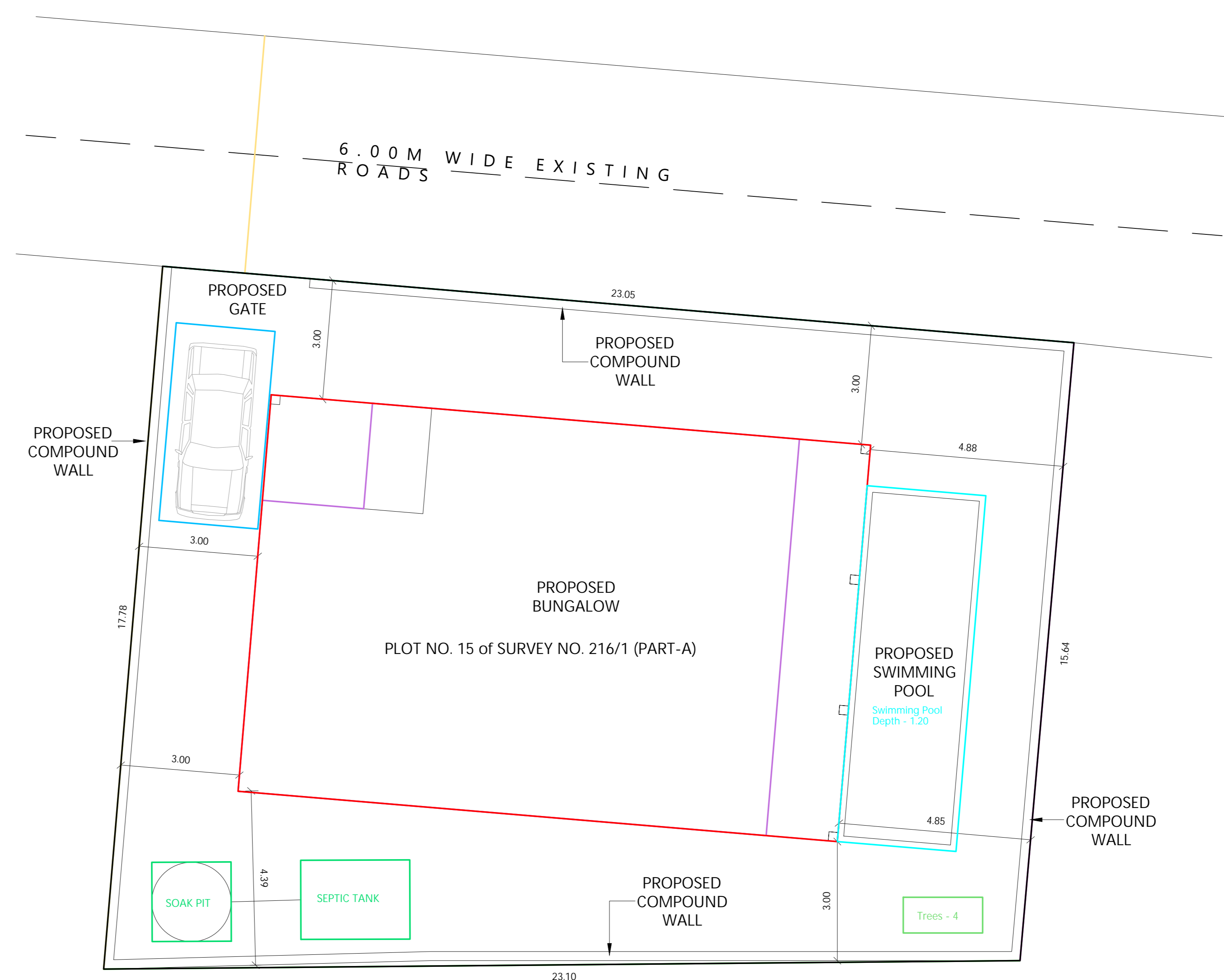
FRONT ELEVATION



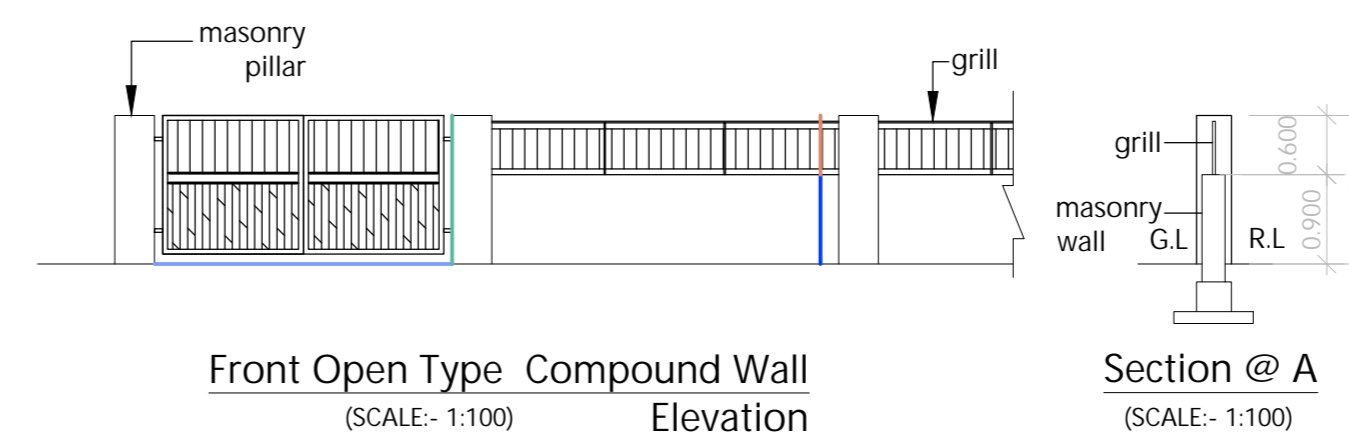
SECTION -XX



SWIMMING POOL

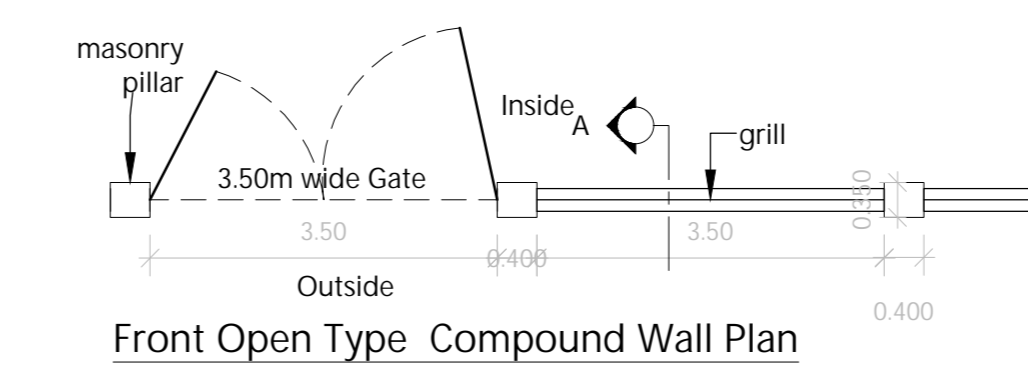


SITE PLAN
(SCALE:- 1:100)

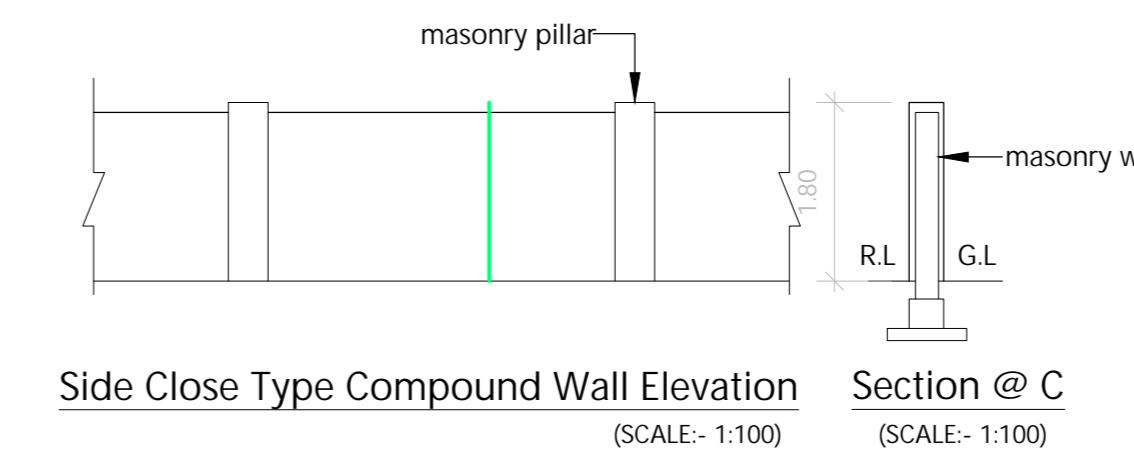


Front Open Type Compound Wall Elevation
(SCALE:- 1:100)

Section @ A
(SCALE:- 1:100)

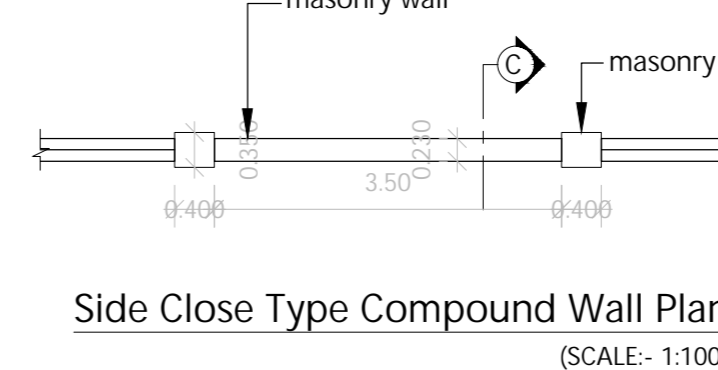


Front Open Type Compound Wall Plan
(SCALE:- 1:100)

