



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

**Ref No.: DA/1257/PER/MAN/TCP/2025/486**

**Dated: 19 / 03 /2025**

**TECHNICAL CLEARANCE ORDER**

Technical Clearance is hereby granted for carrying out the **Construction of Residential Units, Swimming pool and Compound wall (Revised plans)** by **Mahaseer Hotels and Resorts Pvt. Ltd**, as per the enclosed approved plans in the property Zoned as **'Partly Settlement Zone, Partly Orchard Zone, Partly No Development Slope Overlapping Orchard Zone and Partly No Development Slope Overlapping Settlement Zone'** in Regional Plan for Goa 2021 situated at **Mandrem Village, Pernem** – Taluka bearing Survey No. **211/2 (Part) 210/1(Part)**, 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 or 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. Applicant shall plant one tree for every 100.00m<sup>2</sup> 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 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 & Building construction Regulation 2010.
17. The area under road widening shall not be encroach/enclosed at any point of time.

Cont...2/-



18. The Village Panchayat shall take cognizance of any issue in case of any Complaints/Court orders before issue of construction license.
19. 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.
20. Necessary 1% cess on the total cost of construction project shall be levied by the Village Panchayat before issue of completion order by this office.
21. Applicant should make his own arrangement of water for the swimming pool and same shall be hygienically maintained.
22. This Technical Clearance Order is issued for compound wall of length of 172.00 running meter only.
23. The height of the compound wall strictly maintained as per rules in force.
24. Gate of Compound wall shall be open inwards only.
25. Open parking area should be effectively developed.
26. Solar water heating/solar energy capturing system shall be incorporated in the building as required under regulation.
27. The Village Panchayat shall ensure that Sewage Treatment Plant proposed for the project functions effectively at all the time.
28. Proper mechanical ventilation for project shall be strictly maintain
29. Necessary arrangement for fire safety shall be made before applying for occupancy certificate.
30. Necessary required NOCs from other Departments/Competent Authorities shall be obtained before obtaining completion order from this office.
31. Applicant has to provide Common Telecom Infrastructure (CTI) as per Order NO. 21/1/TCP/MISC/2023/720 dated 27/04/2023 issued by Chief Town Planner (Adm).
32. This Technical Clearance Order is issued towards proposed Construction of Residential Villas, Swimming pool and Compound wall within Settlement Zone as per RPG-2021 and Beyond 500 mts from High tide line of Arabian Sea.

This Technical Clearance Order is issued based on the approval of the Government vide note no. **DA/1257/Phase III/MAN/PER/TCP/2025/185 dated 29/01/2025.**

**NOTE:**

- 1) This Technical Clearance Order is issued based on the order issued by the Chief Town Planner (Planning) vide no. **29/8/TCP/2022(Part file)/1734 dated 19/07/2022**, pertaining to guide line for processing various application.
- 2) 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. Paresh Gaitonde dtd. 24/07/2024 TCP Reg. No. ER/0057/2010.**
- 3) Applicant had already paid infrastructure tax of **Rs. Rs. 27, 46,121/-** vide challan no. **65 dated 06/03/2025.**
- 4) This Order is issued with reference to the application dated **22/08/2024** from **Mahaseer Hotels and Resorts Pvt. Ltd.**

**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.**

To,  
✓ **Mahaseer Hotels and Resorts Pvt. Ltd.**  
R/o Mandrem, Pernem-Goa.

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



( **K. Ashok Kumar** )  
Dy. Town Planner

19/3/25

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