

Ref. No. TPP/562/Borim/32/1/2021/22/853
Town & Country Planning Dept.
Government of Goa
2nd Floor, Govt. Office Bldg.
Opposite Axis Bank
Ponda-Goa
Date 27/04/2022



Town & Country Planning Department,
Ponda Taluka Office,
Ponda Goa

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the work of proposed construction of **Residential villas and swimming pool** as per the enclosed approved plans in the property zoned as **settlement zone** as per the **Regional Plan for Goa-2021** of survey no.32/1 of **Borim** village **Ponda** Taluka with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plan calculations, documents and other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
3. The compound wall shall be constructed after leaving the road widening area as shown in the plan.
4. The Development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
5. The Developers/applicant should display a sign board of minimum size 1.00mts X 0.50 mts with writing in black color on a white background at the site, as required under the Regulations.
6. The construction of compound wall shall not amount to blocking of any natural water course/ drain and adequate number of openings in the compound wall shall be made for smooth flow of water.
7. The soak pit should not be located within a distance of 15mts from any existing well in the surrounding area.
8. Completion certificate has to be obtained from this Authority before applying for occupancy certificate from the Licensing Authority.
9. Storm water drain should be constructed along the boundary of the effected plot along the boundary of the effected plot abutting to the road.
10. Adequate utility space for the dustbin, transformer etc, should be reserved within the plot area.
11. In case of any cutting of sloppy land or filling of low-lying land, prior permission of the Chief Town Planner shall be obtained before the commencement of the works as per the provisions of section 17-A of The Goa Town and Country Planning Act, 1974.
12. The ownership of the property, shall be verified by the licensing body before issue of license.
13. Verification of the tenancy as on 02/11/1990 and thereafter shall be made licensing body before issue of license.
14. In case of compound walls, the gate shall open inward only and traditional access, if any passing through the property shall not be blocked.

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15. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80mts. and along the boundary abutting on a street upto a height of 1.50mts only which shall be of closed type up to a height of 90cm. only and open type above that height.
16. Along the intersection of streets no compound wall shall be raised to a height of more than 1.0mts. from the crown of the road for a length of 9.0mts. from the intersections corner of the plot, on both sides of the plot.
17. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00mts. radius for road upto 10.0mts R/W and that of 5.00mts. radius for roads above 10.00mts R/w.
18. The set backs shown on the site plan shall be strictly maintained.
19. The Village Panchayat shall ensure about the availability of power and water supply and other required infrastructures before issuing license.
20. This Technical Clearance is issued relying on the approved sub division plan submitted to this office. In case of any boundary dispute/ encroachment if any shall be resolved by the applicant with clear demarcation of the boundaries from survey Department. This office shall not held responsible at any point of time as the said Technical Clearance order is only from Planning point of view. Further it shall be noted that any issue related to complaints shall be dealt by the local body before issue of license.
21. Applicant shall dispose the construction debris at his/ her own level and/ or the same shall be taken to the designated site as per the disposal plan given by the applicant in the Affidavit to be produced of the Corporation/ Municipal Council/ Village Panchayat (as the case may be).
22. NOC if any required with respect to crossing of existing culvert shall be obtained by the project proponent from Water Resources Department before issue of license from Village Panchayat.

This is issued with the approval of the Committee constituted under RPG-2021 in 27th meeting held on 25/10/2021 as mentioned at noting N/9.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION 21/06/2021, INWARD NO. 1527 DATED 23/06/2021 RECEIVED FROM M/S ANANT LAXMI AND SONS VENTURES PRIVATE LTD..



(Manguirish N. Verenkar)
Dy. Town Planner.

Note:- Pursuant to this office assessment Order no. TPP/562/Borim/32/1/2022/581 dtd. 22/03/2022, the applicant has paid the infrastructure tax for Rs. 8,61,920/- (Rupees Eight Lakh Sixty One Thousand Nine Hundred Twenty only) vide challan no. 21/2022 dated 25/04/2022.

To,
M/s Anant Laxmi and Sons Ventures Pvt. Ltd.
Porvorim, Bardez Goa..

Copy to:-
The Sarpanch/Secretary,
Village Panchayat of Borim, Ponda Goa.

SN/27/04/2022.