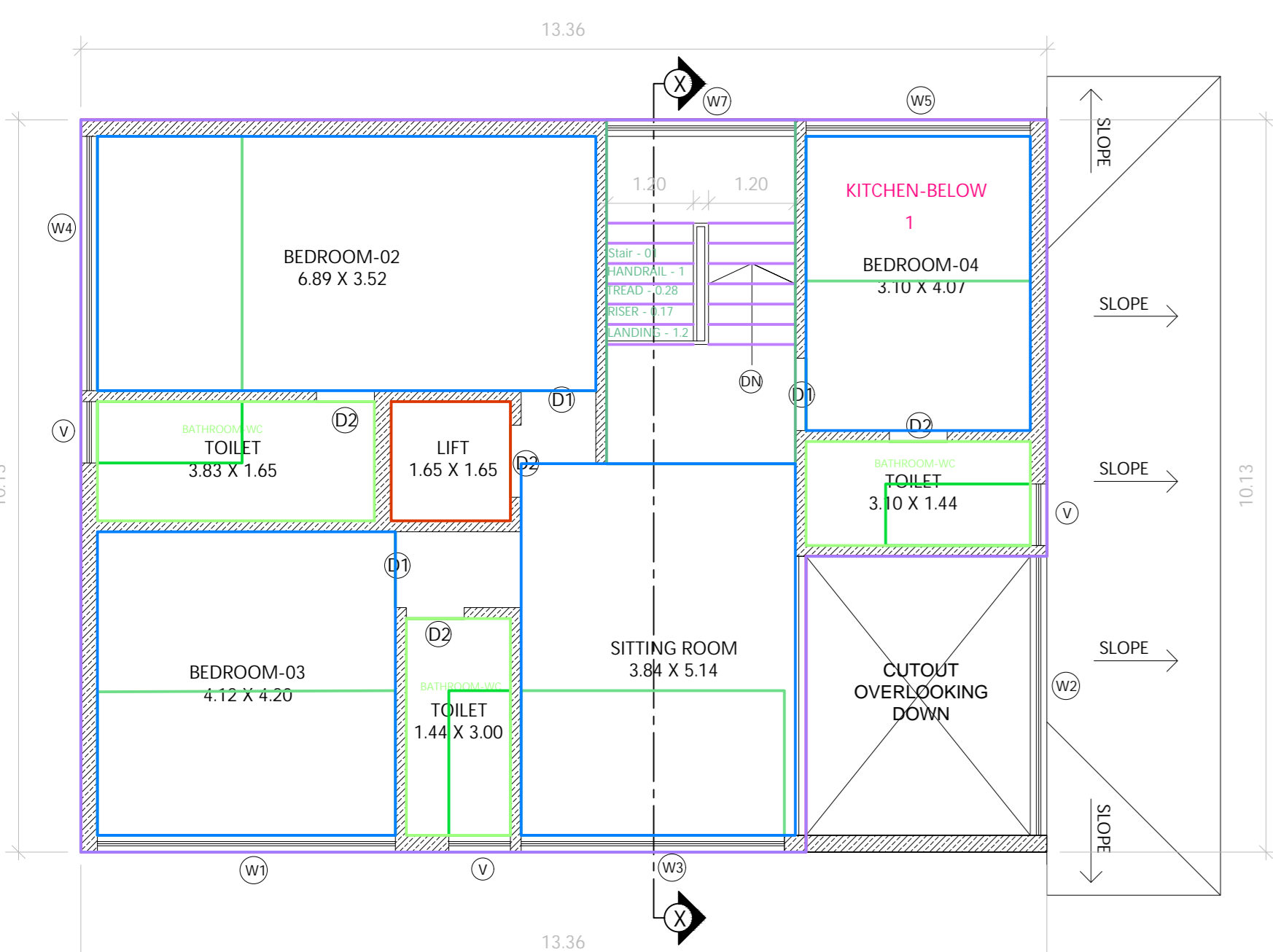


Side Close Type Compound Wall Elevation
(SCALE:- 1:100)

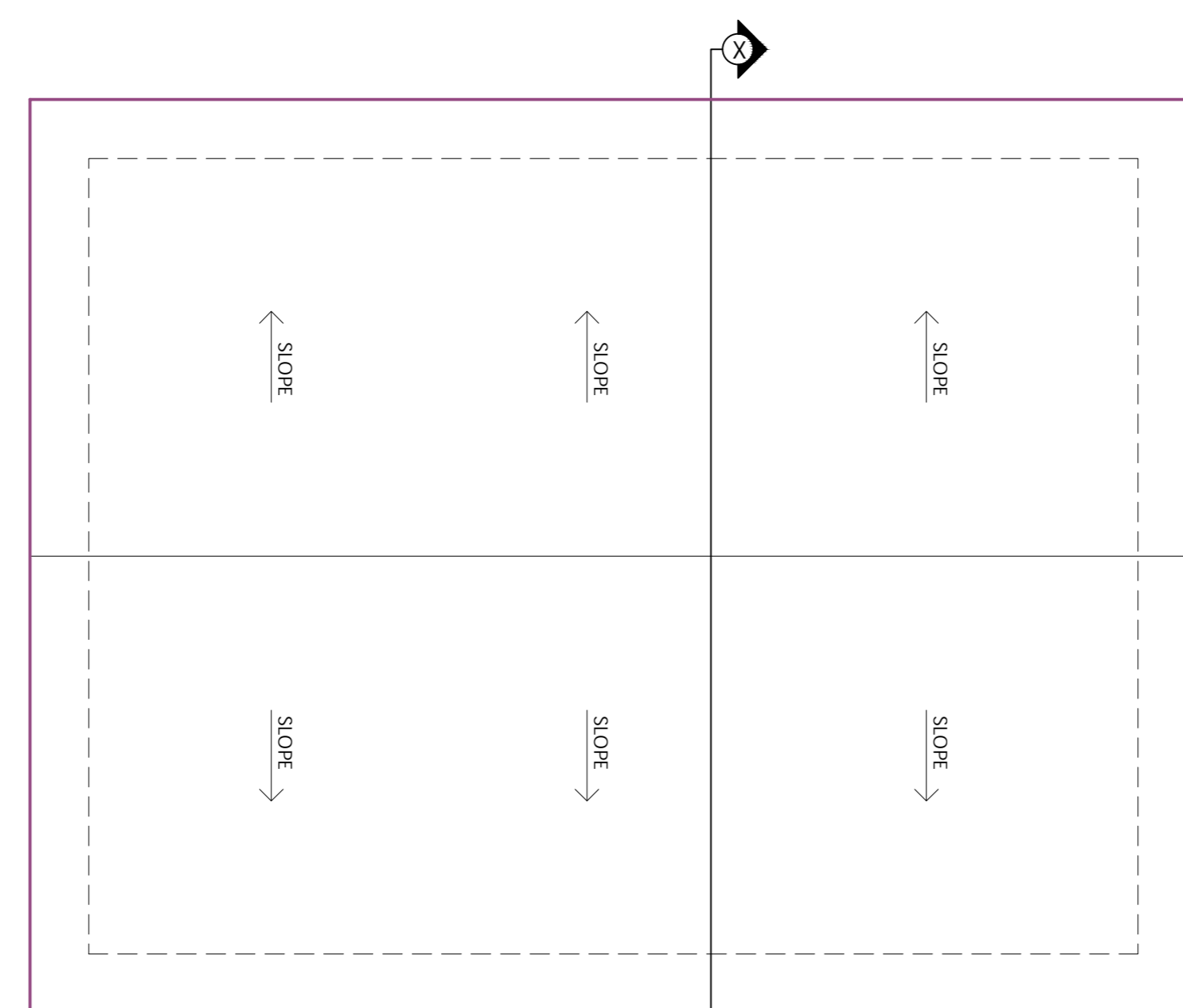
Section @ C
(SCALE:- 1:100)



