



**OFFICE OF THE SENIOR TOWN PLANNER**  
Town & Country Planning Dept., North Goa District Office,  
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No.: TPB/3289/ASSG/TCP-19/ 6201

Dated: 27/12/2019

**TECHNICAL CLEARANCE ORDER**

Ref No: Inward No.4030

Dated: 19/07/2019.

Technical Clearance is hereby granted for carrying out the **change in proposal from Luxury Resorts to proposed construction of Residential Villas 1 to 10, Apartment block, swimming pools and compound wall** by M/s. Zephyr Holdings & others as per the enclosed approved plans in the property Zoned as **Settlement Zone in Regional Plan for Goa 2021** situated at Assagao village Taluka Bardez Goa, bearing Survey No. **42/2** 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.

Cont...2/-

12. In case of Compound Walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be block.
13. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.
14. Panchayat shall ensure the infrastructure requirements such as water supply and garbage before issuing license.
15. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
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. The Village Panchayat shall ensure that Sewage Treatment Plant proposed for the project function effectively at all the times.
18. This Technical Clearance order is issued for residential purpose only.
19. Applicant shall make his own arrangement of water requirements for swimming pools.
20. Compound wall gates should be open inwards within plot itself.
21. The height of the compound wall strictly maintained as per rules in force.
22. This technical clearance order is issued for compound wall at the length of 253.00 running mts.
23. N.O.C. from all concerned authorities shall be obtained before commencement of the development work.
24. The area under road widening shall not be encroached/enclosed.
25. 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.
26. Adequate avenue greenery should be developed.
27. Open parking area should be should be effectively developed.
28. This Technical Clearance Order is issued in partial modification to the earlier approved plan vide order no.TPB/3289/ASS/TCP-19/938 dated 04/02/2019 granted for construction of proposed Luxury Resorts, Swimming Pools and Compound Wall .
29. This Technical Clearance Order is issued for **change in proposal from Luxury Resorts to proposed construction of Residential Villas 1 to 10, Apartment block, swimming pools and compound wall** only.
30. This Technical Clearance order is issued with the approval of the Govt. vide Note no. TPB/3289/ASSG/TCP/19/5974 dtd. 5/12/2019.
31. The Village Panchayat shall take cognizance of any issue in case of any complaints/ court orders before issue of construction license.
32. 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.

**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 **Mr. Paresh Gaitonde** dtd. 12/07/2019 TCP Reg. No. ER/0057/2010.
- c) Earlier applicant has paid infrastructure tax of Rs. 15, 50, 370/- (**Rupees Fifteen Lakhs Fifty Thousand Three Hundred Seventy Only**) vide challan no. 267 dtd. 9/11/2017 for construction of **Luxury Resort & swimming pool**.
- d) This order is issued with reference to the application dated 19/07/2019 from **M/s. Zephyr Holdings & others**.

**THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENCE PROVIDED THE CONSTRUCTION LICENCE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.**

  
(S. P. Surlakar)  
Dy. Town Planner  


To  
**M/s. Zephyr Holdings & others**  
P.O.A. Holder Mr. Pierre Lobo,  
C/o. Ashray Real Estate Developers,  
Second floor, Landscape Shire,  
Caranzalem 403002.

**Copy to:**  
The Sarpanch/Secretary,  
Village Panchayat of **Assagao**,  
Bardez - Goa.

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

\*\*