



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

**Ref No.: DA/2694/RPG-21/TCP/PER/2022/299**

**Dated: 14/3/2022**

**TECHNICAL CLEARANCE ORDER**

Technical Clearance is hereby granted for carrying out the **proposed Construction of Residential/Commercial building (block 'A'), Residential Villas, Twin Bungalows and Swimming Pools by The Coastal Goa Realtors LLP, through designated Partner, Shri. Amol Vadiyar & Mrs. Deepti B. Gad**, per the enclosed approved plans in the property Zoned as 'Settlement Zone' in **Regional Plan for Goa 2021** situated at Village **Morjim**, Pernem – Taluka bearing Survey No. **49/0** 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. **In case of any cutting of sloppy land or filing of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town & Country Planning Act, 1974.**
12. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.
13. Panchayat shall ensure the infrastructure requirements such as water supply and garbage before issuing license.
14. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
15. Open parking area should be should be effectively developed.
16. 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.
17. Adequate avenue greenery should be developed.
18. The area under road widening shall not be encroached/enclosed.
19. In case of compound walls, the gates shall open inwards only and if any traditional access passing through the property shall not be blocked.
20. The Village Panchayat shall take cognizance of any issue in case of any complaints/Court orders before issue of construction license.


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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 Village Panchayat.
22. Area under road widening shall be maintained free from construction and obstruction.
23. The ownership rights of the applicant shall be verified by the Village Panchayat before issue of construction license.
24. The existing structures shown for demolition shall be fully demolished before applying for Completion.
25. Applicant should make his own arrangement of water for the swimming pool and same shall be hygienically maintained.
26. Mundkarial rights if any shall be safeguarded as per Mundkarial rights and the same shall be verified by the local authority before issue of construction license
27. The existing Nallah towards the western side of the property shall be maintained and shall not be filled/enclosed at any point of time.
28. Internal access road shall be developed with side drains and same to be connected to the existing drainage system in the surround vicinity.
29. Shops shall be utilized for light commercial use only and uses permitted shall not create any nuisance/disturbance in the surrounding vicinity.
30. This Technical Clearance Order is issued with the approval of the Chief Town Planner (Planning) vide Note No.: DA/2694/RPG-21/TCP/PER/2021/740 dated 11/3/2022.

**NOTE:**

- a) This Technical Clearance Order is issued based on the order issued by the Secretary (TCP) vide no. 29/8/TCP/2018(Pt.File)/1672 dated 13/08/2018 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. Diniesh S. Madali** dtd. 21/12/2021, TCP Reg. No. ER/0010/2012.
- c) Applicant had paid infrastructure tax of Rs. 6,49,998/- vide Challan No. 95 dated 11/3/2022
- d) This Order is issued with reference to the application dated 21/12/2021 from **The Coastal Goa Realtors LLP, through designated Partner, Shri. Amol Vadiyar & Mrs. Deepti B. Gad.**

**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.**

  
( Shivprasad Murari )  
Dy. Town Planner

To,  
The Coastal Goa Realtors LLP,  
through designated Partner,  
✓ Shri. Amol Vadiyar &  
Mrs. Deepti B. Gad  
4<sup>th</sup> floor, B. R. Commercial Center,  
Opp. Parade Ground,  
Campal, Panaji Goa.



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

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