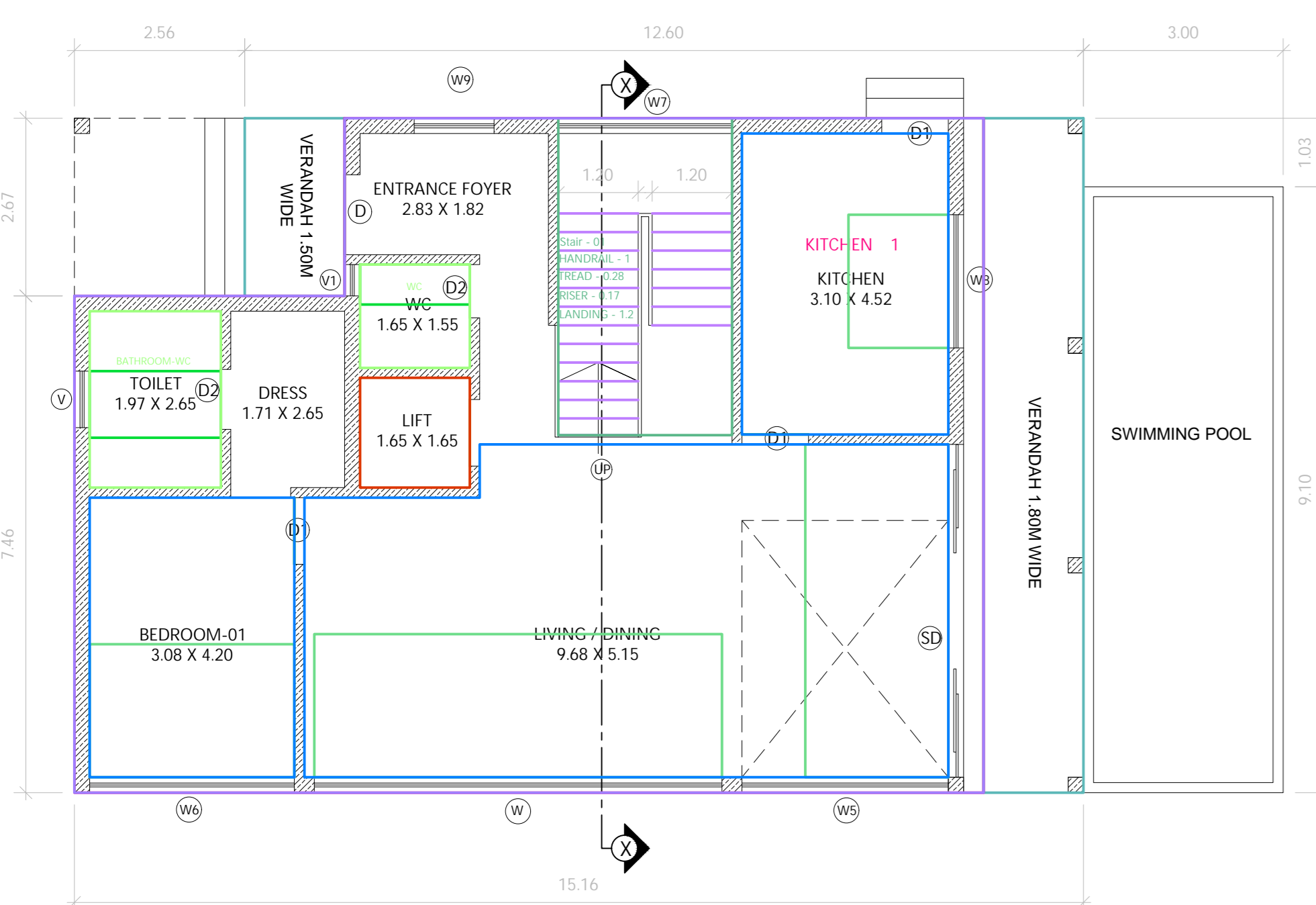
Side Close Type Compound Wall Plan
(SCALE:- 1:100)



FIRST FLOOR PLAN
FLOOR-01



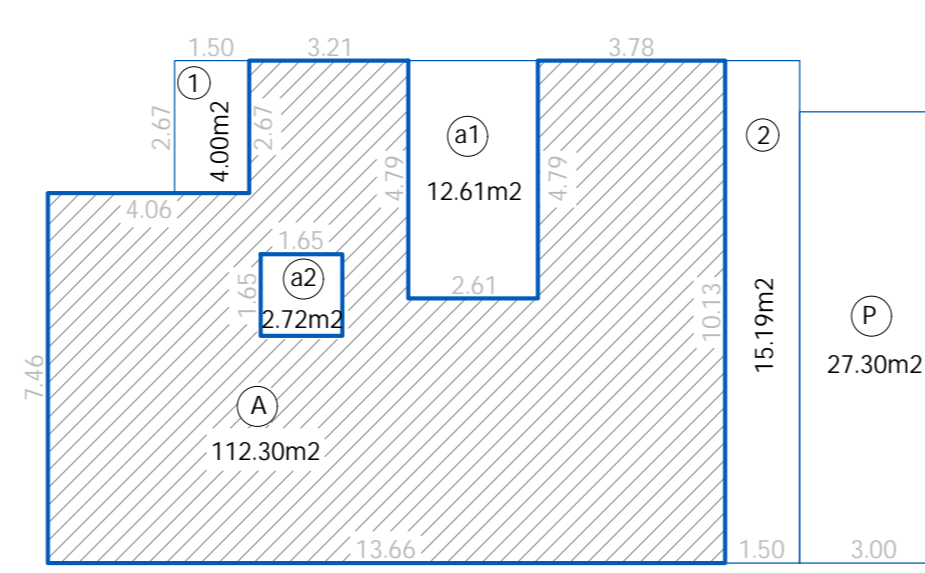
ROOF PLAN
FLOOR-TERRACE



GROUND FLOOR PLAN
FLOOR-GROUND

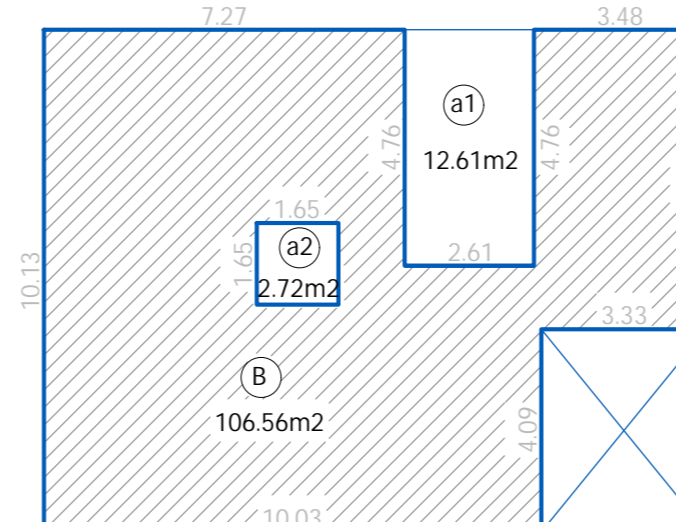
SCHEDULE OF OPENING

TYPE	WIDTH	HEIGHT
D	1.20	2.15
D1	1.00	2.15
D2	0.80	2.15
SD	5.00	2.15
W	6.13	1.50
W1	4.12	1.50
W2	3.86	1.50
W3	3.64	1.20
W4	3.52	1.50
W5	3.10	1.50
W6	3.08	1.50
W7	2.61	1.20
W8	2.00	1.50
W9	1.20	1.50
V	0.85	1.20



GROUND FLOOR AREA DIAGRAM
(SCALE:- 1:200)

GROUND FLOOR AREA CALCULATION
BUILT-UP AREA = 146.82M² (A+a1+1+2)
AREA FREE OF F.A.R
STAIRCASE = 15.33M² (a1)
BALCONY = 19.19M² (1+2)
NET FLOOR AREA = 112.30M² (A)
AREA FOR INFRASTRUCTURE TAX = 174.12M² (A+a1+1+2+P)



FIRST FLOOR AREA DIAGRAM
(SCALE:- 1:200)

FIRST FLOOR AREA CALCULATION
BUILT-UP AREA = 121.89M² (B+b1)
AREA FREE OF F.A.R
STAIRCASE = 15.33M² (a1)
NET FLOOR AREA = 106.56M² (B)
AREA FOR INFRASTRUCTURE TAX = 121.89M² (B+b1)

AREA STATEMENT

TOTAL AREA OF PLOT	383.00	M2
AREA UNDER ROAD WIDENING	0.00	M2
NET EFFECTIVE AREA OF PLOT	383.00	M2
PROPOSED COVERED AREA OF BUNGALOW	146.82	M2
COVERAGE CONSUMED	38.33	%
COVERAGE PERMISSIBLE	40.00	%

DETAIL OF AREA USED FLOOR WISE

FLOOR REFERENCE	USE	BUILT-UP AREA	DEDUCTION		NET FLOOR AREA
			STAIR	BALC.	
GROUND FLOOR	RESI	146.82	15.33	19.19	112.30
FIRST FLOOR	RESI	121.89	15.33	0.00	106.56
TOTAL	RESI	268.71	30.66	19.19	218.86

FLOOR AREA

GROUND FLOOR	112.30	M2
FIRST FLOOR	106.56	M2
TOTAL FLOOR AREA	218.86	M2
F.A.R CONSUMED	57.14	M2
FLOOR AREA PERMISSIBLE	306.40	M2
F.A.R PERMISSIBLE	80.00	

AREA CALCULATION FOR INFRASTRUCTURE TAX

PROPOSED BUILT-UP AREA	296.01	M2
LENGTH OF COMPOUND WALL	79.57	rm

NOTE :-
1. ALL DRAWING ARE AT 1:100 SCALE UNLESS MENTIONED OTHERWISE
2. ALL DIMENSIONS ARE IN METERS

TITLE :-
PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW , SWIMMING POOL AND COMPOUND WALL IN PLOT NO. 15 OF SURVEY NO. 216/1 (PART-A) SITUATED AT PILERNE VILLAGE OF BARDEZ TALUKA GOA

OWNER'S NAME:- SUNFLOWER TRADEMART PRIVATE LIMITED

DRAWN BY: M de Souza SCALE: 1:100, 1:200 DATE: 30/08/2023

Digitally signed by ZAIDEV RAMAKANT ALDONCAR
Date: 2023.10.19 11:25:26 +05:30
Reason: Building plan approval
Location: BPAMS

Owner name: SUNFLOWER TRADEMART PRIVATE LIMITED
Ref No: NOR/BARPL/2023-SEP/254
Note:
1) This drawing is digitally signed and needs no physical signature.
2) Authenticity of this drawing can be verified from www.bpmams.gov.in. This technical drawing is legally valid as per the Information Technology Act 2008 and its subsequent amendments.
3) Tampering of this drawing will attract penal action.
4) If any information furnished by the applicant turns to be false subsequently, the technical clearance is liable to be cancelled.



**Office of the Town Planner
North Goa District Office
Town and Country Planning Department
Government Building, Near Municipality Market, Mapusa Goa.**

Ref. :- NOR/BAR/PIL/2023-AUG/2386

Date:- 01-08-2023

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW , SWIMMING POOL AND COMPOUND WALL of Erect (New Construction) as per the enclosed approved plans in the property zoned as S2/R2 in Regional Plan for Goa 2021 situated at Pilerne Village, Bardez Taluka bearing Survey No./Subdivision No. 216/1-PART-A having Plot no.16 with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be affected in the approved plans/approved built spaces without prior permission of this Department.
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 application will not be entitled for any compensation.
3. This Technical Clearance 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 commencement and the completion of the work shall be notified to the licensing authority in writing in appropriate forms.
6. In case of any cutting of hilly or sloping land or filling of low-lying land is involved, prior permission of the Chief Town Planner (Land use) has to be obtained as per the provisions of Section 17(A) of the Goa Town and Country Planning Act 1974 before the commencement of works.
7. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before commencement of any development/ Construction.

