

का. नगर सख्ता का आर

OFFICE OF THE SENIOR TOWN PLANNER

Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No: DB/21094 /ANJ/TCP-2022/ 1186

Dated: 09/03/2022

TECHNICAL CLEARANCE ORDER

Ref No: Inward No. 1071

Dtd. 02/03/2022

Technical Clearance is hereby granted for carrying out the construction of residential villas, swimming pools, club house & Utility & Compound wall (Revised Plan) as per the enclosed approved plans in the property Zoned as "Settlement Zone" in Regional Plan for Goa 2021 situated at Anjuna village Taluka Bardez Goa, bearing Survey No.255/2 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 1.00 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 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 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 filing of low-lying land, beyond permissible limits, 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 & Country Planning Act, 1974.
- 12) In case of Compound Walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked, unless the plot or property so served is otherwise served by alternate access.
- 13) The Ownership and tenancy position as on 2.11.1990 & thereafter of the plot/property under reference shall be verified by the licensing body before the issuing of the license.
- 14) The village Panchayat shall ensure about the availability of Power and Water Supply and any other required infrastructure before issuing the license.
- 15) The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
- 16) Adequate storm water network shall be developed up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.

- 17) Applicant shall plant one tree for every 100.00 m2 of area developed, land scaping on open spaces/ tree plantation along roads and in developed plots.
- 18) Adequate avenue greenery should be developed.
- 19) The said villas should be used for residential purpose only as per the Technical Clearance issued.
- 20) Open parking area should be effectively developed.
- 21) Open spaces shall be strictly maintained as shown in the site plan and shall not be altered in any manner.
- 22) Stilt parking area of villas shall be strictly used for parking purpose only and shall not be closed /covered in any fashion at any stage and shall not be used for any commercial activity.
- 23) Gradient of the ramps to the stilt floor/parking should not exceed 1:6.
- 24) The height of the compound wall strictly maintained as per rules in force.
- 25) Gate of compound wall shall be open inwards only.
- 26) Applicant shall make his own arrangement of water requirements for swimming pools.
- 27) The area under road widening shall be deemed to be Public road and shall not be enclosed/encroached. Affidavit/undertaking in this regards shall be sworn before the Village Panchayat/P.W.D as the case may be on stamp paper of Rs.100/-
- 28) This Technical Clearance order is issued relying on approved sub-division Plan/Survey Plan submitted to this office. In case of any Boundary disputes/encroachment if any shall be resolve by the applicant with clear demarcation of boundary stones from Directorate of Settlement and Land Records. This office shall not be held responsible at any point of time, as this Technical Clearance order issued is only from planning point of view.
- 29) The Village Panchayat shall take cognizance of any issue in case of any complaints/ court orders before issue of construction license.
- 30) 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.
- 31) This Technical Clearance Order is issued as a partial modification to the earlier Technical Clearance Order granted by this office vide letter no. DB/21094/ANJ /TCP-17/30dated 03/01/2017.
- 32) All the conditions imposed in the earlier Technical Clearance Order issued vide no. DB/21094/ANJ /TCP-17/30dated 03/01/2017 has to be adhered to strictly
- 33) This Technical Clearance Order is issued with the concurrence of Chief Town Planner (Planning).

NOTE:

- a) This Technical Clearance Order is issued based on the order issued by the Secretary (TCP) vide no.29/8/TCP/2018 (Pt.File)/1672 dated 13/08/2018 pertaining to guidelines for processing various applications.
- 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 **Engineer Rajesh Mahambrey** dtd. 01/03/2022 TCP Reg. No. SE/0044/2010.
- c) Applicant has paid infrastructure tax of Rs.18,38,608/- (Rupees Eighteen Lakhs Thirty Eight Thousand Six Hundred Eight Only) vide Challan no.597 dated 09/03/2022.
- d) This order is issued with reference to the applications dated 02/03/2022 from **M/s. Classic Homes.**

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.


(P. P. Bandodkar)
Dy. Town Planner

To,
M/s. Classic Homes,
Morod Mapusa Goa.

Copy to:

The Sarpanch/Secretary,
Village Panchayat of Anjuna- Caisua,
Bardez Goa.