



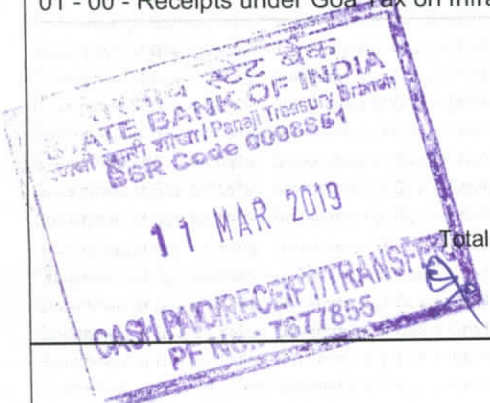
Government of Goa
Directorate of Accounts
e-Challan



201900323093

Name of the Bank	SBI TREASURY BR PANAJI	Treasury	11 DTO-PANAJI
Department	54 - TOWN & COUNTRY PLANNING	DDO	19 - Sr Town Planner, Off. of
Challan Ref. No.	61	Date	11/03/2019

Mangalam Build Developers Ltd , Bainguinim Goa	Nature of Remittance
0217 - Urban Development 80 - General 800 - Other Receipts	Infrastructure tax towards construction of residential buildings group housing revised plan at sy no. 20/3A of village Bainguinim Area 16455.87m2
01 - 00 - Receipts under Goa Tax on Infrastructure	3291174



Total Amount: 3291174 (Rupees Thirty Two Lakh Ninety One Thousand One Hundred Seventy Four Only)

J.No - 061056580

[Signature]
11/3/19
Signature and Designation of the Officer (if required)

Signature of Remitter

(Customer Copy)

Valid upto: 17/03/2019

(Receipt is valid only after bank seal)

Print Date: 11/03/2019

Ref. No. TIS/7158/BA/TCP/2019/552
Town & Country Planning Department,
Tiswadi Taluka office Kamat Tower 5th floor,,
Patto, Panaji-Goa.

Dated:- 11/3/2019

ORDER

- Read:1) Goa Tax on Infrastructure Act 2009 (Goa Act 20/2009)
2) Goa Tax on Infrastructure (First Amendment) Act, 2013
dtd.20/5/2013.
3) Notification No. CTP/Misc/TCP/2013/2142 dt.31/5/2013
4) Your application under inward No. 2324 Dated 27/12/2018

Whereas the additional infrastructure tax towards your application for construction of residential building's (Group Housing) comprising of building blocks A,B,C,D,E,F,G,S,T,U,V,X, Club house, Security room, compound wall and proposed residential blocks H,I,J,K,L,M,N,O,P,Q,R,W and Swimming Pool (Revised Plan) at property bearing Sy.No.20/3-A of Bainguinim Village Tiswadi Taluka has been assessed as Rs.32,91,174/--(Rupees Thirty Two Lakhs Ninety One thousand One Hundred Seventy Four only). The calculation of the tax has been assessed @ Rs.200/- per square meter of floor area for residential building as per the provisions of the said Act.

Additional Infrastructure Tax due

Residential 16455.87m² x Rs.200/- = Rs. 32, 91,174/-

Total = Rs. 32, 91,174/-

(Rupees Thirty Two Lakhs Ninety One thousand One Hundred Seventy Four only) therefore, the said amount shall be deposited by way of challan in the following budget head:

0217- Urban development

80 - General

800 - Other Receipt.

01- Receipt under the Goa Tax on Infrastructure Act, 2009

00-


11/3/19

(Shivprasad P. Murari)
Dy. Town Planner

To,
M/s Mangalam Build Developers Pvt. Ltd.,
Plot no.20/3-A, Bainguinim,
Tiswadi Goa

Ref. No. T15/7158/BA1/TC/2019/585
Town & Country Planning Department,
Tiswadi Taluka office, Kamat Tower, 5th floor,
Patto, Panaji-Goa.
Dated:- 14/3/2019



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

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for proposed **Revision for construction of Group Housing, residential building blocks A,B,C,D,E,F,G,S,T,U,V,X Club house Security Cabin, compound wall and proposed residential blocks H,I,J,K,L,M,N,O,P,Q,R,W and Swimming Pool** as per the enclosed approved plans in the property zoned as **Settlement (S1)** in the Outline Development Plan Kadamba Plateau and **Settlement zone (VP-1)** as per Regional Plan for Goa 2021 situated at **Bainguinim** village, bearing Sy.No.20/3-A of Tiswadi Taluka with the following conditions:-

- 1) Construction shall be strictly as per 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 permission shall be revoke if found expedient to such an action under the provision of section 50 of the Goa Town & Country Planning Act,1974.
- 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 1.00 mts x 0.50 mts with writing in black colour on a white background at the site, as required under the Regulations.
- 6) 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.
- 7) The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
- 8) The commencement and the completion of the work shall be notified to this office in writing in appropriate forms.
- 9) Completion certificate has to be obtained from this office before applying for occupancy certificate from the licensing authority.