8. The soak pit shall not be located within a distance of 15.00 mts from any existing well and similarly no well shall be constructed within 15 mts from existing Soak pit.
9. Completion order 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 effective plot boundary of the affected plot abutting the road and shall be connected to the main drain.
11. Adequate arrangement shall be made for the collection of garbage and its safe disposal to the satisfaction of the Village Panchayat/ Municipal Council/CCP as the case may be.
12. Adequate Utility space for transformer etc. should be provided within the plot area, if applicable.
13. The ownership of the property and the traditional access if any, passing through the property shall be verified by the Village Panchayat/ Municipal Council/CCP as the case may be before issue of construction license.
14. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing Authority before issuing the construction license.
15. As regards complaints, pertaining to encroachments, judicial orders/directive and other legal issues, the same may be verified and confirmed by the concerned Village Panchayat/ Municipal Council/CCP as the case may be before issuing license.
16. The area under road widening shall be deemed to be public road and shall not be enclosed/encroached upon. Affidavit/undertaking in this regard shall be sworn before the Village Panchayat/PWD/ Municipal Council/CCP as the case may be on stamp paper of Rs. 100/-.
17. The compound wall shall be constructed after leaving the road widening area as shown in the site plan. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
18. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80 mts and along the boundary abutting on a street upto a height of 1.50 mts only and which shall be of closed type up to a height of 90 cms. only and open type above that height.

19. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0 mts from the crown of the road for a length of 9.00 mts from the intersections corner of the plot on both sides of the plot.
20. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00 mts radius for roads upto 10.00 mts R/W and that of 5.00 mts radius for roads above 10.00 mts R/W.
21. This Technical Clearance is issued relying on the approved sub division plan/survey plan submitted to this office. In case of any boundary dispute/encroachment if any the same shall be resolved by the applicant with clear demarcation of the boundaries from Director of Settlement and Land record. This office will not be held responsible at any point of time as the said Technical Clearance is only from Planning point of view.
22. Plantation of Trees within the plot shall be carried out as per Regulation 18 of The Goa Land Development and Building Construction Regulation 2010. The same shall be verified by local body before issue of Occupancy Certificate.
23. Debris of the existing structure proposed for demolition/any other construction debris, shall be deposited in the area identified for the said purpose by the PWD and shall not be dumped in any other area.
24. Necessary dust mitigation measures shall be ensured during the construction and demolition the building by the developers.
25. Engineer who has issued the structural liability certificate shall be accountable along with project proponent for structural safety of the project / buildings.
26. Building shall be designed and constructed in accordance with Part IV of the Fire Protection of National Building Code of India .The provisions of firefighting requirements, arrangement & installation such as Fire escape staircase etc. shall be mandatory for all building as per part IV of Fire Protection Act and NOC from Fire Department shall be obtained.
27. This Development Permission shall not in any way construed to be a document conforming any or all the following: a) Title or interest of the holder of the permission to the relevant land or building or both. b) Boundaries of the relevant site for which permission has been obtained; or c) Any easement thereon or there from. d) Structural or Engineering safety or the workmanship of the proposed development.
28. Applicant shall plant one tree for every 100.00 m² of area developed, land scaping on open spaces / tree plantation along roads and in developed plots

Notes:

- a. Pursuant to this office assessment order No. dated 30-08-2023 the applicant has paid Infrastructure Tax for an amount of 82224.00 (eighty-two Thousand two Hundred and twenty-four) vide challan no.202300626267 dated 24-08-2023.
- b. This order is issued with reference to the application Dated 01-08-2023 from Sunflower Trademart Private Limited.
- c. 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

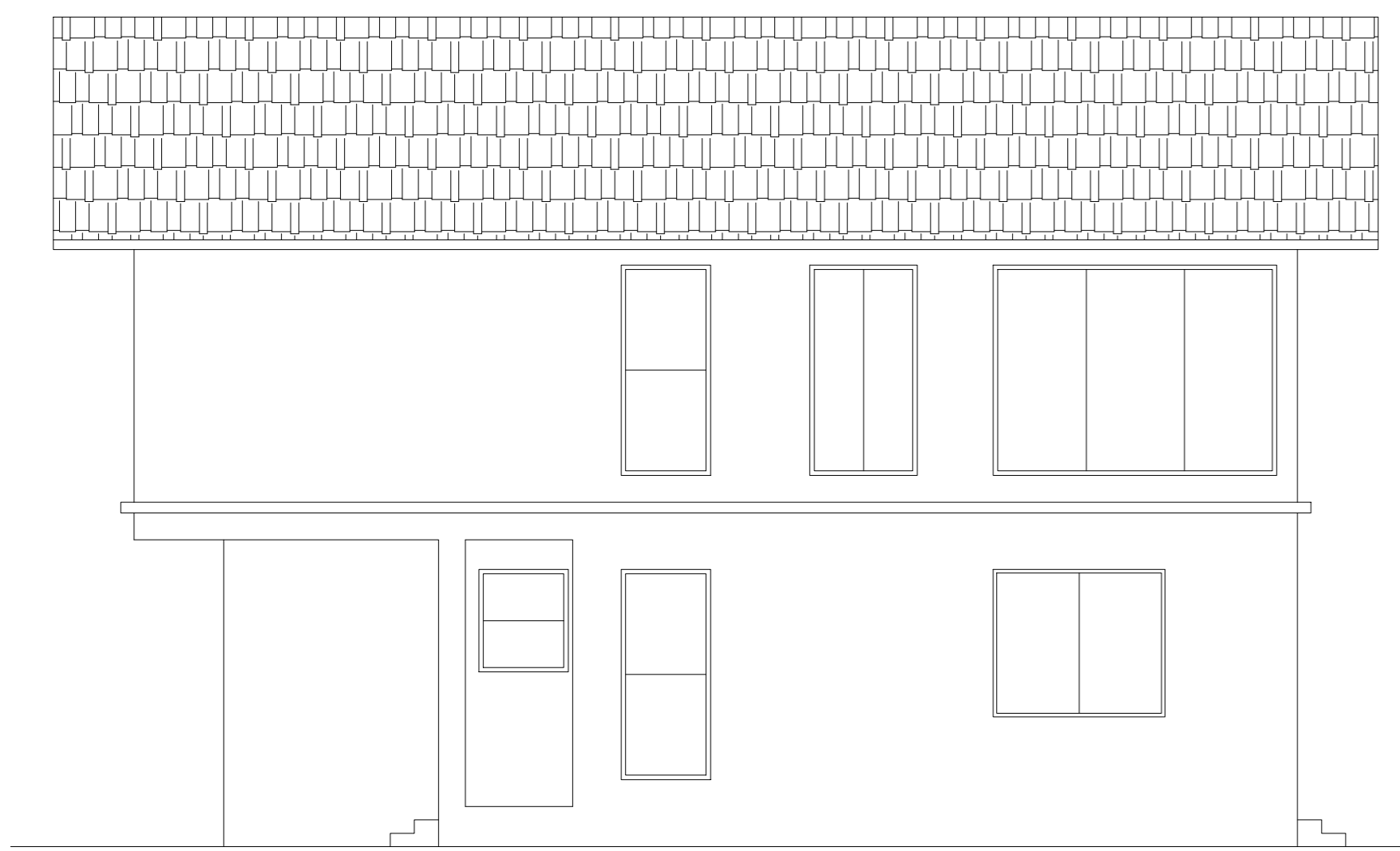
To,
Sunflower Trademart Private
Limited,
Sun Flower Trademart Pvt Ltd
C/O Suraj Morajkar
Near Saipem Sport Club
Saipem Candolim
Bardez - Goa
403115

