



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

Ref No.: TPB/7338/NER/TCP-2022/ 1052

Dated: 04/ 03 /2022

TECHNICAL CLEARANCE ORDER

Ref No: Inward No. 6510

dt: 30/12/2021

Technical Clearance is hereby granted for Construction of Residential Villa- A (3 Nos.) villa B (3 nos.), Villa - C (1 nos.) Villa - D (1nos.), Villa - E (1 nos.), Villa - F (1 nos.), Villa - G (2 nos.) Villa - H (2 nos.), swimming pool and residential building block A, B & C & compound wall (Part) as per the enclosed approved plans in the property Zoned as "Settlement Zone" in Regional Plan for Goa 2021 situated in Survey No.12/1-A at Nerul Village, Bardet- Goa, with the following conditions:-

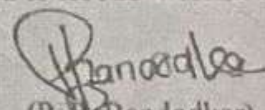
1. Construction shall be strictly as per the approved plans. No change shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments 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. 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. Stilt parking 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 should not be exceed 1:6.
21. The height of the compound wall strictly maintained as per rules in force.
22. Gate of compound wall shall be open inwards 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 issuing of construction license.
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 village Panchayat.
26. Shops shall be used for soft commercial purpose only.
27. No compound wall shall be constructed at the front of shops
28. This Technical Clearance order is issued with the concurrence of Chief Town Planner (Planning)

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 guidelines 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.16/12/2021 TCP Reg. No. SE/0044/2010.
- c) This order is issued with reference to the application dated 30/12/2021 from Fortune Realtors and Developers LLP (POAH), Represented by Mr. Shyam Kapoor.
- d) Applicant has paid infrastructure tax of Rs.18,66,350/- (Rupees Eighteen Lakh Sixty Six Thousand Three Hundred Fifty Only vide challan no. 525 dated 18/02/2022.

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.


(P. P. Bandodkar)
Dy. Town Planner

To,
Fortune Realtors and Developers LLP (POAH)
Represented by Mr. Shyam Kapoor
B-2-616/I, # 4B, 5th Floor, Saha Building
Road No.11, Banjara Hills, Hyderabad-500034.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of Nerul,
Bardolgaon.

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