



**OFFICE OF THE DY. TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT
PERNEM TALUKA OFFICE, PERNEM GOA**

Ref No.: DA/3016/PER/MAN/TCP/2025/ 99

Dated: 15/01/2025

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the **proposed construction of Residential Buildings Swimming Pool and Compound Wall** by **Ryago Homes Pvt Ltd**, as per the enclosed approved plans in the property Zoned as '**Partly Settlement/Partly No Development Slopes overlapping Orchard Zone** in Regional Plan for Goa 2021 situated at **Mandrem Village**, Pernem – Taluka bearing Survey No. **365/2-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. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.
12. Village Panchayat shall ensure the infrastructure requirements such as water supply and garbage before issuing license.
13. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
14. 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.
15. Adequate avenue greenery should be developed.
16. The said residential building should be strictly used for residential purpose only.
17. The Village Panchayat shall take cognizance of any issue in case of any Complaints/Court orders before issue of construction license.

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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. If the proposal involves felling of trees, the project proponent/Owner shall obtain the prior permission from tree Officer/Forest Department as mandated under Section 8 and 9 of Goa Preservation of Tree Act.
20. Necessary 1% cess on the total cost of construction project shall be levied by the Village Panchayat before issue of completion order by this office.
21. This Technical Clearance Order is issued for compound wall of length of 690.00 running meter only.
22. The height of the compound wall strictly maintained as per rules in force.
23. Gate of Compound wall shall be open inwards only.
24. Applicant should make his own arrangement of water for the swimming pool.
25. Swimming pool shall be hygienically maintained.
26. Provision for Telecommunication room shall be made available within the premises.
27. The open space shall be developed and utilized for recreational purpose only.
28. The existing Nalla towards the Eastern side shall be maintained and same shall not be encroached or blocked at any point of time.
29. Parking spaces shall be developed and utilized for parking spaces only.
30. The proposed development has been permitted within Settlement Zone as per RPG-21.
31. This Technical Clearance is issued based on approval granted by Government for additional FAR and additional height vide note no. 36/1/TCP(meeting-13)3454 dated 5/09/2024.
32. This Technical Clearance Order is issued based on the approval of the Government vide note no. **DA/3016/PER/MAN/TCP/2024/2224 dated 18/12/2024.**

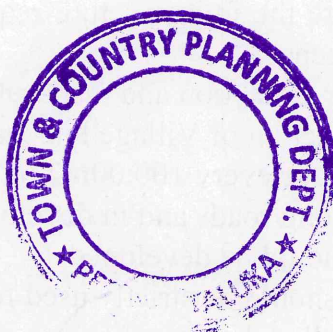
NOTE:

- a) This Technical Clearance Order is issued based on the order issued by the Chief Town Planner (Planning) vide no. **29/8/TCP/2022(Part file)/1734 dated 19/07/2022**, 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. Prathamesh Bhat dtd. 30/09/2024** TCP Reg. No. **ER/0020/2022**.
- c) Applicant had paid infrastructure tax of **Rs. 27,10,876/-** vide Challan No. **49** dtd. **14/01/2025**.
- d) This Order is issued with reference to the application dated **25/11/2024** from **Ryago Homes Pvt Ltd.**

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.

To,
Ryago Homes Pvt Ltd.
Mandrem Pernem-Goa.

Copy to:
The Sarpanch/Secretary,
V.P. Mandrem, Pernem Goa.



(**K. Ashok Kumar**)
Dy. Town Planner

The permission is granted subject to the provision of Town & Country Planning Act