



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

Ref No: TPB/8413/ANJ/TCP-2023/ 8028

Dated: 14/09/2023

TECHNICAL CLEARANCE ORDER

Ref No: Inward No. 2936

dtd. 11/04/2023

Technical Clearance is hereby granted for carrying out the **proposed amalgamation of plots, Construction of 5 Star Resort & Swimming pools** 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. 206/1-H, 210/5-A, 211/1 to 8 and 212/1 to 4 & 6** of village **Anjuna** village Taluka Bardez Goa with the following conditions:-

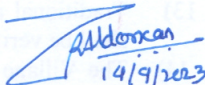
- 1) Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
- 2) The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments 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 for commercial use under the Goa Land Revenue Code, 1968, before the Commencement of any development/construction as per the permission granted by this order.
- 6) The 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 this 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 position as on 2.11.1990 & thereafter of the plot/property under reference shall be verified by the licensing body before the issuing of the license.
- 13) Traditional access, if any passing through the property shall not be blocked and the same shall be verified by the Village Panchayat before issuing construction license.
- 14) The Village Panchayat shall ensure about the availability of Power and Water Supply and any other required infrastructure before issuing the 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) Applicant shall plant one tree for every 100.00 m² of area developed, landscaping on open spaces/ tree plantation along roads and in developed plots.
- 18) Adequate avenue greenery should be developed.
- 19) 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.
- 20) The applicant shall pay Labour cess of 1% of the total cost of construction project to the Commissioner of Labour & Employment and Secretary Goa Building & Other construction Workers Welfare Board before applying for completion certificate to the Authority.

- 21) Solar water heating/solar energy capturing system shall be incorporated in the building as required under the Regulation.
- 22) The Village Panchayat shall ensure that Sewage Treatment Plant proposed for the project functions effectively at all the time.
- 23) Necessary N.O.C. if required from concerned authority under building by-laws if any for hotel project may be obtained prior to construction work.
- 24) Necessary provision for rain water harvesting shall be made and rain water harvesting tank shall be constructed as shown on site plan.
- 25) Necessary arrangement for fire safety shall be made before applying for Occupancy.
- 26) The applicant shall obtained conversion sanad for commercial use under Goa Land Revenue Code 1968 before commencement of any development / construction as per the permission granted by this office.
- 27) Basement floor & stilt floors shall be strictly used for parking of vehicles only as shown in the drawing / plans.
- 28) Gradient of the ramps to the basement/ stilt floor parking should not be exceed 1:6.
- 29) The provision for the Common Telecom Infrastructure shall be provided.
- 30) Applicant shall make his own arrangement of water requirements for swimming pools.
- 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.
- 33) This Technical Clearance order is issued based on the NOC issued by The Member Secretary, Goa Coastal Zone Management Authority, Panaji Goa, plan showing Delineation of CRZ line in the property bearing Survey no:- 206/1-H, 210/5-A, 211/1 to 8, & 212/1 to 4 and 6 of Anjuna Village, Bardez Taluka as per CZMP -2011 vide No:- GCZMA/GEN- Misc/22-23/40/1744 Date:- 11/11/2022.

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 and order issued by the Chief Town Planner (Planning) vide no.29/8/TCP/2022/ (Pt.File)/1734 dated 19/07/2022 pertaining to guidelines for processing various applications.
- 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 **Engineer Prathamesh Bhat dt. 08/03/2023 TCP Reg.ER/0020/2022.**
- c) Applicant has paid infrastructure tax of **Rs.2,37,26,034/- (Rupees Two Crore Thirty Seven Lakh Twenty Six Thousand Thirty Four Only)** vide Challan no.331 dated 12/09/2023.
- d) This order is issued with reference to the applications dated 11/04/2023 from **Goa Tourism Development Corporation Limited.**
- e) This Technical Clearance Order is issued based on the approval from the Govt. vide note moved vide no. TPB/8413/ANJ/TCP/23/5357 dated 22/06/2023.

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.


14/9/2023
(Zaidev R. Aldonkar)
Dy. Town Planner

To,
Goa Tourism Development Corporation Limited.
Paryatan Bhavan, Patto, Panaji Goa.

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

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