- 10) Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
- 11) Adequate utility space for the dustbin, transformer etc. should be reserved within the plot area.
- 12) In case of any cutting of sloppy land or filling of low lying land, prior permission of the Chief Town Planner shall be obtained before the commencement of the works as per the provisions of section 17(A) of the Goa Town & Country Planning Act 1974
- 13) The Ownership of the property shall be verified by the licensing body before issuing of the license.
- 14) Verification of ownership with specific reference to tenancy position as on 2.11.1990 has to be verified by the Village Panchayat before issue of Licence.
- 15) The provision which has been made for water harvesting pit and garbage pits for the project should be maintained.
- 16) All the set back as shown on the site plan shall be strictly maintained.
- 17) The Traditional access, if any passing through the plot shall not be blocked.
- 18) The balconies proposed should not be covered in any fashion, which may lead to excess FAR.
- 19) Along the intersection of the streets, no compound wall shall be raised to a height of more than 0.90 mts from the crown of the road for length of 0.9mts from the intersection of the street. This distance being measured from the corner point of the plot.
- 20) Maximum height of the compound wall along the boundary other than that abutting on a street may be permitted up to a height of 1.80 mts and along the boundary abutting on a street up to a 1.50 mts only and may be closed type up to a height of 90 cm only and of open type above that height.
- 21) Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
- 22) Adequate arrangement for collection and disposal of solid waste generated within the complex shall be arrange to satisfaction of village Panchayat.
- 23) Panchayat shall verify Infrastructure requirement such as water and power supply before issue of construction licence.
- 24) Set back area of 3.00mts as service road from boundary of acquired land along alignment of pipeline shall be kept by the developer on both sides to carry out maintenance works of pipeline and safety point of view, as per NOC issued vide No.1/1/12-13/PHE/ADMN/1116dt.11/10/2012 by the Ex. Engineer-III(PHE-N), PWD, Panaji-Goa, as shown in the site plan towards northern side.

- 25) Stilt parkings shall be strictly used for parking of vehicles only and shall not be closed in any fashion at any stage
 - 26) Required Solar energy capturing systems/panels should be provided on the roof top of building blocks.
 - 27) Proposed 6.00.mts wide internal roads and Parking spaces shown in the site plan shall be effectively developed.
 - 28) Area under road widening if any, shall be gifted to competent authority before applying for completion order from this office.
 - 29) The proponent/developer should make own arrangement for water for proposed swimming pool.
 - 30) Garbage collection bins shall be provided within the complex itself.
 - 31) Village Panchayat shall ensure that, sewage treatment plant proposed for the project function effectively all the time.
 - 32) The developer shall established the sewage treatment plant as per the specification.
 - 33) The developer shall make adequate facility for the disposal of garbage (wet and dry).
 - 34) The developer shall make his own arrangement of water during construction period and they will not draw any water from the public water distribution system.
 - 35) This Technical clearance is issued based on the NOC issued by the Ex. Engineer-III, PWD, St. Inez, Panaji-Goa regarding permission to take access vide letter No.1/1/14-15/WD-III(PHE)/PWD/ADMN/1013 d.11/9/2014
 - 36) In case of compound walls, the gates shall be open inwards only and traditional access, if any passing through the property shall not be blocked.
 - 37) Compound wall in front of shops are not permitted.
 - 38) Proposed 10.00mts wide road along northern side as shown in the site plan should be effectively developed before applying for completion order from this office.
 - 39) 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).
 - 40) 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 develop plots.
 - 41) This Technical Clearance is issued based on letter no.8/104/2018/DAA-51 dtd.5/4/2018 issued by the Director of Archives & Archeology stating that Directorate has no protected Monument/Sites in Sy.no.20/3-A, Bainguinim, Tiswadi, Old Goa.
 - 42) This Technical clearance is issued based on the letter no.EE/Div.XIII/TECH-84/12017-18/1277 dtd.14/3/2018 issued by the Executive Engineer(Electric) Div.XIII, Kadamba Plateau Electricity Department regarding NOC issued for the re-location Monorail Pole No.K at 110 KV line shifting site at Bainguinim Goa.
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- 43) This Technical Clearance is issued based on the Environment clearance submitted by the Project proponent from the Director Environment & Member Secretary, Goa-SEIAA vide letter no.3-181-2010/STE-DIR/133 dtd.14/11/2018 and all conditions therein shall be adhered.
- 44) Collection and disposal of solid and liquid waste shall be implemented as per the project report submitted.
- 45) Solar water heating/solar energy capturing system shall be implemented as per the project report submitted.
- 46) This Technical Clearance Order Supersedes to the earlier approval issued by the office vide letter no.TIS/7158/BAI/TCP/2017/18 dtd.5/1/2017.
- 47) Engineer who designs the RCC structure, of the project proponent is liable for structural design & stability of the project. Structural liability certificate issued by an Engineer Shri Auxilio J.S. Rodrigues dtd.24/7/2018. Reg no. ER /0004/2010.

*** This Technical clearance is issued with the Government approval Note moved vide no.TIS/7158/BAI/TCP/2019/422 dt.22/02/2019.**

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION UNDER INWARD NO.2324 DATED 27/12/2018 FROM M/s Manglam Build Developers Ltd.

(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).



(Shivprasad P. Murari)
Dy. Town Planner

Note:-Pursuant to this office assessment order no.TIS/7158/BAI/TCP/2019/552 dt.11/03.2019 the applicant vide challan no.61 dt.11/3/2019 has paid the Additional infrastructure tax of Rs.32,91,174/- (Rupees Thirty two Lakhs Ninety one Thousand one Hundred Seventy four only)

To,
M/s Manglam Build Developers Ltd.,
C/o Mr. Avinash Poonia,
Plot No.20/3-A, Bainguinim,
Tiswadi – Goa.

Copy to:-
The Secretary,
Office of the Village Panchayat,
Se-Old-Goa, Tiswadi-Goa.