Shri..Zaidev Aldonkar
Dy. Town Planner

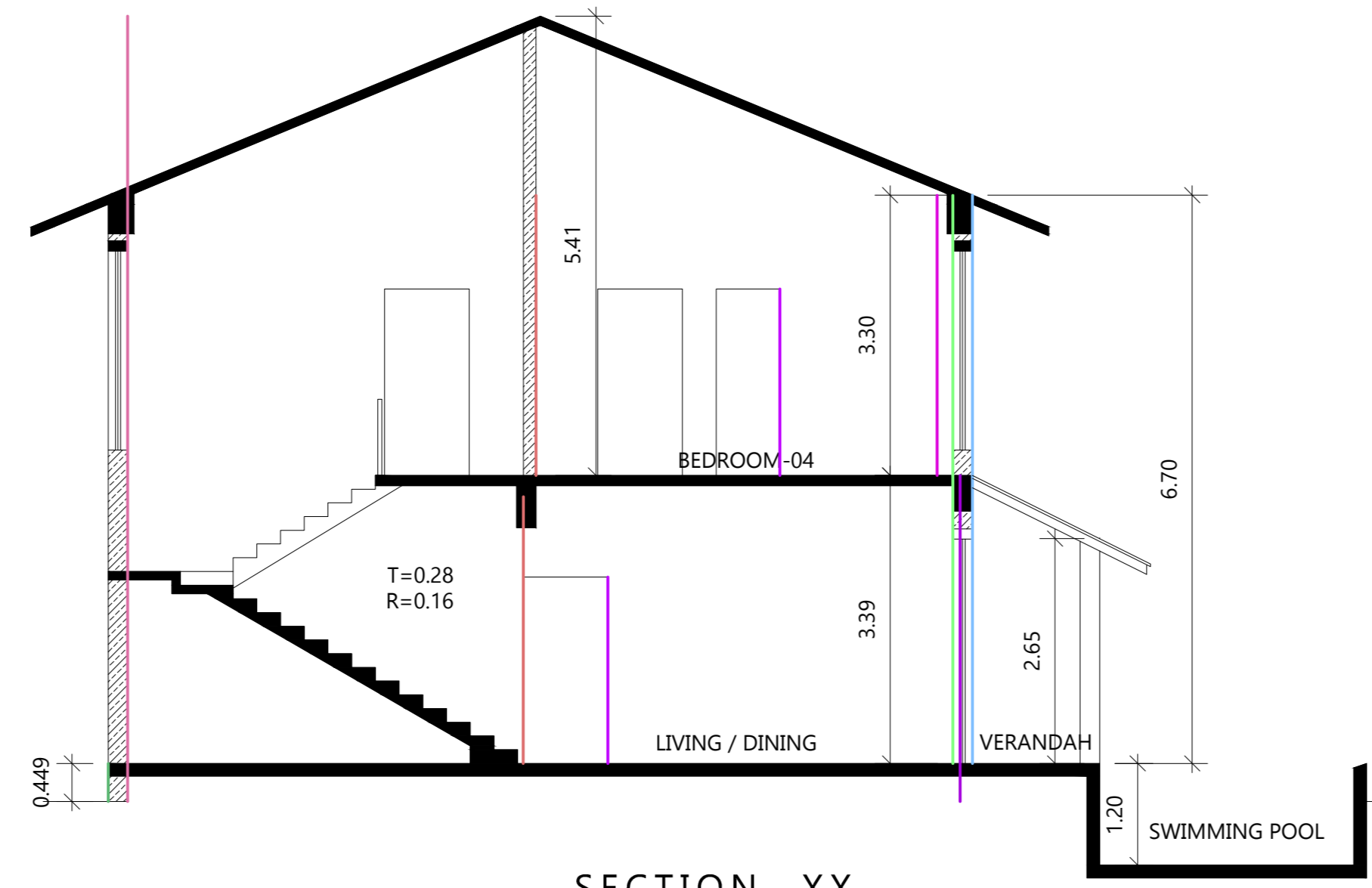
Copy to:-

The Sarpanch/Secretary,
Village Panchayat,
Pilerne-Marra Panchayat,
Bardez-Goa.

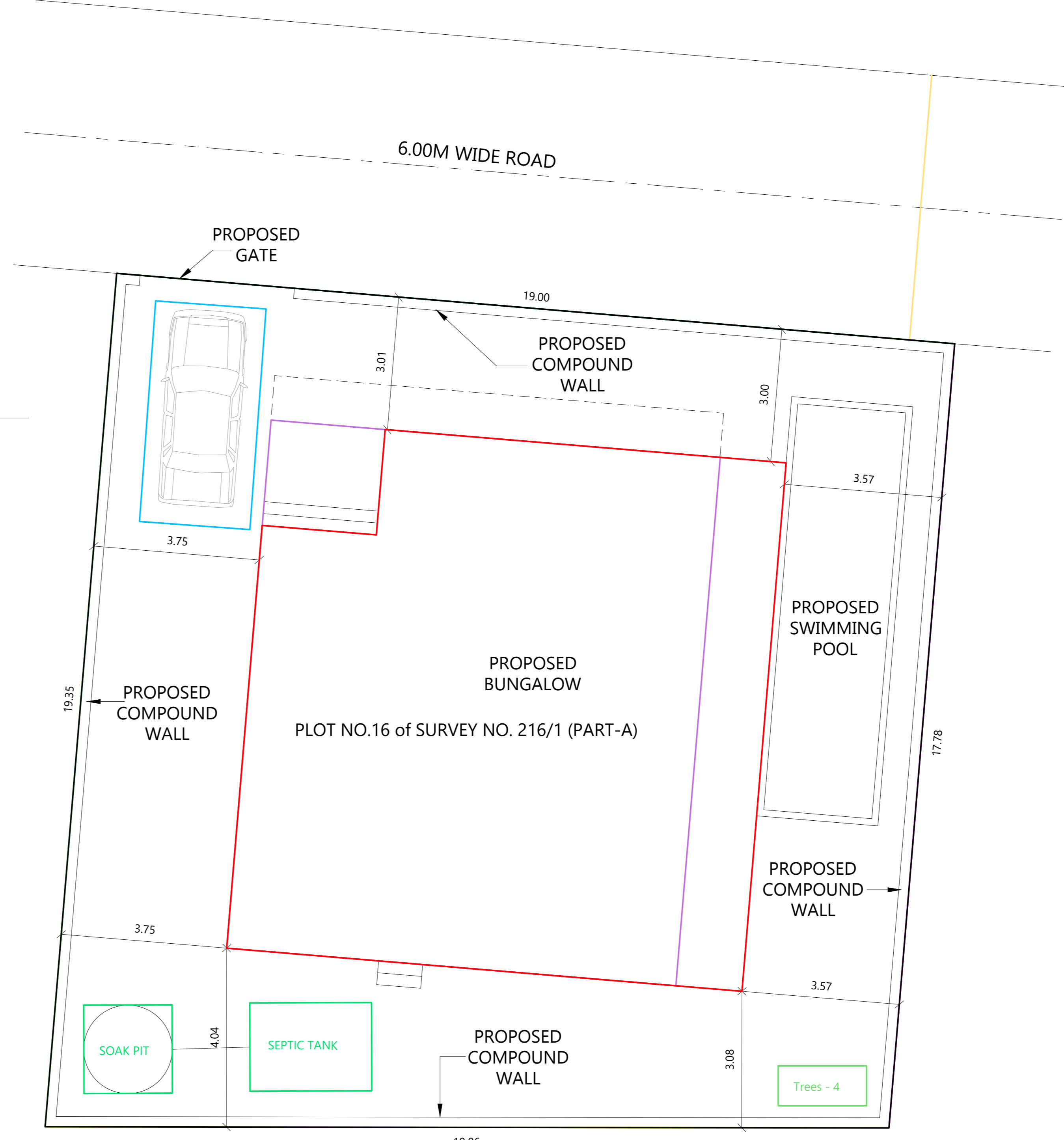
Digitally signed by ZAIDEV RAMAKANT
ALDONCAR
Date: 2023.08.30 12:39:54 +05:30
Reason: Building plan approval
Location: BPAMS



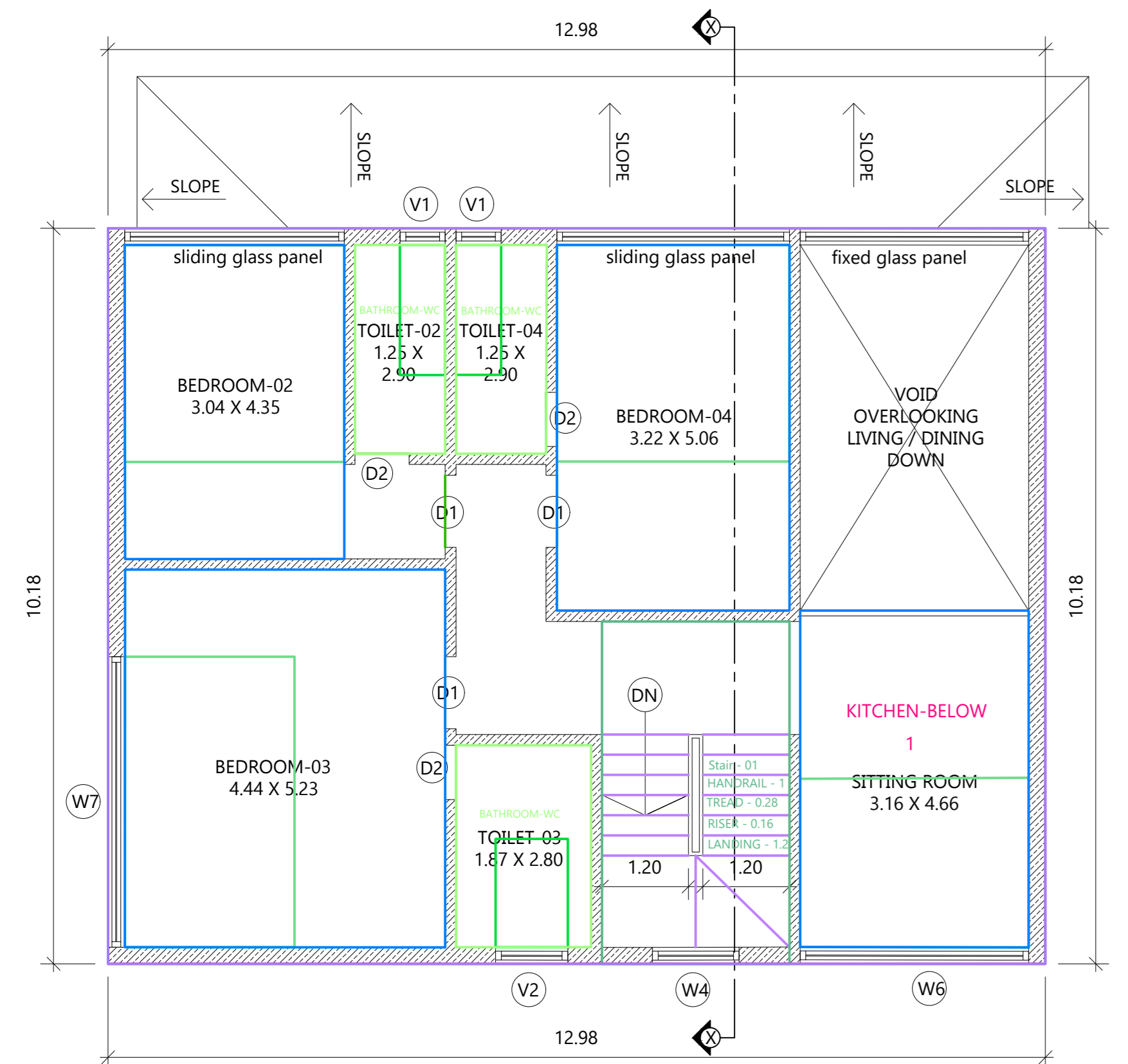
FRONT ELEVATION
(SCALE :- 1: 100)
FRONT ELEVATION



