

OFFICE OF THE TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT
TISWADI TALUKA OFFICE, 5th FLOOR, KAMAT TOWER
PATTO- PANAJI-GOA.
Email: tis-tcp.goa@gov.in

Ref No.: TIS/3728/GVL/TCP/2022/ 615

Dated: 08/04/2022

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out for proposed construction of Residential project for Block M & N in Amalgamated plots by M/s. Palacio Properties Developers Pvt. Ltd., as per the enclosed approved plans in the property Zoned as 'Settlement Zone' in Regional Plan for Goa 2021 situated at Village Goa Velha, Tiswadi – Taluka bearing Sy. No. 180/1 (P) & 2 (P), 181/1(P), 2, 3 & 5(P), 182/7, 183/9, 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. 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. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.
13. Panchayat shall ensure the infrastructure requirements such as water supply and garbage before issuing license.
14. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
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16. Internal roads and parking spaces as shown in the site plan shall be developed at site.
17. 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.
18. Adequate avenue greenery should be developed.
19. Necessary arrangement for fire safety shall be made before applying for Occupancy.

20. The area under road widening shall not be encroached/ enclosed.
21. The Village Panchayat shall ensure that Sewage Treatment Plant proposed for the project functions effectively at all the time.
22. Open parking area should be should be effectively developed.
23. The said residential Blocks should be strictly used for residential purpose only.
24. Open spaces shall be strictly maintained as shown in the site plan and shall not be altered in any manner.
25. In case of compound walls, the gates shall open inwards only and if any traditional access passing through the property shall not be blocked.
26. Stilt floor area proposed in the building shall be used for the parking of vehicles only and it shall not be changed for any purpose at any point of time.
27. Gradient of the ramps to the stilt floor parking should not be exceed 1:6.
28. Applicant should make his own arrangement of water for the swimming pool.
29. Internal 6.00 mtr road and parking spaces as shown in the site plan shall be developed at site
30. This Technical Clearance Order is issued for proposed construction of Residential project for Block M & N Only.
31. All the conditions imposed in our earlier Technical Clearance Order issued vide no. TIS/3728/GVL/TCP/13/541 dtd 26/03/2013, TIS/3728/GVL/TCP/11/1089 dtd 07/07/2011 and TIS/3728/GVL/TCP/ 2018/840 dtd 27/07/2018 shall be strictly adhere to.
32. The Village Panchayat shall take cognizance of any issue in case of any complaints/Court orders before issue of construction license.
33. This Technical Clearance order is issued concurrence of Senior Town Planner (N)
34. 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.
35. 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.

NOTE:

- a) 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. Paresh Gaitonde** dtd. 23/12/2021 TCP Reg. No. **ER/0057/2010**.
- b) This Order is issued with reference to the application dated **24/12/2021** from **M/s. Palacio Properties Developers Pvt. Ltd.,**
- c) Earlier, applicant had paid infrastructure tax of Rs. 10,83,794/- (Rupees Ten Lakhs Eighty Three Thousand Seven Hundred Ninety Four Only) vide challan no. 80 dtd 13/07/2018.

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.

(S.P. Surlakar)

Dy. Town Planner

✓ To,
M/s. Palacio Properties Developers Pvt. Ltd.,
C/o Soares Associates, G-9 Vikas Building,
18th June Road, Panaji-Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat St. Andre,
Tiswadi- Goa.

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