



Ref No.: TPBR/463/ANI/CP-2026/5136
Inward no. 11931
Dated: 13.6.2026
Dtd: 15/12/2025

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the proposed Addition in Basement and Ground floor to earlier approved Hotel building/ Service Apartments (Revised plan) as per the enclosed approved plans in the property Zoned as "Settlement Zone" in Regional Plan for Goa 2021 situated at property bearing Survey No.325/1 of Village Anjuna 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 mtrs 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 15mtrs 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 filling 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, power 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. The area under road widening shall not be encroached/enlosed.
16. Adequate storm water network shall be developed up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
17. Traditional access, easementary rights, Mundakari rights, if any shall be safeguarded and Panchayat shall ensure about the same before issuing of license.
18. 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.
19. Adequate avenue greenery should be developed.
20. The applicant shall obtain prior permission from Tree Officer/Forest Dept. for proposal involving felling of trees as mandated under section 8 & 9 of Goa Preservation of Tree Act.

3-
e) This Technical Clearance Order is issued with the approval of Government vide note moved on vide no.TPBZ/463/ANJ/1CP/524 dt. 19/01/2026.

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.


13/1/2026
(Zaidev R. Aldorkar)
Dy. Town Planner

To,
M/s. Superb Realty LLP,
Gr. Floor, Sy.No.330/4
Anjuna, Bardez - Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of Anjuna-Casua,
Bardez - Goa.

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