



OFFICE OF THE SENIOR TOWN PLANNER, MAPUSA GOA.
TECHNICAL CLEARANCE ORDER

Ref No: 1. VP/Anj/11-12/359

dated 9/5/11

2. VP/Anj/11-12/360

dated 9/5/11

Technical Clearance is hereby granted for carrying out the **construction of Hotel & Ancillary Building, swimming pool & compound wall (Revised Plan) Sy. No. 325/1 & 330/4** by M/s. K. B. J. Hotel Goa Pvt. Ltd. as per the enclosed approved plans in the property Zoned as **Settlement Zone** in Goa Regional Plan 2001 A.D. and situated at village **Anjuna** Taluka Bardez Goa, with the following conditions:-

1. The permission is recommended as per the plans hereby annexed.
2. The permission is liable to be revoked if it is based on false information/wrong plans/calculations/documents of any other accompaniments of the applications are found to be incorrect or wrong at any stage.
3. Prior permission has to be obtained for affecting any change in the approved Plans.
4. Prior to commencement of development work, it will be incumbent upon the applicant to have valid Conversion Sanad of use of land as contemplated under Goa Daman & Diu Land Revenue code, 1968
5. There should not be any drinking water well within 15 mts. from soakpit, septic tank vice versa.
6. Ownership of the land and status of land with respect to acquisition of land if any, shall be verified by Village Panchayat, before issue of construction licence.
7. Trees if any shall be cut only with prior permission from the concerned authority.
8. Traditional access if any passing through property shall not be blocked.
9. Neat and clean environment shall be maintained. with special reference to drainage, and garbage/Sewage disposal.
10. In case of HT/LT/Electric line are passing through the property than N.O.C. of the Electricity Department shall be obtained, prior to starting the construction work.
11. The building shall have sloping roof with mangalore tiles cladding.
12. The gate of compound wall shall open inwards only.
13. The compound wall shall be provided with adequate drainage channels so as not to block cross drainage.
14. No cutting of sloping land or filling of low-lying shall be undertaken without prior permission from the Chief Town Planner under Section 17-A of T.C.P. Act.
15. N.O.C. from all concerned authorities shall be obtained before commencement of the development work.
16. Verification of ownership of land with specific reference to tenancy as on 2/11/1990 has to be made at your end before issue of license.
17. Building alignment shall have to be obtained from the P.W.D.
18. Adequate parking spaces for the vehicles shall be provided within the Plot.
19. The proponent/developers shall display a signboard of an appropriate size as prescribed showing details of all concerned appropriate such as construction license T.C.P., NOC's, sanad etc. with at a location visible from distance

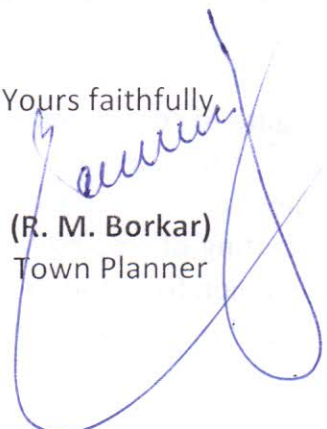
21. Garbage collections bins should be provided within the plot itself to the satisfaction of local authority.
22. Panchayat should ensure the infrastructure requirements such as water supply and garbage collection mechanism before issuing license.
23. Necessary N.O.C. if required from concerned authority may be obtained prior to construction work.
24. The area within road widening should be gifted to the P.W.D. by Gift Deed before applying for occupancy certificate.
25. Applicant should make own arrangement of water for swimming pool.
26. This N.O.C. is recommended on condition that conversion sanad shall be obtained for commercial purpose instead of residential purpose before issuing Occupancy Certificate.
27. This N.O.C. is partial modification to the earlier approved plan by this department vide letter No. TPBZ/503/ANJ/10/3034 dtd. 3/9/10 & TPBZ/463/Anj/325/2010/3540 dated 1/11/2010.
28. Widening of carriage way of the road leading to the hotel from the main Vagator Beach road shall be undertaken by the project proponent with due approval of the Village Panchayat/P.W.D.
29. Basement & stilt parking area proposed in the buildings shall be used for parking purpose only and it shall not be changed for any other purpose at any point of time.
30. Necessary N.O.C. if required from concerned authority under building by- laws if any for hotel project may be obtained prior to construction work.
31. Necessary arrangement for fire safety shall be made before applying for Occupancy.
32. Adequate avenue greenery should be developed.

This N.O.C. is issued with the approval of Government on note moved vide reference no. TPBZ/463/ANJ/325/2010/613 dated 25/5/2011.

Applicant has paid the Infrastructure Tax of Rs. 9,03841,- (Rupees nine lakhs three thousand eight hundred forty one only) vide challan No. 210 dated 15/6/2011.

File is returned herewith after retaining one set of the plans and documents for this office

Yours faithfully,


(R. M. Borkar)
Town Planner

To,
M/s. K. B. J. Hotel Goa Pvt. Ltd.
C/o. Mr. Siddhant Bagla.
22/24, K. B. J. Mansion, L. J. Road,
Mahim West, Mumbai 04000 016.

Copy to:
The Secretary/Sarpanch,
Village Panchayat, Anjuna-Caisua