



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

Ref No.: TPB/5931/ANJ/TCP-2022/ **5795**

Dated: **19/10** /2022

TECHNICAL CLEARANCE ORDER

Ref No: Inward No.6264

Dated: 23/09/2022.

Technical Clearance is hereby granted for **proposed construction of Residential Units (18 nos.) and Swimming pool on amalgamation of plots (Revised plan)** as per the enclosed approved plans in the property Zoned as “**Settlement Zone**” in **Regional Plan for Goa 2021** situated in Survey No.199/3, 4 & 5 at **Anjuna 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 his 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. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
8. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
9. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
10. 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.
11. The ownership of the property shall be verified by the licensing body before the issuing of the license.
12. The adequate arrangement for collection and disposal of solid waste generated within the complex shall be arranged to satisfaction of Village Panchayat.

13. Panchayat shall verify the infrastructural requirements such as water and power supply before issue of construction license.
14. 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.
15. The area under road widening shall not be encroached/ enclosed.
16. The said building should be used for residential purpose only as per the Technical Clearance Order.
17. 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.
18. The Village Panchayat shall take cognizance of any issue in case of any Complaints court orders before issuing of construction license.
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. Applicant shall make his own arrangement of water requirements for swimming Pool.
22. Traditional access, if any passing through the property shall not be blocked and the same shall be verified by the Village Panchayat before issuing construction license.
23. Verification of ownership of land with specific reference to tenancy as on 2/11/1990 has to be made at your end and before issue of construction license /Occupancy Certificate.
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 applicant shall obtain prior permission from Tree Officer/ Forest Department for proposal involving felling of trees as mandated under section 8 & 9 of Goa Preservation of Tree Act.
26. 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.
27. This technical clearance is issued in partial modification to the earlier approval granted vide no. TPB/5931/ANJ/TCP-20/1109 dtd.14/03/2020.
28. All the conditions imposed in our Technical Clearance issued by this office vide letter no. TPB/5931/ANJ/TCP-20/1109 dtd. 14/03/2020 should be strictly adhered.
29. This Technical Clearance issued based on the Government approval vide Note no. TPB/5931/ANJ/TCP-22/5599 dtd. 27/09/2022.

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** pertaining to guidelines for processing various applications and based on the 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 Paresh Gaitonde dtd. 14/09/2022** TCP Reg. No. **ER/0057/2010**.
- c) This order is issued with reference to the application dtd. **23/09/2022** from **Vianaar Infra LLP**.
- d) Applicant has paid Additional infrastructure tax of **Rs.2,80,734/- (Rupees Two lakh Eighty Thousand Seven Hundred Thirty Four Only)** vide Challan no. **256 dtd. 18/10/2022** . Earlier applicant has paid infrastructure tax of **Rs. 7,29,066/-** vide Challan No. **429 dtd. 24/02/2020**.

**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,
Vianaar Infra LLP,
C/o. BT-15, 3rd floor, Campal Trade Centre,
Campal, Panaji-Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of Anjuna-Caisua,
Bardez-Goa.

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

**