SECTION - XX
(SCALE :- 1: 100)
SECTION - XX



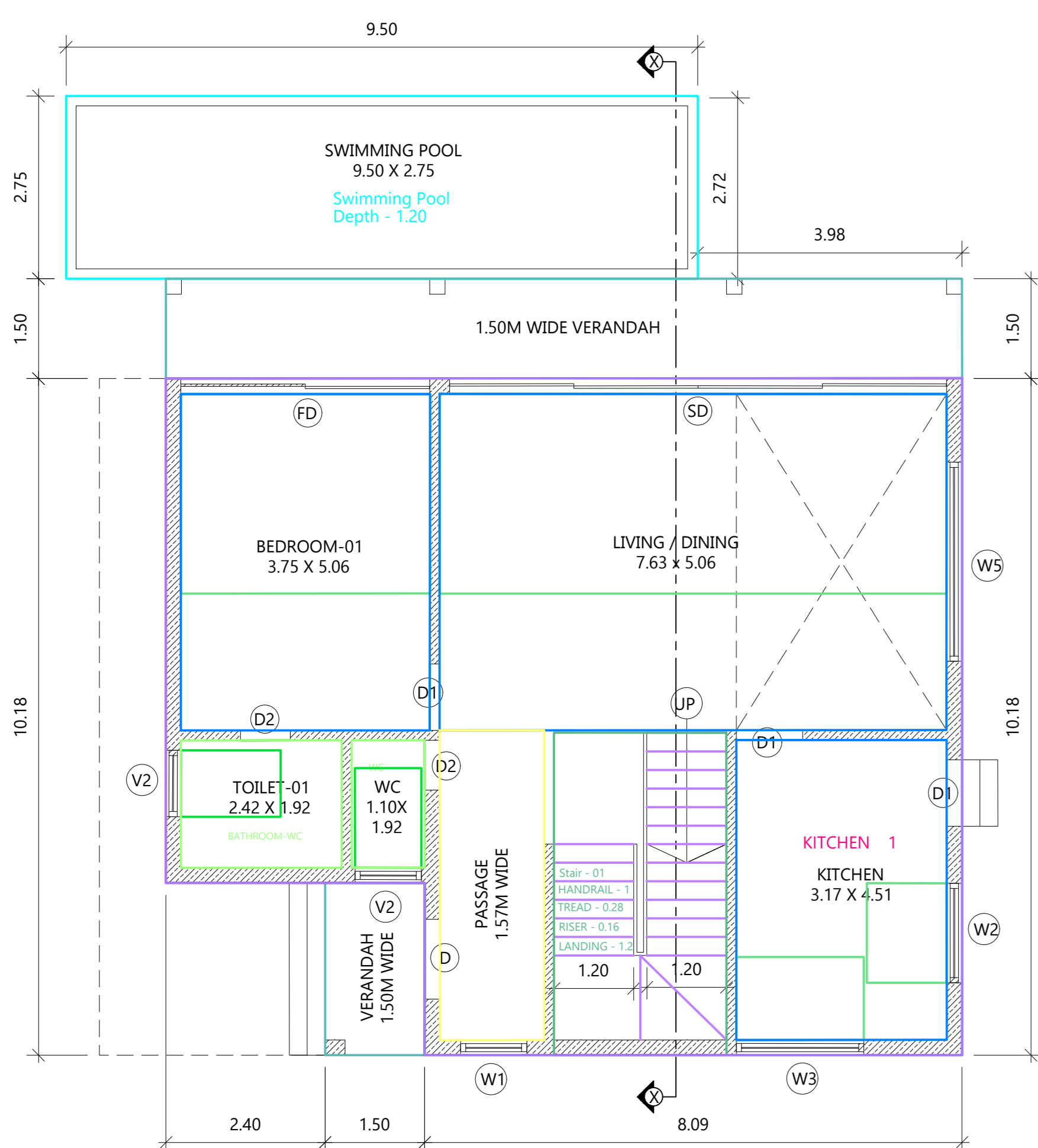
SITE PLAN
(SCALE :- 1: 100)
SITE PLAN



FIRST FLOOR PLAN
FLOOR01 (SCALE:1:100)



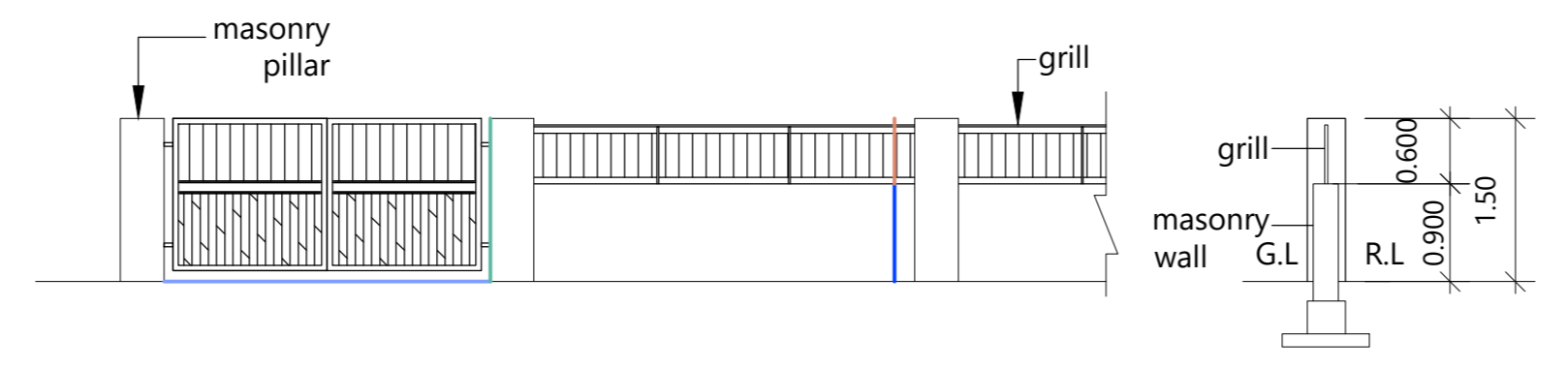
ROOF PLAN
(SCALE:1:100)
FLOOR-TERRACE



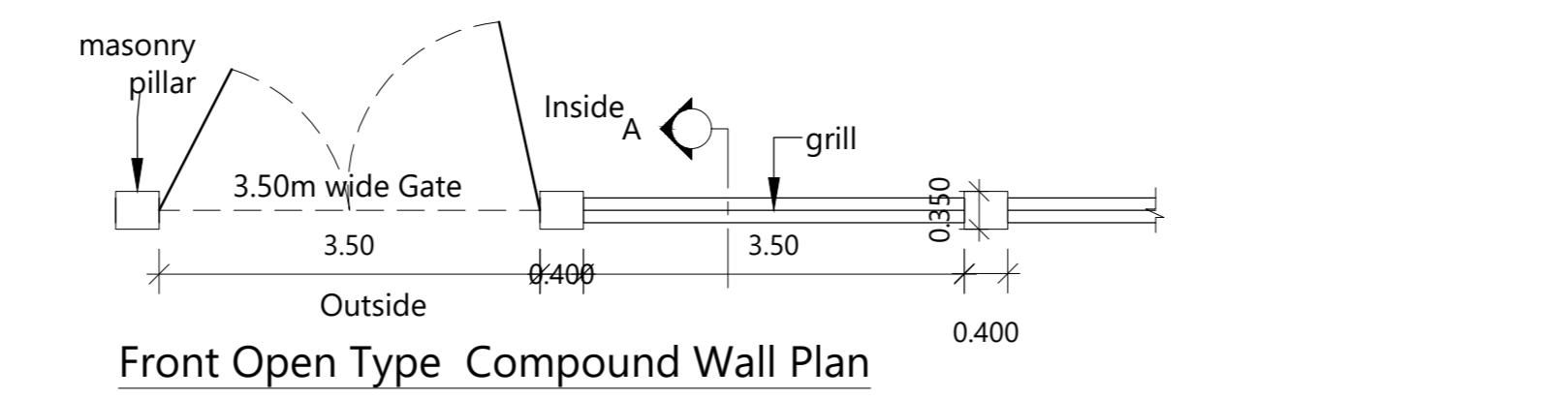
GROUND FLOOR PLAN
(SCALE:1:100)

