



**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/35092/Davorlim/6/1-A/2024/5593
DATE:-04/07/2024

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the work of proposed **construction of row villas** as per the enclosed approved plans in the property zoned as **Settlement Zone** in **Regional Plan for Goa 2021** and situated in survey no.6/1-A of Village **Davorlim** 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 compound wall shall be constructed after leaving the road widening area as shown in the plan.
4. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
5. 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.
6. The construction of compound wall shall not amount to blocking of any natural water course/drain and adequate number of openings in the compound wall shall be made for smooth flow of water.
7. 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.
8. The soak pit should not be located within a distance of 15.00 meters from any existing well in the surrounding area.
9. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
10. Completion Certificate has to be obtained from this Authority before applying for occupancy certificate from the licensing authority.
11. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
12. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
13. 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.

14. The Ownership of the property shall be verified by the licensing body before issuing the licence.
15. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.
16. In case of Compound wall, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
17. 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.
18. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0mts from the crown of the road for a length of 9.0mts from the intersections corner of the plot, on both sides of the plot.
19. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00mts radius for roads upto 10.0mts R/W and that of 5.00mts radius for roads above 10.00mts R/W.
20. 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
21. The set backs shown on the site plan shall be strictly maintained
22. The village panchayat shall ensure about availability of power and water supply and other required infrastructure before issuing licence.
23. The area under road widening shall be deemed to the public road and shall not be enclosed /enclhroad .Affidavit/undertaking in this regards shall be sworn before the village Panchayat /PWD as the case may be on stamp paper Rs.100/-.
24. This technical clearance order is issued relying on the survey plan submitted to this office from the concerned authority .In case of any boundary dispute encroachment if any shall be resolved by the applicant with clear demarcation of the boundaries from survey department. This office shall not be held responsible at any point of time as the said technical clearance order is only from planning point of view .
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. This Technical Clearance order is issued based on Government approval for grant of additional FAR of 19.46 from prevailing limit of 60 vide note bearing no. 36/1/TCP/503(meeting-7)2024/962 dtd 01/03/2024.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 27/03/2024 **Mr.Habib Ballary**.
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.


(S.P. Sudakar)
Town Planner

Note :- Pursuant to this office earlier assessment Order No. TPM/35092/Davorlim/6/1-A/2024/5563 dtd 04/07/2024, the applicant has paid the infrastructure tax of Rs 7,22,721/- vide challan no 107 dtd 04/07/2024.

To,
Mr.Habib F. Ballary
H.no. EWS-370, Rumdamol Housing Board
Davorlim, Salcete Goa
Copy to :
✓ The Sarpanch/Secretary
Village Panchayat of **Davorlim**
Salcete Goa
As:-





CTP/35092/Davorlim/6/1-A
Town & Country Planning Dept
Government of Goa
4th Floor, Osia Complex
Margao-Goa
Date: 04/07/2024
2024/5563

TOWN & COUNTRY PLANNING DEPARTMENT, SOUTH GOA DISTRICT OFFICE
GOVT. OF GOA
4TH FLOOR, OSIA COMPLEX, MARGAO-GOA.

ORDER

- Read: 1) Goa Tax on Infrastructure Act 2009 (Goa Act 20/2009)
2) Notification No. 45/1/TCP/09/Pt.file/3416 dtd. 18/9/09
3) Notification No. 45/1/TCP/09/Pt.file/3417 dtd. 18/9/09
3) Notification No. 7/18/2013-L.A dtd. 20/5/13
4) Notification No. CTP/Misc/TCP/2013/2142 dtd. 31/5/13.
5) Notification no. 45/1/TCP-09/pt file/661 dtd 31/3/2021
6) Your application under inward no. 2635 dtd. 27/03/2024.

