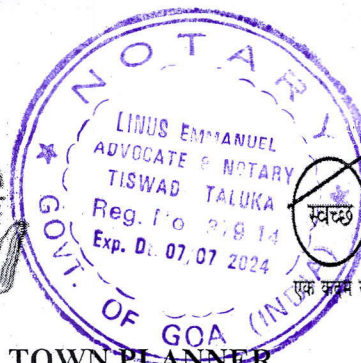


OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No.: TPB/5405/ANJUNA/TCP-20/946

Dated: 24/02/2020

TECHNICAL CLEARANCE ORDER

Ref No: Inward No.6590

Dated: 20/12/2019.

CERTIFIED TRUE COPY

Technical Clearance is hereby granted for proposed amalgamation of plots and construction of residential villas Type A, B, C & D (9 Nos.), swimming pools and compound wall as per the enclosed approved plans in the property Zoned as "Settlement Zone" in Regional Plan for Goa 2021 situated in Survey No.520/3 & 4 at Anjuna Village, Bardez- Goa, 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 / as per the requirement of Health Act 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 filling 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 of the property shall be verified by the licensing body before the issuing of the license.

13. The adequate arrangement for collection and disposal of solid waste generated within the complex shall be arranged to satisfaction of Village Panchayat.
14. Panchayat shall verify the infrastructural requirements such as water and power supply before issue of construction license.
15. 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.
16. The area under road widening shall not be encroached/ enclosed.
17. The said building should be used for residential purpose only as per the Technical Clearance Order.
18. 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.
19. The Village Panchayat shall take cognizance of any issue in case of any Complaints court orders before issuing of construction license.
20. The height of the compound wall strictly maintained as per rules in force.
21. Gate of compound wall shall be open inwards only.
22. Applicant shall make his own arrangement of water requirements for swimming pool.
23. 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.
24. This Technical Clearance issued based on the Government approval vide Note no.TPB/5405/ANJ/TCP/ 20/249 dtd. 16/01//2020.

NOTE:

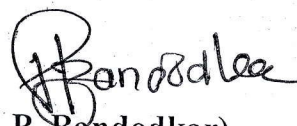
- a) This Technical Clearance Order is issued based on the order issued by the Secretary (TCP) vide no.29/8/TCP/2018(Pt.File)/1672 dated 13/08/2018 pertaining to guide line for processing various application.
- b) An engineer who designs the RCC structure, of the project proponent is liable for structural designs and stability of the project, structural liability certificate issued by an Engineer Yogesh Bhobe dtd. 21/11/2019 TCP Reg. No. SE/0008/2010.
- c) This order is issued with reference to the application dated 20/12/2019 from Mr. Rakesh Mathur & Mrs. Vimi Mathur.
- d) Applicant has paid Additional infrastructure tax of Rs.5,28,770/- (Rupees Five lakh Twenty eight thousand seven hundred seventy Only) vide challan no.396 dated 03/02/2020.

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.

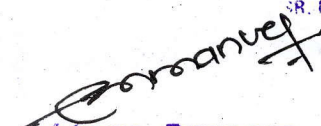
To
Mr. Rakesh Mathur
Mrs. Vimi Mathur,
(POA) Holder Mr. Girish Ragha,
R/o. F-9/2, Vasant Vihar,
New Delhi 110057

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

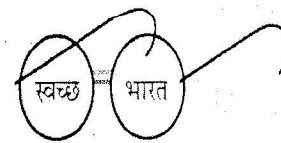
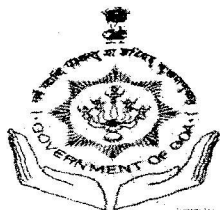



(P. P. Bandodkar)
Dy. Town Planner

CERTIFIED TRUE COPY OF THE ORIGINAL
SR. No. 462/2020 DATED 02/03/2020


Linus Emmanuel
Advocate & Notary
Tiswadi Taluka
Reg. No. 379/14

This permission is granted subject to the provisions of Town & Country Planning Act 1974 and the rules & Regulation framed there under:



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No : TPB/5405/ANJ/TCP-2020/ 1747

Dated: 8 /05/2020

TECHNICAL CLEARANCE ORDER

Ref No: Inward No. 1607

Dated: 06/05/2020

Technical Clearance is hereby granted for **proposed revision of STP to septic tank and soak pit for amalgamation of plots and proposed construction of residential villas, Type A, B, C & D (9 nos.), Swimming pools and compound wall** by **Mr. Rakesh Mathur & Mrs. Vimi Mathur, POA Holder Girish Ragha** as per the enclosed approved plans with respect to earlier Technical Clearance Order ref.no.TPB/5405/ANJ/TCP-20/946 dated 24/02/2020 in the property bearing survey no.520/3 & 4 situated at village Anjuna Taluka Bardez Goa with following conditions:

1. The permission is recommended as per the plans hereby annexed.
2. The Permission is liable to be revoked, if it is based on the false information/ Wrong Plans/calculations/documents or any other accompaniments of the applications are to be found to be incorrect or wrong at any stage.
3. Any change to be effected to the approved plans, prior permission has to be obtained.
4. Ownership of the land shall be verified by Village Panchayat before issue of Construction license.
5. Traditional access if any shall not be blocked, unless the plot or property so served is otherwise served by alternative access.
6. Verification of ownership of land with specific reference to tenancy as on 2/11/1990 has to be made at your end and before issue of construction license /Occupancy Certificate.
7. This Technical Clearance Order is issued as a partial modification to earlier Technical Clearance Order issued by this office vide letter no. TPB/5405/ANJ/TCP-20/946 dated 24/02/2020.
8. All conditions imposed in our earlier Technical Clearance Order issued vide no. TPB/5405/ANJ/TCP-20/946 dated 24/02/2020 shall be adhered strictly.
9. This Technical Clearance order is issued only for revision of STP to septic tank and soak pit only.
10. 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.

Contd..../-

11. Adequate avenue greenery should be developed.
12. The Village Panchayat shall take cognizance of any issue in case of any Complaints/ court orders before issue of construction license.
13. 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.

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 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 Mr. Yogesh Bhohe dated 21/11/2019 TCP Reg. No. SE/0008/2010.
- c) This order is issued with reference to the application dated 06/05/2020 from Mr. Rakesh Mathur & Mrs. Vimi Mathur, POA Holder Girish Ragha.


(P. P. Bandodkar)
Dy. Town Planner

✓ To,
Mr. Rakesh Mathur & Mrs. Vimi Mathur,
POA Holder Girish Ragha
Anjuna Bardez Goa.

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