SCHEDULE OF OPENING

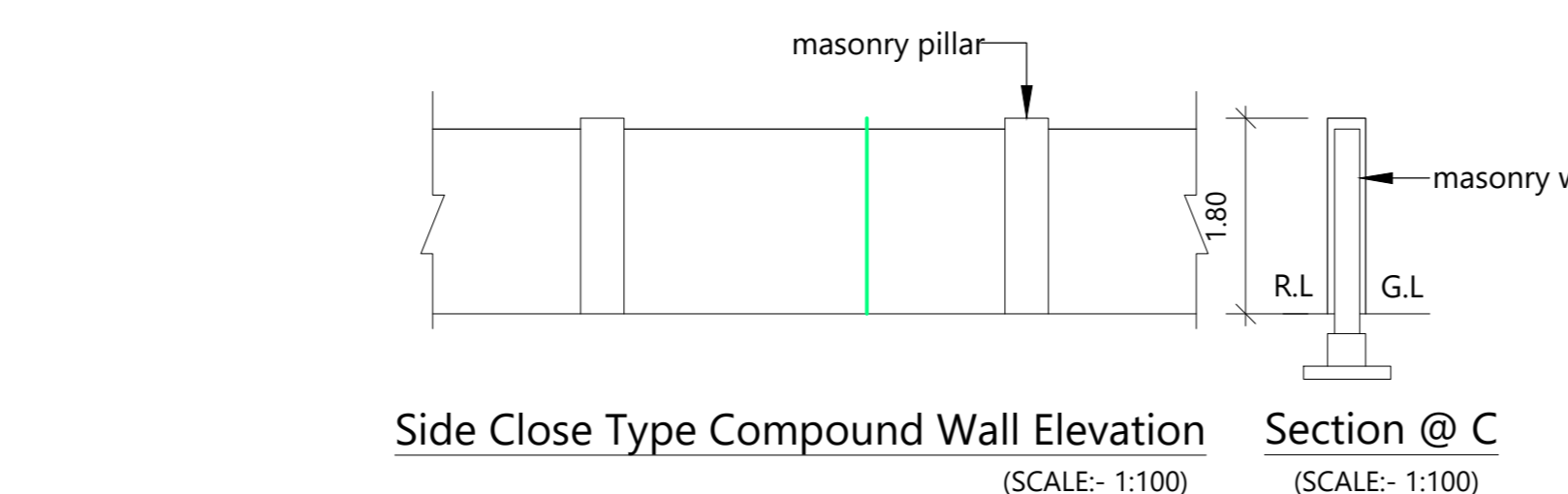
D	1.20	2.15
D1	1.00	2.15
D2	0.75	2.15
FD	3.75	2.15
SD	7.50	2.15
W1	1.00	2.35
W2	1.50	1.65
W3	1.90	1.25
W4	1.20	2.35
W5	3.00	2.35
W6	3.16	2.35
W7	4.00	2.35
V1	0.60	2.35
V2	0.80	2.35



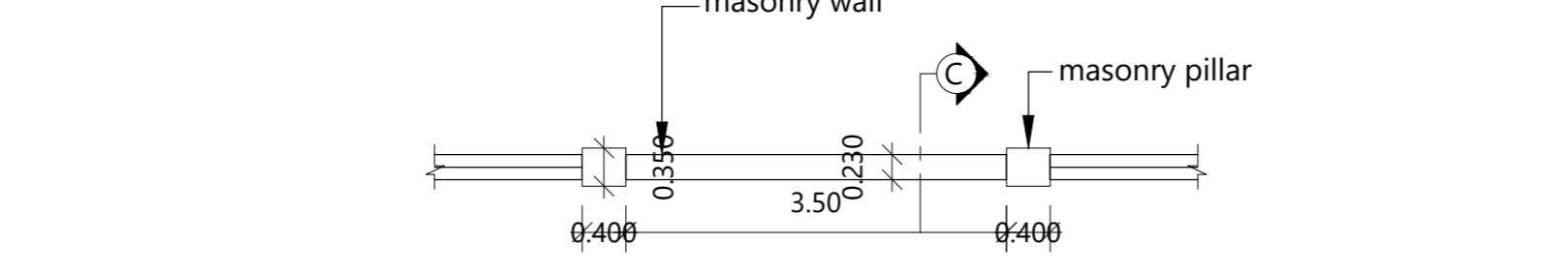
Front Open Type Compound Wall Elevation
(SCALE:- 1:100)



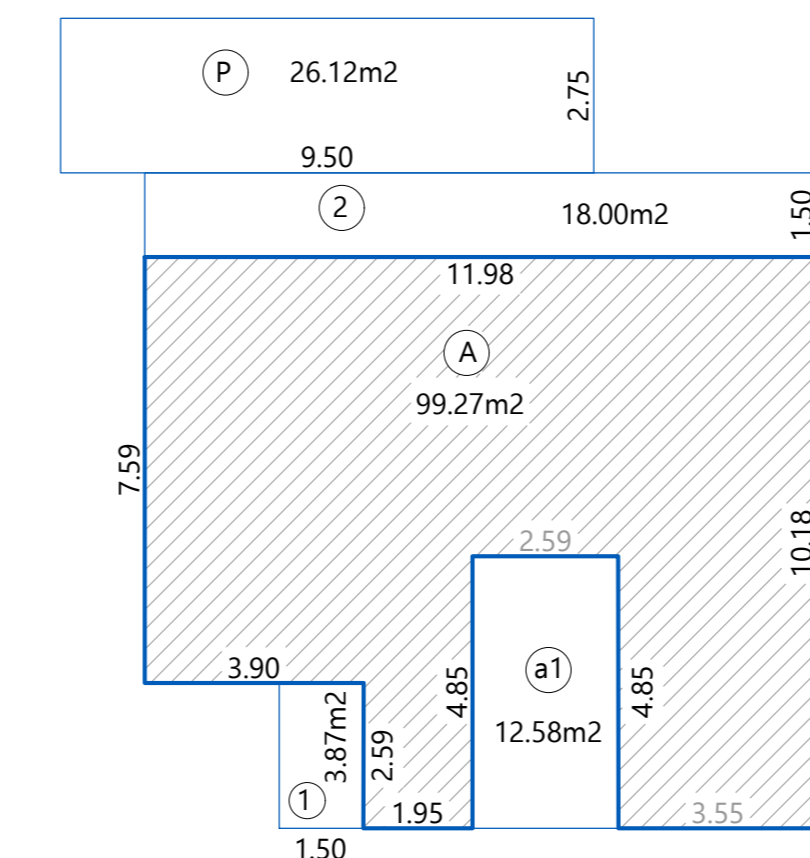
Front Open Type Compound Wall Plan



Side Close Type Compound Wall Elevation
(SCALE:- 1:100)

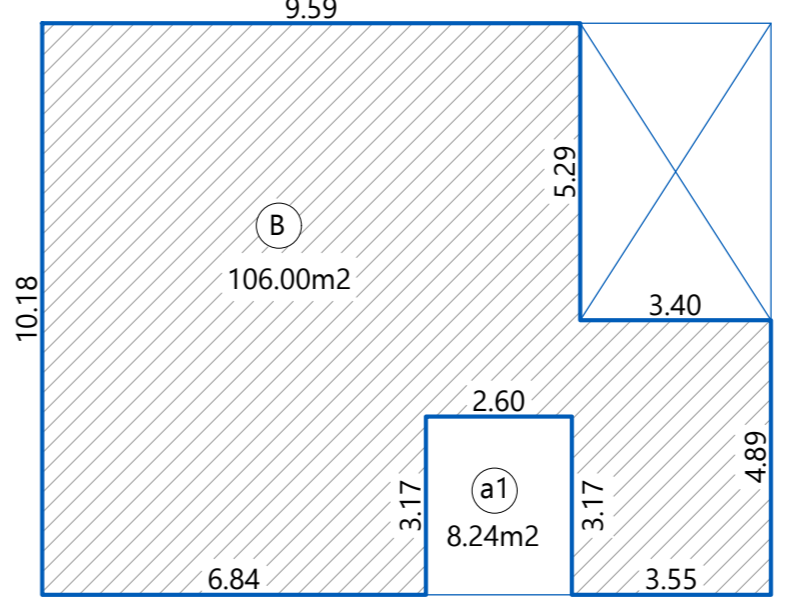


Side Close Type Compound Wall Plan
(SCALE:- 1:100)



GROUND FLOOR AREA DIAGRAM
(SCALE:- 1:200)

GROUND FLOOR AREA CALCULATION
BUILT-UP AREA = 133.72m² (A+a1+1+2)
AREA FREE OF F.A.R
STAIRCASE = 12.58m² (a1)
BALCONY = 21.87m² (1+2)
NET FLOOR AREA = 99.27m² (A)
AREA FOR INFRASTRUCTURE TAX = 159.84m² (A+a1+1+2+P)



FIRST FLOOR AREA DIAGRAM
(SCALE:- 1:200)

FIRST FLOOR AREA CALCULATION
BUILT-UP AREA = 114.24m² (B+a1)
AREA FREE OF F.A.R
STAIRCASE = 8.24m² (a1)
NET FLOOR AREA = 106.00m² (B)
AREA FOR INFRASTRUCTURE TAX = 114.24m² (B+a1)

TOTAL AREA OF PLOT	353.00	M2
AREA UNDER ROAD WIDENING	0.00	M2
NET EFFECTIVE AREA OF PLOT	383.68	M2
PROPOSED COVERED AREA OF BUNGALOW	133.72	M2
COVERAGE CONSUMED	37.88	%
COVERAGE PERMISSIBLE	40.00	%

DETAIL OF AREA USED FLOOR WISE

FLOOR REFERENCE	USE	BUILT-UP AREA	DEDUCTION		NET FLOOR AREA
			STAIR	BALC.	
GROUND FLOOR	RESI	133.72	12.58	21.87	99.27
FIRST FLOOR	RESI	114.24	8.24	0.00	106.00
TOTAL	RESI	247.96	20.82	21.87	205.27

FLOOR AREA

GROUND FLOOR	99.27	M2
FIRST FLOOR	106.00	M2
TOTAL FLOOR AREA	205.27	M2
F.A.R CONSUMED	58.15	M2
FLOOR AREA PERMISSIBLE	282.40	M2
F.A.R PERMISSIBLE	80.00	

AREA CALCULATION FOR INFRASTRUCTURE TAX

PROPOSED BUILT-UP AREA	274.08	M2
LENGTH OF COMPOUND WALL	75.19	RM

NOTE :-
1. ALL DRAWING ARE AT 1:100 SCALE UNLESS MENTIONED OTHERWISE
2. ALL DIMENSIONS ARE IN METERS

TITLE :-
PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW , SWIMMING POOL AND COMPOUND WALL IN PLOT NO. 16 OF SURVEY NO. 216/1 (PART-A) SITUATED AT PILERNE VILLAGE OF BARDEZ TALUKA GOA

OWNER'S NAME:- SUNFLOWER TRADEMART PRIVATE LIMITED
DRAWN BY. M de Souza SCALE. 1:100, 1:200 DATE. 31/07/2023

Digitally signed by ZAIDEV RAMAKANT ALDONCAR
Date: 2023.08.30 12:35:13 +06:00
Reason: Building plan approval
Location: BPSAMS



**Office of the Town Planner
North Goa District Office
Town and Country Planning Department
Government Building, Near Municipality Market, Mapusa Goa.**

Ref. :- NOR/BAR/PIL/2023-NOV/2766

Date:- 18-11-2023

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for PROPOSED RELOCATION OF SEPTIC TANK AND SOAK PIT OF APPROVED CONSTRUCTION OF RESIDENTIAL BUNGALOW , SWIMMING POOL AND COMPOUND WALL iIN SURVEY NO 216/1 (PART-A) PLOT NO. 17 as per the enclosed approved plans with respect to earlier Technical clearance order ref. No NOR/BAR/PIL/2023-AUG/2385 dated 30-08-2023 in the property bearing Survey No./Subdivision No. 216/1-PART-A village Pilerne Taluka Bardez Goa with following conditions.

