

Ref No: TPB/5020/ANJ/TCP-19/ 1337
Office of the Senior Town Planner
Town & Country Planning Dept.,
North Goa District office
302, Govt. Building Complex,
Mapusa – Goa.

Dated: 23 /02/2019



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

Ref No: Inward No. 582

Dated: 18/01/2019.

Technical Clearance is hereby granted for carrying out the **proposed construction of residential Villa, Swimming Pool and part Compound wall by M/s. Redstone Spaces, POA Holder Mr. Yuvraj Bandodkar** as per the enclosed approved plans in the property Zoned as **Settlement Zone in Regional Plan for Goa 2021** and situated at village **Anjuna** Taluka Bardez Goa, bearing Survey No. 540/13, plot No.A with the following conditions:-

- 1) Construction shall be strictly as per the approved plans. No change shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
- 2) The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
- 3) The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
- 4) The Developer/applicant should display a sign board of minimum size 1.00 Mts. X 0.50 Mts. with writing in black color on a white background at the site, as required under the Regulations.
- 5) The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before the Commencement of any development/construction as per the permission granted by this order.
- 6) The Septic Tank, soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
- 7) The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
- 8) Completion Certificate has to be obtained from the Authority before applying for Occupancy Certificate from the licensing authority.
- 9) Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
- 10) Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
- 11) In case of any cutting of sloppy land or filing of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town & Country Planning Act, 1974.
- 12) In case of Compound Walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
- 13) The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.
- 14) Panchayat shall ensure the infrastructure requirements such as water supply and garbage before issuing license.

- 15) The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
- 16) Adequate storm water network shall be developed up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
- 17) The said building should be used for residential purpose only as per the Technical Clearance.
- 18) The area under road widening shall not be encroached/enclosed.
- 19) Open parking area should be effectively developed
- 20) The height of the part compound wall strictly maintained as per rules in force.
- 21) Gate of Compound wall shall be open inwards only.
- 22) This Technical Clearance Order is issued for part compound wall of length of 98.08 running meter only.
- 23) Applicant should make his own arrangement of water for the swimming pool.
- 24) This Technical Clearance Order is issued with the concurrence of the Chief Town Planner on note moved vide reference no. TPB/5020/ANJ/TCP-19/917 dtd. 04/02/2019.
- 25) The Village Panchayat shall take cognizance of any issue in case of any Complaints/ court orders before issue of construction license.
- 26) Applicant shall dispose the construction debris at his/her own level and/ or the same shall be taken to the designated site as per the disposal plan given by the applicant in the affidavit to be produced to the village Panchayat.

NOTE:

- a) This Technical Clearance Order is issued based on the order issued by the Secretary (TCP) vide no. **29/8/TCP/2018(Pt.File)/1672** dated **13/08/2018** pertaining to guide line for processing various application.
- 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 Mr. Rajan L. Prabhu Moye dtd. 17/01/2019** TCP Reg. No. **SE/0004/2010**.
- c) This order is issued with reference to the applications dated **18/01/2019** from **M/s. Redstone Spaces, POA Holder Mr. Yuvraj Bandodkar**.
- d) Applicant has paid infrastructure tax of **Rs.1,32,974/- (Rupees One Lakh Thirty Two Thousand Nine Hundred Seventy Four Only)** vide challan no. **514 dtd.13/02/2019**.

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENCE PROVIDED THE CONSTRUCTION LICENCE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.


(S. P. Surlakar)

Dy. Town Planner


To,
M/s. Redstone Spaces,
POA Holder Mr. Yuvraj Bandodkar,
Redstone Spaces, Office no.3, 1st floor,
El Captain Center, FERIA Alto,
Mapusa Bardez Goa.

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

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

OFFICE OF THE VILLAGE PANCHAYAT OF ANJUNA-CAISUA
BARDEZ-GOA

Construction license No: VP/ANJ-CAI/2019-2020/158

M/s. Redstone Spaces, C/o. POA Holder Mr. Yuvraj Bandodkar, from Mapusa, Bardez-Goa is hereby granted license for the permission for **Proposed Construction of Residential Villa, Swimming Pool and part compound wall in Sy No. 540/13, Plot No. A** in terms of resolution **No. 3(4) (A)** taken in the Panchayat meeting dated **10/04/2019** as per the plans in triplicate/ duplicate attached to his/ her application under inward No. PPO/01/VP/Plans **7090** dated **14/03/2019** one copy of the plans concerned with the approval note carrying the embossed seal of this Panchayat and duly signed is returned to the interest party, who shall comply with the following conditions:

- 1) Construction shall be strictly as per the approved plans. No change shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
- 2) The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
- 3) The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
- 4) The Developer/applicant should display a sign board of minimum size 1.00 Mts. X 0.50 Mts. with writing in black color on a white background at the site, as required under the regulations.
- 5) The applicant shall obtain Conversation Sanad under the Goa Land Revenue code, 1968, before the Commencement of any development/construction as per the permission granted by this order.
- 6) The Septic Tank, soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
- 7) The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
- 8) Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
- 9) Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
- 10) Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
- 11) In case of any cutting of sloppy land or filling of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17 (A) of the Goa Town & Country Planning Act, 1974.
- 12) In case of Compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.



Contd.....2/-

SECRETARY
V.P. ANJUNA - CAISUA

- 13) The Adequate arrangement for collection and disposal of solid waste generated within the complex shall arranged to satisfaction of Village Panchayat
- 14) Adequate storm water network shall be developed up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
- 15) The said building should be used for residential purpose only as per the Technical Clearance order.
- 16) The area under road widening shall not be encroached/enclosed.
- 17) Open parking area should be effectively developed.
- 18) The height of the part compound wall strictly maintained as per rules in force.
- 19) Gate of Compound wall shall be open inwards only.
- 20) This Technical Clearance Order is issued for part compound wall of length of 98.08 running meter only.
- 21) Applicant should make his own arrangement of water for the swimming Pool.
- 22) The Technical Clearance Order is issued with the concurrence of the Chief Town Planner on note moved vide reference No. TPB/5020/ANJ/TCP-19/917 dated 04/02/2019.
- 23) The Village Panchayat shall take cognizance of any issue in case of any complaints/court orders before issue of construction licence.

As per circular dated 28/03/2018 it is mandatory on the applicant as to comply following direction w.e.f. 01/04/2018.

- 24) (a) Applicant shall dispose the construction debris at his/her own level and/or the same shall be taken to the designated site as per the disposal plan given by the Applicant in the Affidavit to be produced to the Village Panchayat.
- (b) Applicant shall produce the certificate issued by the concerned PWD officials of designated sites as mentioned in the said Notification dated 07/03/2018.
- (c) Failing to comply clause (a) and (b) the penalty shall be imposed to the Applicant at the rate of 0.5% on the total cost of the project and also the construction licence issued to the Applicant shall be withdrawn/cancelled.

The license shall be valid for a period of **THREE** years beginning from today He/ she has paid respective tax/fees the tune of **Rs. 50,000/- (Rupees Fifty Thousand only)**.

By Receipt No. **1338/10** dated **20/04/2019**.

This carries the embossed seal of this
Panchayat Office of Village Panchayat




SECRETARY
V. P. ANJUNA - CAISUA