



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

Ref No.: DA/3098/PER/PER/TCP/2025 / 933

Dated: 22 / 05 / 2025

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the **proposed Construction of Residential Houses (Type A to Type S), Security cabin and swimming pools (Phase II)** by **M/s Jambavati Project Realty Five LLP, though P.O.A Holder Govardhan Damaji**, as per the enclosed approved plans in the property Zoned as '**Settlement Zone**' in Regional Plan for Goa 2021 situated at **Pernem Village, Pernem – Taluka bearing Survey No. 269/0**, 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 or 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. 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 required numbers of trees shall be planted by the applicant in the said plot/property as per the Regulation 18 of the Goa Land Development & Building construction Regulation 2010.
17. The area under road widening shall not be encroach/enclosed at any point of time.
18. The Village Panchayat shall take cognizance of any issue in case of any Complaints/Court orders before issue of construction license.
19. 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.

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. Applicant should make his own arrangement of water for the swimming pool and same shall be hygienically maintained.
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. Open parking area should be effectively developed.
25. Proper mechanical ventilation for project shall be strictly maintain.
26. This Technical Clearance Order is issued in continuation to earlier Technical Clearance Order issued vide letter no. DA/3098/PER/PER/TCP/2025/784 dated 28/04/2025 towards construction of Residential building and Compound wall (Phase I).
27. If any cutting/filling is required at the time of development of the project the applicant shall obtain necessary permission U/s 17 (A) of TCP Act prior to commencement of work.
28. The internal access road at shown on the site plan shall be developed with side drains and same should be connected to existing drainage system in the surrounding vicinity.
29. Open space shall be developed at usable level and utilized for recreational purpose.
30. The applicant shall obtain required NOC's from other concerned authorities if applicable.
31. Applicant has to provide Common Telecom Infrastructure (CTI) as per Order NO. 21/1/TCP/MISC/2023/720 dated 27/04/2023 issued by Chief Town Planner (Adm).
32. The applicant has submitted an affidavit stating that the water requirement for the swimming pool shall be arranged through private water tankers and shall not utilize water from government P.W.D pipeline for this purpose.

This Technical Clearance Order is issued based on the approval of the Chief Town Planner (Planning) vide note no. DA/3098/PER/PER/TCP/2025/792 dated 29/04/2025.

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 **Shri. Agnelo De Oliveira** dtd. 25/04/2025 TCP Reg. No. ER/0017/2010.
- c) Applicant had already paid infrastructure tax of Rs. 24,98,423/- vide challan no. 18 dated 21/05/2025.

This Order is issued with reference to the application dated 25/04/2024 from M/s Jambavati Project Realty Five LLP, through P.O.A Holder Govardhan Damaji

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 Jambavati Project Realty Five LLP,
Through P.O.A Holder Govardhan Damaji
R/o Pernem-Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat Tuem,
Pernem Goa.



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