

**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/7158/BAI /TCP/2021/ 2185

Dated: 24 /12/2021

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out for **revised plan for construction of Residential Block 'X' type and Site plan for construction of residential group housing building block –A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, club house, security cabin , compound wall and swimming pool by M/s. Mangalam Build 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 Bainguinim, Tiswadi – Taluka bearing Survey No. 20/3-A , 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.
15. Open parking area should be should be effectively developed.
16. 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.
17. Open spaces shall be strictly maintained as shown in the site plan and shall not be altered in any manner .

18. Adequate avenue greenery should be developed.
19. 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.
20. Gradient of the ramps to the Stilt floor parking area should not be exceed 1:6.
21. The area under road widening shall not be encroached/ enclosed.
22. Internal roads and parking spaces as shown in the site plan shall be developed at site.
23. Applicant should make his own arrangement of water for the swimming pool.
24. Applicant shall make required arrangement such that entry and exist of vehicles from the building is regulated so that traffic movement on the existing road is not affected.
25. Solar water heating/solar energy capturing system shall be incorporated in the building as required under the Regulations.
26. The Village Panchayat shall ensure that Sewage Treatment Plant proposed for the project functions effectively at all the time.
27. The Village Panchayat shall take cognizance of any issue in case of any complaints/Court orders before issue of construction license.
28. This Technical Clearance Order is issued only for Building Block X type and Site plan (revise plan).
29. This Technical Clearance Order is issued based on the NOC issued by Executive Engineer (Electricity) Div- XIII, Kadamba Plateau vide letter ref. no. EE/Div-XIII/Tech-84/2017-18/1277 dtd 14/03/2018.
30. This Technical Clearance Order is issued as a partial modification to the earlier Technical Clearance Order granted by this office vide letter no. TIS/7158/BAI/TCP/2017/18 dtd 5/01/2017 & TIS/7158/BAIN/TCP/2019/585 dtd 14/03/2019.
31. All the conditions imposed in our earlier Technical Clearance Order issued vide no. TIS/7158/BAI/TCP/2017/18 dtd 5/01/2017 & TIS/7158/BAIN/TCP/2019/585 dtd 14/03/2019 shall be strictly adhere to.
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. This Technical Clearance Order issued with the concurrence of Chief Town Planner (Planning).
34. Necessary 1 % cess on the total cost of construction project shall be levid 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 **Mr.Auxilio J.S. Rodrigues** dtd. 23/09/2021 TCP Reg. No. **ER/0004/2010**.
- c) This Order is issued with reference to the application dated **30/09/2021** from **M/s. Mangalam Build Developers Pvt Ltd.**
- d) Earlier Applicant had paid infrastructure tax of **Rs. 32,91,174/- (Rupees Thirty Two Lakh Ninety One Thousand One Hundred Seventy Four Only)**. vide challan no. 61 dated 11/03/2019.

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. Burlakar**)
Dy. Town Planner

To,
M/s. Mangalam Build Developers Pvt Ltd.,
c/o Mr. Vinod Agarwal,
Plot No. 54, Karle River Ville,
Poolwado, Benaulim, Salcete – Goa.



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