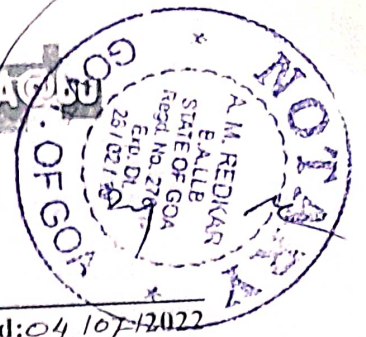




OFFICE OF THE DY. TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT
PERNEM TALUKA OFFICE, PERNEM GOA

Dated: 04/07/2022

Ref No.: DA/2732/PER/MAN/TCP/2022/799



TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the proposed construction of Residential Villas 1 to 13, Swimming Pool and Compound Wall by M/s. Perfectio Panacea LLP & Others, per the enclosed approved plans in the property Zoned as 'Settlement Zone' in Regional Plan for Goa 2021 situated at Mandrem Village, Pernem Taluka bearing Survey No. 18/5 with the following conditions:-

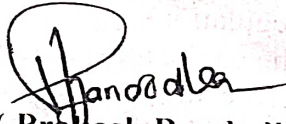
1. Construction shall be strictly as per the approved plans. No change shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments 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. Village 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. 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.
15. Adequate avenue greenery should be developed.
16. The said residential building should be strictly used for residential purpose only.
17. Stilt parking shall be strictly utilized for parking only and same shall not be enclosed at any point of time and used for any other purpose.

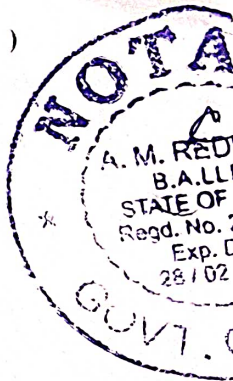
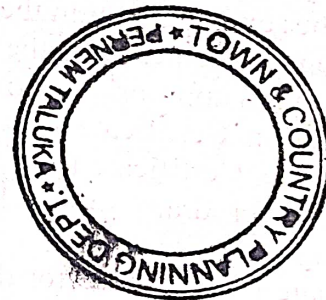
18. The Village Panchayat shall take cognizance of any issue in case of any Complaints/Court orders before issue of construction license.
19. The height of the compound wall strictly maintained as per rules in force.
20. Gate of Compound wall shall be open inwards only.
21. Applicant shall dispose the 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 Chief Officer.
22. This Technical Clearance Order is issued with the approval of the Chief Town Planner vide Note no. DA/2732/PER/MAN/TCP/2022/762 dated 27/06/2022.

NOTE:

- a) This Technical Clearance Order is issued based on the order issued by the Chief Town Planner (Administration) vide no. 29/8/TCP/2018(Part file)/851 dated 01/06/2022, 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 **Shri. Auxilio J. S. Rodrigues** dtd. 3/6/2022 TCP Reg. No. SE/0002/2019.
- c) Applicant had paid infrastructure tax of **Rs. 7,10,164/-** vide Challan No. 121 dated 4/7/2022.
- d) This Order is issued with reference to the application dated 10/5/2022 from M/s. **Perfectio Panacea LLP & Others.**

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.


(Prakash Bandodkar)
Dy. Town Planner



To.
✓ M/s. **Perfectio Panacea LLP & Others.**
Stop No. 4, GF & FF, H.No. 177/3,
Sy.No. 28/18, Opp. Lokmanya Multipurpose
Co-Op Society Ltd.,
Agarwada, Pernem Goa 403512.

Copy to:
The Sarpanch/Secretary,
Village Panchayat Mandrem,
Pernem Goa.

The permission is granted subject to the provision of Town & Country Planning Act 1974 and the rules & Regulation framed there under.



Ref. No. DA/2732/PER/MAN/TCP/2022/730
Office of the Dy. Town Planner,
Town & Country Planning Dept.,
Pernem Taluka Office,
Government of Goa,
Pernem Goa.

Date: 04/07/2022.

ORDER

- Read: 1) Goa Tax on Infrastructure Act 2009 (Goa Act 20/2009)
2) Notification No. 45/1/TCP/09/Pt. file/3416 dated 18/9/09
3) Notification No. 7/18/2013-LA dated 20/5/13
4) Notification No. CTP/Misc/TCP/2014/2142 dated 31/5/13.
5) Notification No. 45/1/TCP/09/Pt. file/661 dated 31/3/2021

Ref: Your application dated 10/5/2022 received vide inward no. 656 dated 25/5/2022.

Whereas, the infrastructure tax towards your application for proposed construction of residential Villa 1 to 13, Swimming Pool and compound Wall in property bearing Survey No. 18/5 of Mandrem village, Pernem Taluka has been assessed as Rs.7,10,164/- (Rupees Seven Lakhs Ten Thousand One Hundred Sixty Four Only).

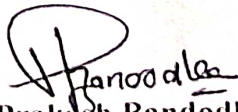
The calculation of the tax has been assessed @ Rs. 200/- per square meter of built up area for Residential as per the provision of the said Act.

INFRASTRUCTURE TAX DUE:

Residential use : 3550.82 X Rs. 200/- = Rs. 7,10,164/-
Total amount to be paid = Rs. 7,10,164/-

Now, therefore, the said amount shall be deposited by way of challan in the following budget head:

- 0217 - Urban Development
80 - General
800 - Other Receipts
01 - Receipt under Goa Tax on Infrastructure Act, 2009.


(Prakash Bhandodkar)
Dy. Town Planner

To,
M/s. Perfectio Panacea LLP & Others
Stop No. 4, GF & FF, H.No. 177/3,
Sy.No. 28/18, Opp. Lokmanya Multipurpose
Co-Op Society Ltd.,
Agarwada, Pernem Goa 403512.