



OFFICE OF THE TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT
TISWADI TALUKA OFFICE, 5th FLOOR, KAMAT TOWER
PATTO- PANAJI-GOA.

RefNo.: DE/5454/BAM/TCP/2022/702

Dated: 22/04/2022

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the proposed construction of **Residential Villas A, B, C and Apartment Blocks O, P, Q & R (Revised plans)** by **M/s. Goan Real Estate and Construction Pvt. Ltd.**, as per the enclosed approved plans in the property Zoned as 'Settlement Zone' in Regional Plan for Goa 2021 situated at Village **Bambolim**, Tiswadi – Taluka bearing **Sy. No. 95/1, 96/1 & 100/1 (Phase-V)** 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. In case of Compound Walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
13. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.
14. Panchayat shall ensure the infrastructure requirements such as water supply and garbage before issuing license.
15. Open parking area should be should be effectively developed.
16. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
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. Car porch shall be strictly utilized for parking purpose only and shall not be enclosed of any point of time.

19. Adequate avenue greenery should be developed.
20. The area under road widening shall not be encroached/ enclosed.
21. 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.
22. The said residential Villas and Apartments should be strictly used for residential purpose only.
23. Applicant should make his own arrangement of water for the swimming pool.
24. The Village Panchayat shall take cognizance of any issue in case of any complaints/Court orders before issue of construction license.
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. 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 developed plots.
27. Necessary required NOC's from other Departments/Competent Authorities shall be obtained before obtaining completion order from this office.
28. This Technical Clearance is issued for **Building Blocks O, P, Q & R and Residential Villas A, B, C and shall be used for Residential** purpose only.
29. This Technical Clearance Order is issued as a partial modification to the earlier Technical Clearance Order granted by this office vide letter no. DE/5454/BAM/TCP/2016/1070 dtd 29/7/2016.
30. All the conditions imposed in our earlier Technical Clearance Order issued vide No: DE/5454/BAM/TCP/2016/1070 dtd 29/7/2016 shall be strictly adhered to.
31. Applicant shall make required arrangement, such that entry and exit of vehicles from the building is regulated so that traffic movement on the existing road is not affected.
32. 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.
33. 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) 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 **Rajesh Mahambrey dtd. 12/1/2022** TCP Reg. No. SE/0044/2010
- c) This order is issued with reference to the applications dated **14/01/2022** from **M/s. Goan Real Estate and Construction Pvt. Ltd.,**
- d) The applicant had earlier paid infrastructure tax of **Rs. 15,79,222/- (Rupees Fifteen lakhs Seventy Nine Thousand Two Hundred and Twenty Two Only)** Challan No. 1559 dtd 19/07/2016.

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. Shirlakar)
Dy. Town Planner

To,
✓ M/s. Goan Real Estate and Construction Pvt. Ltd.,
Aldeia de Goa, P.O. Goa University,
Bambolim-Goa.

Copy to:-

The Secretary,
Office of the Village Panchayat Curca, Bambolim & Talaulim,
Tiswadi-Goa.

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