



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

Ref No.: TPB/8917/CAL/TCP/2023/9173

Dated: 30 / 10/2023

Inward no. 5060

dtd. 09/06/2023

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the **proposed construction of Hotel building to residential building & Swimming pool (Revised plan)** as per the enclosed approved plans in the property Zoned as **“Residential (S1) Zone”** as per **“Outline Development Plan for Planning Area Calangute – Candolim Planning Area 2025 ”** situated at bearing Survey No. **190/7-B** 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 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. 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. Stilt parking area proposed in the building shall be used for the parking of vehicles only and it shall not be changed for any purpose at any point of time.
21. Gradient of the ramps to the stilt floor parking should not be exceed 1:6
22. Applicant shall make his own arrangement of water requirements for swimming pool.

23. 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
24. 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.
25. The Village Panchayat shall take cognizance of any issue in case of any complaints / court orders before issue of construction license.
26. The provision for the Common Telecom Infrastructure shall be provided.
27. 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.
28. Electricity line passing through the plot shall be shifted before commencement of work.
29. Existing compound wall shall be demolished as shown in the site plan before obtaining completion order from this office.
30. 4.00mtrs wide internal access as shown on the site plan shall effectively developed.
31. Access as shown on the site plan to the rear properties shall not be blocked at any fashion at any stage.
32. This Technical Clearance Order supersedes to the earlier development permission issued by North Goa Planning & Development Authority, Panaji Goa vide order no. NGPDA/CAL/44/269/3179/2018-2019 dt. 14/01/2019.

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 as per the Official Gazette – Govt. of Goa series II no.37 dt. 15/12/2022 and Circular no.36/1/FCP/443/2022/ 3462 dt. 22/12/2022 issued by Chief Town Planner (Planning).
- 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 Auxilio J. S. Rodrigues dt. 05/06/2023** TCP Reg. No.SE/0002/2019.
- d) This Order is issued with reference to the application dated 09/06/2023 from **M/s. Sheraton Holidays LLP.**
- e) Applicant has paid additional infrastructure tax of Rs.87,234/- (**Rupees Eighty Seven Thousand Two Hundred Thirty Four Only**) vide challan no.398 dated 18/10/2023.
- f) This Technical Clearance Order is issued with the approval of Government vide note moved on vide no. TPB/8917/CAL/TCP-23/8271 dt. 28/09/2023

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.


30/10/2023
(Zaidev R. Aldonkar)
Dy. Town Planner

To,
M/s. Sheraton Holidays LLP,
503, Rose Building Flower Valley,
Wanwadi, Pune
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.