



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

Ref No.: TPB/8443/NACH/TCP/2023/4989

Dated:- 12/06/2023

TECHNICAL CLEARANCE ORDER

Ref No: Inward no. 2464

Dated. 29/03/2023

Technical Clearance is hereby granted for carrying out the **proposed construction of residential villas, swimming pools & Compound wall** as per the enclosed approved plans in the property Zoned as **“Settlement Zone”** in **Regional Plan for Goa 2021** situated in property bearing **Sy.No.20/1-B of Nachinola Village, Bardez- Goa**, with the following conditions:-

1. Construction shall be strictly as per the approved plans. No change shall be effected in the approved plans/approved built spaces without the prior permission of 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 mtrs 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, unless the plot or property so served is otherwise served by alternate access.
13. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80mtrs and along the boundary on a street upto a height of 1.50mts only and which shall be of closed type up to a height of 90cm. only and open type above that height.
14. Along the intersections 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 9.00mts from the intersections corner of the plot, on both sides of the plot.
15. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00mts radius for roads upto 10.00mts R/W and that of 5.00mts radius for roads above 10.00mts R/W.
16. All gates of compound wall shall be open inwards only, unless the gate is recessed into the plot to a depth, which will not cause the gate to protrude beyond the compound wall line.

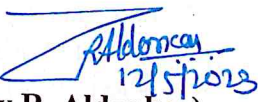
17. The entry or exit to the plot situated at the intersection of roads having a width of 10.00mts or more, shall be located at least 15.00mts away from the tangent point of such intersection. If a length of any side of such a plot is less than what is prescribed above, then the entry or exist shall be provided at farthest end of the plot from the intersection.
18. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before issuing of the license & traditional access, if any passing through the plot shall not be blocked at any point of time.
19. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
20. The Village Panchayat shall take cognizance of any issue in case of any complaints / court orders before issue of construction license.
21. The applicant shall obtain prior permission from Tree Officer/ Forest Dept. for proposal involving felling of trees as mandated under section 8 & 9 of Goa Preservation of Tree Act.
22. The applicant shall pay Labour cess of 1% of the total cost of construction project to the Commissioner of Labour & Employment and Secretary Goa Building & Other construction Workers Welfare Board before applying for completion certificate to the Authority.
23. The said villas should be used for residential purpose only as per the Technical Clearance issued.
24. 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.
25. The Village Panchayat shall take cognizance of any issue in case of any complaints/ court orders before issue of construction license.
26. The area under road widening shall be deemed to be Public road and shall not be enclosed/encroached. Affidavit/undertaking in this regards shall be sworn before the Village Panchayat/P.W.D as the case may be on stamp paper of Rs.100/-
27. This Technical Clearance order is issued relying on Survey Plan submitted to this office. In case of any Boundary disputes/encroachment if any shall be resolve by the applicant with clear demarcation of boundary stones from Directorate of Settlement and Land Records. This office shall not be held responsible at any point of time, as this Technical Clearance order issued is only from planning point of view.
28. Applicant shall make own arrangement of water for the swimming pool.

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 and order issued by the Chief Town Planner (Planning) vide no.29/8/TCP/2022/(Pt.File)/1734 dated 19/07/2022 pertaining to guidelines for processing various applications.
- b) This Technical Clearance Order is issued after obtaining approval from Government vide Note No.TPB/8443/NACH/TCP-23/3823 dt.11/05/2023 as communicated by Chief Town Planner (Planning) dt. 07/06/2023.
- c) An engineer who designs the RCC structure, of the project proponent is liable for structural designs and stability of the project, structural liability certificate issued by an Engineer Viraj S. Kunkolienkar dtd. 27/03/2023 TCP Reg. No. ER/0001/2016.
- d) Pursuant to this office assessment order no.TPB/8443/NACH/TCP-23/4965 dt. 12/06/2023, the applicant has paid infrastructure tax of Rs. Rs.6,80,022/- (Rupees Six Lakhs Eighty Thousand Twenty Two Only) vide challan no.ITAX/142 dated 12/06/2023.

This order is issued with reference to the application dated 29/03/2023 received from Mr. Govardhan Damaji.

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


(Zaidev R. Aldonkar)
Dy. Town Planner

✓ To,
Mr. Govardhan Damaji,
POA for Vivienda Luxury Homes LLP,
Agarwada, Pernem – Goa.
Copy to:
The Secretary/Sarpanch,
Village Panchayat of Nachinola ,
Bardez Goa.

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