

Ref. No. 715/7158/BA/1/TCR/2017/18  
Town & Country Planning Department,  
Tiswadi Taluka office, Kamat Tower, 5<sup>th</sup> floor,  
Patto, Panaji-Goa.  
Dated:- 5/1/2017

VILLAGE PANCHAYAT SF - 0111-001  
P. P. SE - BLD - GOA  
WARD / QUARTER NO. 578  
A. A. 2017

OFFICE OF THE TOWN PLANNER, TOWN & COUNTRY PLANNING DEPT  
TISWADI TALUKA OFFICE, 5th FLOOR, KAMAT TOWER  
PATTO-PANAJI-GOA.

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for proposed (revised plan) for Construction of Group Housing, residential building blocks A,B,C,D,E,F,T,U,V,X,Club house and Security Cabin and compound wall as per the enclosed approved plans in the property zoned as Settlement (S1) in the Outline Development Plan Kadamba Pleateau and situated at Bainguinim village, bearing Sy.No.20/3-A of Tiswadi Taluka with the following conditions:-

- 1) Construction shall be strictly as per 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 permission shall be revoke if found expedient to such an action under the provision of section 50 of the Goa Town & Country Planning Act, 1974.
- 4) The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the government of Goa
- 5) The Developer/applicant should display a sign board of minimum size 1.00 mts x 0.50 mts with writing in black colour on a white background at the site, as required under the Regulations.
- 6) 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.
- 7) The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
- 8) The commencement and the completion of the work shall be notified to this office in writing in appropriate forms.
- 9) Completion certificate has to be obtained from this office before applying for occupancy certificate from the licensing authority.
- 10) Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
- 11) Adequate utility space for the dustbin, transformer etc, should be reserved within the plot area.
- 12) In case of any cutting of sloppy land or filling of low lying land, prior permission of the Chief Town Planner shall be obtained before the commencement of the works as per the provisions of section 17(A) of the Goa Town & Country Planning Act 1974
- 13) The Ownership of the property shall be verified by the licensing body before issuing of the license.

- 14) Verification of ownership with specific reference to tenancy position as on 2.11.1990 has to be verified by the Village Panchayat before issue of Licence.
- 15) The provision which has been made for water harvesting pit and garbage pits for the project should be maintained.
- 16) All the set back as shown on the site plan shall be strictly maintained.
- 17) The Traditional access, if any passing through the plot shall not be blocked.
- 18) The balconies proposed should not be covered in any fashion, which may lead to excess FAR.
- 19) Along the intersection of the streets, no compound wall shall be raised to a height of more than 0.90 mts from the crown of the road for length of 0.9mts from the intersection of the street. This distance being measured from the corner point of the plot.
- 20) Maximum height of the compound wall along the boundary other than that abutting on a street may be permitted up to a height of 1.80 mts and along the boundary abutting on a street up to a 1.50 mts only and may be closed type up to a height of 90 cm only and of open type above that height.
- 21) Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
- 22) Adequate arrangement for collection and disposal of solid waste generated within the complex shall be arranged to satisfaction of village panchayat.
- 23) Panchayat shall verify Infrastructure requirement such as water and power supply before issue of construction licence.
- 24) Set back area of 3.00mts as service road from boundary of acquired land along alignment of pipeline shall be kept by the developer on both sides to carry out maintenance works of pipeline and safety point of view, as per NOC issued vide No.1/1/12-13/PHE/ADMN/1116dt.11/10/2012 by the Ex. Engineer-III(PHE-N), PWD, Panaji-Goa, as shown in the site plan towards northern side.
- 25) Stilt parkings shall be strictly used for parking of vehicles only and shall not be closed in any fashion at any stage
- 26) Required solar energy capturing systems/panels should be provided on the roof top of building blocks.
- 27) Proposed 6.00.mts wide internal roads shown in the site plan shall be effectively developed
- 28) Area under road widening shall be gifted to competent authority before applying for completion order from this office.
- 29) The proponent/developer should make own arrangement for water for proposed swimming pool.
- 30) Garbage collection bins shall be provided within the complex itself.
- 31) Village Panchayat shall ensure that,sewage treatment plant proposed for the project function effectively all the time.
- 32) The developer shall establish the sewage treatment plant as per the specification.
- 33) The developer shall make adequate facility for the disposal of garbage (wet and dry).
- 34) The developer shall make his own arrangement of water during construction period and they will not draw any water from the public water distribution system.

35) This Technical clearance is issued based on the NOC issued by the Ex. Engineer-III, PWD, St. Inez, Panaji-Goa regarding permission to take access vide letter No.1/1/14-15WD-III(PHE)/PWD/ADMN/1013 d.11/9/2014

36) In case of compound walls, the gates shall be open inwards only and traditional access, if any passing through the property shall not be blocked.

37) Compound wall in front of shops are not permitted.

38) Proposed 10.00mts wide road along northern side as shown in the site plan should be effectively developed before applying for completion order from this office.

38) Engineer who designs the RCC structure, of the project proponent is liable for structural design & stability of the project. Structural liability certificate issued by an Engineer Shri Auxilio J.S. Rodrigues dt.28/7/2016 Reg no. ER /0004/2010.

39) The project proponent shall complete shifting of 110 KV electric line passing through the property before any commencement of works/development in the above property.

\* This Technical clearance is issued with the Government approval Note moved vide no.TIS/7158/BAI/TCP/16/1449 dt.27/10/2016.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION UNDER INWARD NO.1407 DATED 31/8/2016 FROM M/s Manglam Build Developers Ltd.

(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).

(R.N.Volvoikar)

Dy.Town Planner

Note:-Pursuant to this office assessment order no.TIS/7158/BAI/TCP/2016/1615 dt.13/12/2016 the applicant vide challan no.1638 dt.15/12/2016 has paid the infrastructure tax of Rs.37,29,270/- (Rupees Thirty Seven Lakhs Twenty Nine Thousand Two Hundred Seventy only)

To,  
M/s Manglam Build Developers Ltd.,  
C/o Mr. Avinash Poonia,  
Plot No.54, Kare River Ville,  
Poolwado, Benaulim Salcete-Goa.

Copy to:-

The Secretary,  
Office of the Village Panchayat,  
Se-Old-Goa, Tiswadi-Goa.

