

Ref. No. TS/9065/NOG/TCP/2019/1009
Town & Country Planning Department,
Tiswadi Taluka office, Kamat Tower, 5th floor,
Patto, Panaji-Goa.

Dated: 12/6/2019



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 **construction of residential buildings blocks A,B,C,D,E & F(Group housing) and compound wall (Revised plan)** as per the enclosed approved plans in the property zoned as **Settlement (VP-2)** in the Regional Plan for Goa 2021 and situated at **Neura-O-Grande** village, bearing Sy.No.249/2 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 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 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 15.00 meters from any other existing well in the plot area/plan.
- 7) The commencement and the completion of the work shall be notified to this office in writing in appropriate forms.
- 8) Completion certificate has to be obtained from this office 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, 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.
- 12) The Ownership of the property shall be verified by the licensing body before issuing of the license.
- 13) 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.
- 14) The Ownership of the property shall be verified by the licensing body before issuing of the license.
- 15) All the set back as shown on the site plan shall be strictly maintained.
- 16) The balconies proposed should not be covered in any fashion, which may lead to access FAR.

- 17) Parking areas/spaces and 6.00 mts wide internal roads as shown in the site plan shall be effectively develop before obtaining completion order.
- 18) Collection and disposal of solid and liquid waste shall be implemented as per the project report submitted.
- 19) Solar water heating/solar energy capturing system shall be implemented as per the project report submitted.
- 20) Garbage collection bins shall be provided within the complex itself.
- 21) Village Panchayat shall ensure that, sewage treatment plant proposed for the project function effectively all the time.
- 22) The developer shall established the sewage treatment plant as per the specification
- 23) 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.
- 24) 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.
- 25) 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 Corporation/Municipal Council/Village Panchayat (as the case may be)
- 26) 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 and Building Construction Regulations, 2010 regarding Landscaping of open spaces/tree plantation along the roads and in develop plots.
- 27) Complaints/Court order if any should be verified by the Village Panchayat before issue of construction license.
- 28) Compound Wall in front of shops is not permitted.
- 29) Trees shall not be cut without prior permission from component Authority.
- 30) Internal roads and parking spaces as shown in the site plan shall be effectively developed.
- 31) This Technical clearance supersedes to the earlier approval issued by this office vide letter no. TIS/9065/NOG/TCP/2018/1107 dated 8/10/2018.

**** This Technical clearance is issued with the concurrence of Chief Town Planner (Planning) vide Note no. TIS/9065/NOG/TCP/2019/815 dtd.6/5/2019.**

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION UNDER INWARD NO.827 DATED 15/05/2018 FROM M/s Samatma Estates Pvt. Ltd. by POA Holder Mr.Tanmay U. Kholkar.

(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).

(Shivprasad P. Murari)
Dy. Town Planner

NOTE: Pursuant to this office assessment order No. TIS/9065/NOG/TCP/2019/858 dt. 14/05/2019 the applicant vide challan No.86 dtd.14/5/2019 has paid the additional Infrastructure tax of Rs.89, 590/- (Rupees Eighty nine thousand five hundred ninety only).

To,
M/s. Samatma Estate Pvt.Ltd.,
POA Holder Mr.Tanmay U. Kholkar,
Plot no.22-B, Happy Home Co-op. Hsg. Society,
Miramar – Goa.

Copy to:

The Secretary,
Office of the Village Panchayat Neura,
Neura, Tiswadi Goa.