- 1) The permission is recommended as per the plans hereby annexed.
- 2) This technical clearance order is issued only for PROPOSED RELOCATION OF SEPTIC TANK AND SOAK PIT OF APPROVED CONSTRUCTION OF RESIDENTIAL BUNGALOW , SWIMMING POOL AND COMPOUND WALL IN SURVEY NO 216/1 (PART-A) PLOT NO. 17
- 3) This technical clearance order is issued as a partial modification to earlier Technical clearance order issued by this office vide letter no. Ref no.NOR/BAR/PIL/2023-AUG/2385 dated 30-08-2023 shall be adhered strictly
- 4) All conditions imposed in our earlier Technical clearance order issued vide no. Ref no NOR/BAR/PIL/2023-AUG/2385 dated 30-08-2023

Note :

- a) This Technical clearance order is issued based on the order issued by the secretary (TCP) vide no.NOR/BAR/PIL/2023-NOV/2766 dated 08-12-2023 pertaining to guide line 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 RAJESH R. MAHAMBREY dated 15-11-2023 TCP Reg.No. SE/0044/2010
- c) This order is issued with reference to the application dated 18-11-2023 from SUNFLOWER TRADEMART PRIVATE LIMITED.

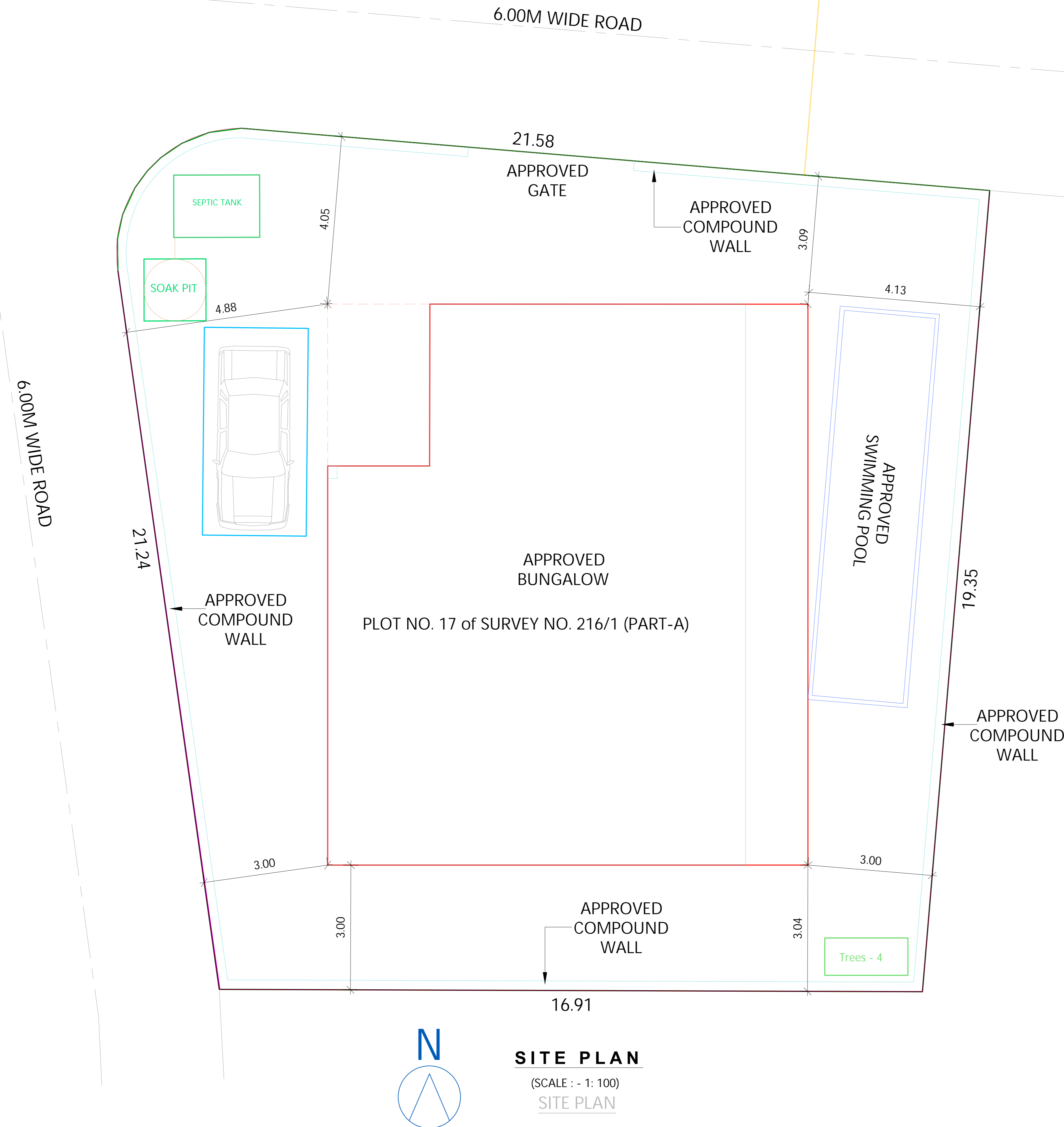
To,
Sunflower Trademart Private
Limited,
Sun Flower Trademart Pvt Ltd
C/O Suraj Morajkar
Near Saipem Sport Club
Saipem Candolim
Bardez - Goa
403115

Shri..Zaidev Aldonkar
Dy. Town Planner

Copy to:-
The Sarpanch/Secretary,
Village Panchayat,
Pilerne-Marra Panchayat,
Bardez-Goa.

Digitally signed by ZAIDEV RAMAKANT
ALDONCAR
Date: 2023.12.08 13:30:06 +05:30
Reason: Building plan approval
Location: BPAMS

SITE APPROVAL



SITE PLAN
(SCALE : - 1: 100)
SITE PLAN

AREA STATEMENT

TOTAL AREA OF PLOT	384.40	M2
AREA UNDER ROAD WIDENING	0.00	M2
NET EFFECTIVE AREA OF PLOT	384.40	M2
PROPOSED COVERED AREA OF BUNGALOW	147.51	M2
COVERAGE CONSUMED	38.37	%
COVERAGE PERMISSIBLE	40.00	%

DETAIL OF AREA USED FLOOR WISE

FLOOR REFERANCE	USE	BUILT-UP AREA	DEDUCTION		NET FLOOR AREA
			STAIR	BALC.	
GROUND FLOOR	RESI	147.51	12.61	24.07	110.83
FIRST FLOOR	RESI	119.73	8.29	0.00	111.44
TOTAL	RESI	267.24	20.90	24.07	222.27

FLOOR AREA

GROUND FLOOR	110.83	M2
FIRST FLOOR	111.44	M2
TOTAL FLOOR AREA	222.27	M2
F.A.R CONSUMED	57.82	M2
FLOOR AREA PERMISSIBLE	307.52	M2
F.A.R PERMISSIBLE	80.00	

AREA CALCULATION FOR INFRASTRUCTURE TAX

PROPOSED BUILT-UP AREA	290.04	M2
LENGTH OF COMPOUND WALL	79.08	RM

NOTE:-
EARLIER APPROVED TCP Ref. :- NOR/BAR/PIL/2023-AUG/2385
Date:- 01-08-2023

NOTE :-
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2. ALL DIMENSIONS ARE IN METERS

TITLE :-
PROPOSED RELOCATION OF SEPTIC TANK AND SOAK PIT OF APPROVED CONSTRUCTION OF RESIDENTIAL BUNGALOW , SWIMMING POOL AND COMPOUND WALL IN PLOT NO. 17 OF SURVEY NO. 216/1 (PART-A) SITUATED AT PILERNE VILLAGE OF BARDEZ TALUKA GOA

OWNER'S NAME:- SUNFLOWER TRADEMART PRIVATE LIMITED

DRAWN BY. M de Souza SCALE. 1:100, 1:200 DATE. 15/11/2023

Digitally signed by ZAIDEV RAMAKANT
ALDONCAR
Date: 2023.12.08 13:22:27 +05:30
Reason: Building plan approval
Location: BPAMS

Owner name : SUNFLOWER TRADEMART PRIVATE LIMITED

Ref No NOR/BAR/PIL/2023-NOV/2766

Note

i) This drawing is digitally signed and needs no physical signature.

ii) Authenticity of this drawing can be verified from www.bpams.goa.gov.in. This technical clearance drawing is legally valid as per the Information Technology Act, 2008 and its subsequent amendments.

iii) Tampering of this drawing will attract penal action.

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