



OFFICE OF THE DY. TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT
PERNEM TALUKA OFFICE, PERNEM GOA

Ref No.: DA/2781/RPG-21/TCP/AGAR/PER/2022/1308

Dated: 19 / 10 / 2022

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out proposed Amalgamation of plots and construction Residential Villas (1 to 6), swimming pools and compound wall [part] by J. M. Holdings Pvt. Ltd., as per the enclosed approved plans in the property Zoned as 'Settlement Zone' in Regional Plan for Goa 2021 situated at Village Mandrem Pernem - Taluka bearing Survey No. 327/27(P) 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. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.
12. Panchayat shall ensure the infrastructure requirements such as water supply and garbage before issuing license.
13. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
14. Open parking area should be should be effectively developed.
15. 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.
16. Adequate avenue greenery should be developed.
17. The said residential building should be strictly used for residential purpose only.
18. The area under road widening shall not be encroached/enclosed.

Cont...2/-

