



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

Ref No.: DA/2847/RPG-21/PER/MAN/TCP/2023/329

Dated: 06/03/2023

**TECHNICAL CLEARANCE ORDER**

Technical Clearance is hereby granted for carrying out the **Proposed Construction of Residential Villas (1 to 6), Swimming Pool and compound wall** by **M/s. Perfectio Panacea LLP**, per the enclosed approved plans in the property Zoned as '**Partly Settlement Zone & Partly orchard Zone**' in Regional Plan for Goa 2021 situated at **Mandrem Village, Pernem Taluka** bearing Survey No. **374/6** with the following conditions:-

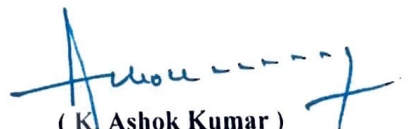
1. Construction shall be strictly as per the approved plans. No change shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments 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 100.00m<sup>2</sup> 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.

- 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 307.00 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. This Technical clearance Order is issued for Residential villas 1 to 6 is within Settlement fence as per Regional Plan for Goa 2021.
  27. This Technical Clearance Order is issued with the approval of the Government vide Note no. **DA/2847/RPG-21/MAN/PER/TCP/2023/224 dated 14/2/2023.**

**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. Auxilio J. S. Rodrigues dtd. 07/02/2023 TCP Reg. No. SE/0002/2019.**
- c) Applicant had already paid infrastructure tax of **Rs. 3,63,840/-** vide Challan No. 182 dated **03/03/2023.**
- d) This Order is issued with reference to the application dated **8/2/2023** from M/s. **Perfectio Panacea LLP.**

**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.**

  
( K. Ashok Kumar )  
Dy. Town Planner

To,  
M/s. Perfectio Panacea LLP  
R/o. Shop No. 4, ground first floor,  
H.No. 177/3, Opp. Lomanya Multipurpose,  
Co-operative Society Ltd.,  
Agarwada, Pernem Goa.



Copy to:

✓ The Sarpanch/Secretary,  
Village Panchayat Mandrem,  
Pernem Goa.

The permission is granted subject to the provision of Town & Country Planning Act 1974 and the rules & Regulation framed there under.





## Government of Goa Directorate of Accounts

Opp. Old Secretariat,  
Fazenda Building, Panaji Goa  
Phone: 0832-2225548/21/31



Echallan No. 202300173969

### e-Receipt

Department : 54 - TOWN & COUNTRY  
PLANNING

Echallan Date : 03/03/2023 16:43:57

Name and Address of Party : Perfectio Panacea LLP  
Agarwada Pernem Goa

Service:

|   | Amount      |
|---|-------------|
| Receipts under Goa Tax on<br>Infrastructure Act, 2009 | ₹ 363840.00 |

Total Amount : ₹ 363,840.00

(Rs. Three Lakh Sixty Three Thousand Eight Hundred Forty  
Only )

Department Data:

Bank ref No: CPACNPLZM9  
Status: Success  
Payment Date: 03/03/2023 17:12:05  
Payment Gateway: SBI\_MOPS

Print Date: 03/03/2023 17:14:03



**Government of Goa  
Directorate of Accounts**

Opp. Old Secretariat,  
Fazenda Building, Panaji Goa  
Phone: 0832-2225548/21/31



Echallan No. 202300108147

**e-Receipt**

Department : **54 - TOWN & COUNTRY  
PLANNING**

Echallan Date : 08/02/2023 15:30:14

Name and Address of Party : Perfectio Panacea LLP Others  
Agarwada Pernem Goa

Service:

|             | Amount    |
|-------------|-----------|
| Other items | ₹ 2892.00 |

Total Amount : ₹ 2,892.00

(Rs. Two Thousand Eight Hundred Ninety Two Only )

Department Data:

Bank ref No: 202303973935253  
Status: Success  
Payment Date: 08/02/2023 15:57:53  
Payment Gateway: SBI-EPAY

Print Date: 08/02/2023 15:58:55