

Ref No: TPB/4961/SAL/TCP-19/ 636  
Office of the Senior Town Planner,  
North Goa District Office,  
Town & Country Planning Dept.,  
302, Govt. Building Complex,  
Mapusa - Goa.

Dated: 25/01/2019.



**TOWN & COUNTRY PLANNING DEPARTMENT, NORTH GOA DISTRICT OFFICE,**  
**GOVT. OF GOA, IIIRD FLOOR, GOVT. BUILDING, MAPUSA, GOA.**

**ORDER**

Read: 1) Goa Tax on Infrastructure Act 2009 (Goa Act 20/2009).  
2) 45/1/TCP-09/Pt. file/3416 dtd 18/9/09.  
3) 45/1/TCP-09/Pt. file/3417 dtd 18/9/09.  
4) 45/1/TCP/Pt. file/2012/1037 dtd 30/3/12.  
5) CTP/MISC/TCP/2013/2142 dtd. 31/5/2013  
6) Your application under Inward no. 6496 dtd. 15/10/2018.

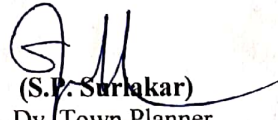
Whereas the infrastructure tax towards your application for **proposed amalgamation of plots, construction of residential Villas type I and II and Swimming pool** in property bearing Survey No.306/7, 8, 10 & 11 of Village Saligao, Bardez -Taluka has been assessed as **Rs.6,56,336/- (Rupees Six Lakhs Fifty Six Thousand Three Hundred Thirty Six Only)**. The calculation of the tax has been assessed @Rs.200 per square meter of **residential floor area** as per the provisions of the said Act.

**Infrastructure Tax Calculation:**

For residential built up area = 3281.68 m<sup>2</sup> X Rs.200/- = Rs. 6,56,336/-

**Total amount payable= Rs. 6,56,336/-**

Now, therefore the said amount shall be deposited by way of challan which should be collected from this office on any working day.

  
(S.P. Surikar)  
Dy. Town Planner

To,  
M/s. Veera Apartments Pvt. Ltd.,  
POA Holder Mr. Shivaraj M. Vanahalli,  
Calangute Bardez Goa.

Copy to:  
The Sarpanch/Secretary,  
Village Panchayat of Saligao,  
Bardez Goa.

Ref.No: TPB/4961/SAL/TCP/19/ 707  
Office of the Senior Town Planner  
Town & Country Planning Dept.,  
North Goa District office,  
302, Govt. Building Complex,  
Mapusa - Goa.  
Dated: 29/01/2019.



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

Ref No: Inward No. 6496

Dated.15/10/2018.

Technical Clearance is hereby granted for proposed amalgamation of plots, construction of residential villas Type I and II (10 nos.), swimming pool and compound wall as per the enclosed approved plans in the property Zoned as "Settlement Zone" in Regional Plan of Goa 2021 situated at Village Saligao bearing Sy. no. 306/7, 8, 10 & 11 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 commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
7. 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.
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. The ownership of the property shall be verified by the licensing body before the issuing of the license.
13. The adequate arrangement for collection and disposal of solid waste generated within the complex shall be arranged to satisfaction of Village Panchayat.



14. Panchayat shall verify the infrastructural requirements such as water and power supply before issue of construction license.
15. 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.
16. The Village Panchayat shall take cognizance of any issue in case of any complaints/Court orders before issue of construction license.
17. The area on stilt if any should not be enclosed in any fashion at any stage & shall be used for parking of vehicles for residents of the building only.
18. 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
19. The height of the compound wall strictly maintained as per rules in force.
20. Gate of compound wall shall be open inwards only.
21. The Applicant shall make his/her own arrangement of water for swimming pool.
22. This Technical Clearance issued is based on the approval conveyed by the Government vide Note no. TPB/4961/SAL/TCP/19/23 dated 22/01/2019.

**NOTE:-**

- a) 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 **Engineer Shri.Auxilio J. S. Rodrigues dtd.10/10/2018 TCP Reg. No. ER/0004/2010.**
- b) The above Technical Clearance order is issued based on the order issued by **Secretary (TCP) vide 29/8/TCP/2018(Pt.File)/1672 dated 13/8/2018** pertaining to guide line for processing various application.
- c) This order is issued with reference to the application dated **15/10/2018** from **M/s.Veera Apartments Pvt. Ltd POA holder Mr.Shivaraj M Vanahalli.**
- d) Applicant has paid infrastructure tax of **Rs.6,56,336/- (Rupees Six Lakh Fifty Six Thousand Three Hundred Thirty Six only)** vide challan no.478 dated **25/01/2019.**

**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. Sarlaker)  
Dy. Town Planner

To,  
**M/s.Veera Apartments Pvt. Ltd**  
**POA holder Mr.Shivaraj M Vanahalli**  
**Calangute Bardez Goa.**

Copy to  
The Sarpanch/Secretary,  
Village Panchayat **Saligao,**  
Bardez - Goa.

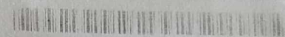
This permission is granted subject to the provisions of Town & Country Planning Act 1974 and the rules & Regulation framed there under:

\*TS/PC2





Government of Goa  
Directorate of Accounts  
e-Challan



201900101894

Name of the Bank	SBI MAPUSA	Treasury	15   STO-MAPUSA
Department	54 - TOWN & COUNTRY PLANNING	DDO	291 - Sr Town Planner, Off of
Challan Ref. No.	INFRA/478	Date	25/01/2019

Veera Apartments Pvt Ltd , Clangute Bardez Goa

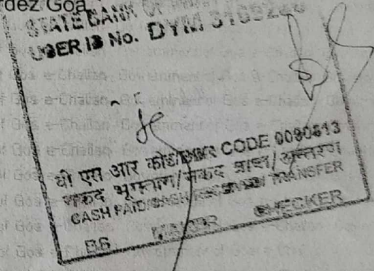
Nature of Remittance

0217 - Urban Development  
80 - General  
800 - Other Receipts

Infrastructure tax towards technical clearance  
order sy.no.306/7, 8, 10, 11 of Saligao village  
Bardez Goa

01 - 00 - Receipts under Goa Tax on Infrastructure 656336

84913514



Total Amount: 656336 (Rupees Six Lakh Fifty Six Thousand Three Hundred Thirty Six Only)

Signature of Remitter

(Customer Copy)

Signature and Designation  
of the Officer(if required)

Valid upto: 31/01/2019

(Receipt is valid only after bank seal)

Print Date: 25/01/2019