



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

Ref No.: TPB/6602/CAL/TCP/2023/4418

Dated: 25 / 05/2023

Inward no. 2127

dtd. 20/03/2023

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the **proposed revision for Hotel building blocks to residential building West & East block, swimming pool & Compound wall** as per the enclosed approved plans in the property Zoned as **“Partly Residential (S2) Zone & Partly Commercial (C3) Zone”** as per **“Outline Development Plan for Planning Area Calangute – Candolim 2025”** situated at **property bearing Sy.No.230/15-A of Calangute** 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 15mtrs 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. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.
13. Panchayat shall ensure the infrastructure requirements such as water supply, power and garbage before issuing license.
14. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
15. The area under road widening shall not be encroached/enclosed.
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. Traditional access, easementary rights, mundkarial rights, if any shall be safeguarded and Panchayat shall ensure about the same before issuing of license.
18. Applicant shall plant one tree for every 100.00m² of area developed, land scaping on open spaces/tree plantation along roads and in developed plots.
19. Adequate avenue greenery should be developed.

20. 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.
21. 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.
22. Solar water heating/solar energy capturing system shall be incorporated in the building as required under the Regulation.
23. The Village Panchayat shall ensure that Sewage Treatment Plant proposed for the project functions effectively at all the time.
24. Necessary N.O.C. if required from concerned authority under building by-laws if any for hotel project may be obtained prior to construction work.
25. Necessary provision for rain water harvesting shall be made and rain water harvesting tank shall be constructed as shown on site plan.
26. Necessary arrangement for fire safety shall be made before applying for Occupancy.
27. The Village Panchayat shall take cognizance of any issue in case of any complaints / court orders before issue of construction license.
28. 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.
29. This Technical Clearance Order supersedes to the earlier development permission to the order issued by North Goa Planning & Development Authority, Panaji Goa for proposed construction of Hotel building & swimming pool vide order no.NGPDA/CAL/44/503/1126 d.16/11/2021
30. Applicant shall make his own arrangement of water requirements for swimming pool.
31. Conversion Sanad for commercial use from the competent authority shall be obtained by the applicant before obtaining completion order.
32. This Technical Clearance Order is issued based on the delineation of CRZ line 500mtrs in the property bearing Sy.no.230/15-A of Calangute village of Bardez Taluka from Member Secretary (GCZMA) along with the plan vide letter no.GCZMA/GEN-MISC/22-23/78/2203 dt. 03/01/2023.

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) 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 Mahambrey dt. 23/08/2022** TCP Reg. No.SE/0044/2010.
- c) This Order is issued with reference to the application dated 20/03/2023 from **M/s. Saldanha Developers Pvt. Ltd.**
- d) Earlier applicant has paid infrastructure tax of Rs.41,27,792/- vide Challan no.CAL-46 dt.30/07/2019 issued by the office North Goa Planning & Development Authority, Panaji Goa.
- e) This Technical Clearance Order is issued with the approval of Government vide note moved on vide no. TPB/6602/CAL/TCP-23/3195 dt. 24/04/2023

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.


(Zaidev R. Aldonkar)
Dy. Town Planner

To,
M/s. Saldanha Developers Pvt. Ltd.,
124/7, Gaurawaddo,
Calangute Candolim, Goa .

Copy to:

The Sarpanch/Secretary,
Village Panchayat of Calangute,
Bardez-Goa.

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