



**OFFICE OF DEPUTY TOWN PLANNER
TALUKA QUEPEM-SANGUEM-DHARBANDORA
TOWN AND COUNTRY PLANNING DEPARTMENT
GOVERNMENT OF GOA**

2nd Floor, Government Building, Quepem 403 705 GOA

Ref. No.: TPQ/CT/7989/S-Sanguem/125/3-E/2026/ 882 Date: 16/3/2026

To,
✓ **M/s Grassroot Developers,**
Office at 1018/C/2, WD-VII,
Bacbhat Raia, Salcete-Goa.

Sub:-Application for transfer of Technical Clearance Order for
Proposed Residential Cum Commercial Building and Compound Wall at
Sy.no.125/3-E of **Sanguem** village of Sanguem Taluka.

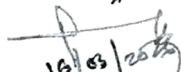
Ref:- Your application letter dated 13/02/2026

Sir,

With reference to the above mentioned subject, this is to inform you that Technical Clearance Order issued vide reference no.TPQ/CT/7989/S-Sanguem/125/3-E/2025/3489 dtd. 31/10/2025 in the property bearing survey no. 125/3-E of Sanguem village for Proposed Residential Cum Commercial Building and Compound Wall in the name of Mr. Muhamad Faizan Muzawar Shaikh alias Shaikh Muhamad Faizan M and Adnan Murtuza Shaikh is hereby transferred to the name of M/s Grassroot Developers, by virtue of documents viz. Deed of Sale dtd. 29/01/2026 registered vide no. SGM-1-26-2026 submitted and same shall be duly verified by the Municipality before issue of licence with conditions:-

- 1) All the conditions laid in the Technical Clearance Order issued vide ref.no. TPQ/CT/7989/S-Sanguem/125/3-E/2025/3489 dtd. 31/10/2025 remains unchanged.
- 2) This transfer of Technical Clearance Order is issued based on the Technical Clearance Order vide ref.no. TPQ/CT/7989/S-Sanguem/125/3-E/2025/3489 dtd. 31/10/2025.
- 3) This transfer of Technical Clearance Order granted shall be revoked, if any information plans, calculation, 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.

Yours faithfully,


(Roseann Diniz)
Dy. Town Planner

Copy to:-
The Chief Officer
Sanguem Municipal council,
Sanguem-Goa.



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GOVERNMENT OF GOA**

2nd Floor, Government Building, Quepem 403 705 GOA

Ref. No.: TPQ/CT/7989/S- Sanguem/125/3-E
2025/3189

Date: 31/10/2025

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the proposed construction of **Residential cum Commercial building & compound wall (Revised)** by **Mr. Muhamad Faizan Muzawar Shaikh alias Shaikh Muhamad Faizan M & Adnan Murtuza Shaikh** as per the enclosed approved plans in the property zoned as **Settlement Zone**, in Regional Plan for Goa-2021, situated at Village **Sanguem Taluka Sanguem** bearing Survey no. **125/3-E** Plot no. - with the following conditions:-

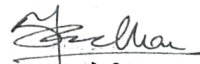
1. Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments 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 1.00mts. x 0.50mts. With writing in black colour 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 15.00meters 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 filling of low lying land, are involved, 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 and Country Planning Act, 1974.
12. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
13. The Municipality/Panchayat shall ensure about the availability of required portable water and power supply before issue of license.
14. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Municipality /Village Panchayat.
15. Adequate storm water network shall be developed up to the satisfaction of Municipality/Village Panchayat and same to be connected to the existing drain in the locality.
16. The Municipality/Village Panchayat shall take cognizance of any issue in case of any complains/Court orders before issue of construction licence.
17. The ownership of the property shall be verified by the licensing body before issuing the licence.
18. Maximum height of a compound wall along the boundary other than abutting on a street may be permitted up to a maximum height of 1.80 mtrs, and along the boundary abutting on a street up to a height of 1.50 mtrs only and may be of closed type up to a height of 90cm. only and open type above that height.
19. Along the Intersections of streets no compound wall shall be raised to a height of more than 1.0 mtrs from the crown of the road for a length of 9.0 mtrs from the intersections corner of the plot, on both sides of the plot.

20. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00 mtrs radius for roads upto 10.00 mtrs R/W and that of 5.00 mtrs radius for roads above 10.00mtrs R/W.
21. The height of the compound wall strictly maintained as per rules in force.
22. Compound wall gate shall be open inwards only.
23. The said building should be used for residential cum Commercial use as per the Technical Clearance Order.
24. Open car parking spaces shall be developed and effectively utilized for parking purpose.
25. The applicant shall dispose the construction debris at his/her own level and 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 Municipality /Village Panchayat.
26. 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 and Building Construction Regulations,2010 regarding landscaping of open spaces/trees plantain along the roads and in develop plots.
27. This Technical Clearance Order is issued on the basis of Order dtd. 28/3/2018 and 6/4/2018 as per Regional Plan for Goa 2021.
28. Payment of prescribed cess of 1% of the total cost of construction project as a prerequisite for obtaining Completion Order
29. In case the proposal involves felling of trees, the Project Proponent/owner shall obtain prior permission from Tree Officer/ Forest Department as mandated under Section 8 & 9 of Goa Preservation of Tree Act.
30. 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 and other construction Workers Welfare Board before applying for Completion Certificate to the Authority.
31. Necessary permission/clearances and NOC if required as per the provisions in the National Building Code shall have to be obtained prior to commencement of development work and same shall be ascertaining by concern Village Panchayat/Municipality.
32. Adequate provision of solar panels and provisions for disables shall be made.
33. Necessary provision of fire fighting as required shall be made with the consent of Directorate of Fire & Emergency services.
34. Compounding fee (if applicable) may be collected by the Municipality/Village Panchayat before issue of Occupancy certificate for the area under regularization.
35. This Technical Clearance Order is issued on the basis of Survey Plan and site Plan submitted by the applicant specifically with respect to boundaries of the property. Any dispute that may arise at any point of time with respect to boundaries of the property shall be resolved by the applicant and the concerned party. This office shall not be held responsible at any point of time as the said technical clearance order is only from planning point of view.

NOTE:

- a) 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 **Pravina Prabhakar Sirsat** Reg. no. **SE/0049/2010** dtd. **22/09/2025**.
- b) This order is issued with reference to the applications dtd. **24/09/2025** **Mr. Muhamad Faizan Muzawar Shaikh alias Shaikh Muhamad Faizan M & Adnan Murtuza Shaikh**.
- c) This Technical Clearance Order is issued based on the Government approval vide no. **TPQ/CT/7989/S-Sangum/125/3-E/2025/2308** dtd. **3/10/2025**.
- d) Applicant had paid Infrastructure Tax of **Rs. 7,80,333/-** (Rupees Seven lakh eighty thousand three hundred and thirty three only) vide Chailan No. **51** dtd. **29/10/2025**.

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.


(Yugandaraj V. Redkar)
Dy.Town Planner

✓ To,
**Mr. Muhamad Faizan Muzawar Shaikh alias
Shaikh Muhamad Faizan M &
Adnan Murtuza Shaikh**
H. No.1018/C2, Aisha Manzil, Behind Bosch Building,
Bacbhat, Raia, Salcete Goa
Copy to:
**The Chief Officer,
Sangum Municipal Council,**