Whereas the Infrastructure tax towards your application for **proposed construction of row villas (33 units) in** property bearing survey no. **6/1-A** , of village **Davorlim** of **Salcete Taluka** has been assessed as **Rs. 7,22,721/-** (**Rupees Seven Lakh Twenty Two Thousand Seven Hundred and Twenty One**)

The calculation of the tax has been assessed @ **Rs.300/-** per square metre of **built up** area for residential use as per the provisions of the said Act.

Infrastructure Tax Calculation

For residential built up area: - **2409.07 m² x Rs. 300/- = Rs 7,22,721/-**

Total Amount Rs. 7,22,721/-

Now, therefore the said amount shall be deposited by way of challan in the following budget head:

- 0217- Urban development
- 60- Other Urban Development Schemes
- 800- Other receipts
- 01-Receipts under Goa Tax on Infrastructure Act 2009


(S.P. Surlakar)
Town Planner

To,
Mr. Habib F. Ballary
H.no. EWS -370, Rumdamol Housing Board
Davorlim, Salcete Goa

As/-

Ref. No. TPY/1908/2023/1 Davor/16/11/2023
Town & Country Planning Department
Government of Goa
1st Floor, Osta Complex
Margao-Goa
Date 16/2023

2967



**TOWN & COUNTRY PLANNING DEPARTMENT
SOUTH GOA DISTRICT OFFICE
GOVERNMENT OF GOA
MARGAO-GOA**

LAND USE ZONING INFORMATION

Inward no:3235

Dated: - 9/5/2023

The Zoning of the properties bearing Survey. No.6, Sub-Div.No.1, of Davorlim village in Salcete Taluka admeasuring 4200.00sqmtrs is as follows:

- As per Regional Plan for Goa 2021, the plot under reference falls in "Settlement zone (S3), village having VP-2 status with permissible FAR 60 and 6.0mts wide road passing through the property".

This information is issued based on the application received from Mr.Habib Ballary dtd.25/4/2023 to be read with note given below.:

This information is valid only for three years, from the date of issue of this letter or till the Regional Plan for Goa 2021 is in force, whichever is earlier:

Processing fees Rs.2000/-Paid vide Challan No. 347 dated. 9/5/2023.

As per letter bearing no.29/8/TCP/Pt.file/2020/239 dtd 31/07/2020 issued by Chief Town Planner (Administration) additional information shall be noted for evaluation of the value of the properties if the plot/plots fall in other Zones except settlement Zone. For Determination of value under settlement Zone, the same shall be as per prevailing rates in the concerned areas.

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Additional Information for reference:-

Broad Land use classification and sub-classification of Zone as per Regional Plan for Goa 2021.

Eco-sensitive Zone I		Eco-sensitive Zone II	
1	Protected / Reserved Forest	1	Orchard
2	Mangrove Forest	2	Natural Cover
3	No Development Slopes	3	Fish Farm
4	Paddy Field / Khazan	4	Cultivable Lands
5	River & Nallah / Ponds	5	Irrigation Command Area
6	Mud flats	6	Salt Pans
7	Sand Dunes / Sandy Area		

For the purpose of Evaluation of the value of the property following shall be noted.

All the aforesaid Zones in Eco-sensitive Zone - I Category shall be taken as A - Zone (Agriculture).

All the aforesaid Zones in Eco - sensitive Zone - II Category shall be taken under Orchard/ Forest Zone.

Checked / Verified by

(Y.Kothambikar)
Planning D'Man Gr-II

To,
Mr.Habib Ballary
Davorlim,Salcete-Goa.

Note:- The Zoning information provided is as per Regional Plan for Goa 2021 in force as on date of issue of the above information and shall not be construed as MOU in any form for undertaking any development including construction, sub-division etc.

Further any development shall be subject to provisions of Tenancy Act, Land Use Regulation Act, Forest Conservation Act, Highways Act, Ancient Monuments and Archeological Sites and Remains Act, s(State and Central), EIA Notification issued by MOUF, Coastal Regulation one including section 17A of the TCP Act.

Emp/-22/5



(S.P.Surlakar)
Dy Town Planner