



OFFICE OF THE SENIOR TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT,
SOUTH GOA DISTRICT OFFICE,
OSIA COMMERCIAL ARCADE, 4TH FLOOR 'B' WING
MARGAO-GOA.

REF:- TPM/ 21182/Varca/94/213/18/1304 DATE:- 16/3/17

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the work of proposed **expansion expand and revision of residential Complex (revised approval) and Amalgamation of the properties bearing Sy.No. 94/2,3(P) , proposed well** as per the enclosed approved plans in the property zoned as **Settlement Zone in Regional Plan for Goa 2001 and 2021** and situated in survey no. **94/2,3(P) 94/3-F of Varca Village of Salcete Taluka** with the following conditions:-

1. Construction shall be strictly as per the approved plans No changes 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 1.00mts. x 0.50mts. with writing in black colour 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 soak pit should not be located within a distance of 15.00meters from any existing well in the surrounding area.
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 this 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 filling of low lying land, are involved, 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 and Country Planning Act, 1974.
12. The Ownership of the property shall be verified by the licensing body before issuing the licence.
13. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.
14. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80mts and along the boundary abutting on a street upto a height of 1.50mts only which shall be of closed type up to a height of 90cm. only and open type above that height.

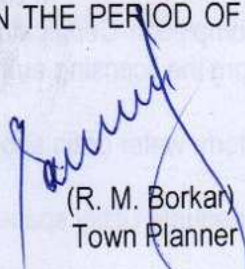
Contd/-

15. As regards complaints, pertaining to encroachments, Judicial orders/directive and other legal issues, the same may be verified and confirmed by the concern Village Panchayat before issuing licence.
16. The set backs shown on the site plan shall be strictly maintained.
17. The Village Panchayat shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.
18. The area under road widening shall be deemed to be public road and shall not be enclosed/encroached in any fashion at any point of time. Affidavit/undertaking in this regard shall be sworn before the Village Panchayat/PWD as the case may be on stamp paper of Rs.100/-.
19. This technical clearance order issued is for expansion and revision of Group Housing Scheme approved earlier vide no. TPM/21182/Varca/94/2 & 3/2015/4130 dated 21/09/2015 and for amalgamation of the property under Sy.No. 94/3 (part) and 94/2 of Varca Village.
20. The club house , reading hall, games hall and gymnasium and community hall proposed shall be strictly for the use for the residents/occupant of the building within the complex only and shall not be converted for any other purpose besides the use allowed.
21. The garbage waste shall be effectively disposed from the complex by carrying out segregation and composting.
22. The open spaces as shown in the plan shall be strictly maintained
23. Solar panels provisions shall provided above the building roof.
24. The rain water gutters within the complex shall be connected to the main village road drains effectively and the village panchyat shall ensure the same.
25. The water arrangement required for the swimming pool shall be made by the applicant himself and necessary hygiene of the water in the swimming pool shall be maintained.
26. Adequate provision of the Fire Safty measures shall be made in the buildings in consultation with the Department of Fire and Emergency Services.
27. The shops allowed shall be strictly for Soft commercial purpose only.
28. This technical clearance issued is purely for the residential project and shall not be converted for commercial on any other use besides the use allowed. The Village panchyat shall ensure about the same.
29. The basement allowed shall be strictly used for the uses permitted as per the Goa Land and Building Construction Regulation 2010, and shall not be used any othe purpose.
30. Necessary prior permission from Water Resource Department shall have to be obtained for the proposed well and same shall be obtained and Panchyat shall ensure about the same before issuing licence.
31. Balcanies & open terrace proposed shall not be enclosed.

The technical clearance issued is based on the government approval obtained by this office vide Note. No. TPM/ 21182/Varca/94/213/2018/278 dated 09/02/2018.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED **13/06/2017** RECEIVED FROM **AANSAV REALTY AND INFRA PVT LTD, AATISH BABANI AND OTHERS**

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. M. Borkar)
Town Planner

Note:- Pursuant to this office assessment Order No. TPM/21182/Varca/94/213/2018/1165 dated 12/03/2018 the applicant has paid the Infrastructure Tax of **Rs. 6,76,294/- (Rupees six lakhs seventy six thousand two hundred and ninety four only) paid vide challan no.518 dtd. 14/03/2018 .**

To,
Aansav Realty and Infra. Pvt Ltd.
Aatish Babani and others,
Margao- Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of **Varca**,
Salcete Goa.

Mk/-