OFFICE OF DEPUTY TOWN PLANNER

TALUKA OFFICE MORMUGAO

TOWN AND COUNTRY PLANNING DEPARTMENT

GOVERNMENT OF GOA

4th floor, Commerce Center, Vasco-Da-Gama, Goa 403 802
Website: https://tcp.goa.gov.in

REF. No: DH/6872/MTP/Cortalim/2025/ 1055 **Date:** 10/12/2025

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out proposed **Amalgamation of Plots and construction of Multi-Family Residential Units – Block- A (Revised), Block-B and Compound Wall** as per the enclosed approved plans in the property zoned as **'Settlement Zone'** as per Regional plan for Goa 2021 situated at **Cortalim** village, Mormugao Taluka bearing Survey no. **126/1-AC and 126/1-AD** with the following Conditions: -

1. Construction shall be strictly as per the approved plans. No changes shall be affected 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 will not 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 colour on a white background at the site, as required under the Regulations.
5. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
6. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968 before obtaining construction licence.
7. The soak pit should not be located within a distance of 15.00 mts from any existing well in the surrounding area.
8. Completion order has to be obtained from this office before applying for Occupancy Certificate from the licensing authority.
9. Storm water drain should be constructed along the boundary of the affected plot abutting the road.
10. The village panchayat shall not issue any trade licence in the stilt floor/garage and shall be strictly used for parking of vehicles only.
11. All the setbacks shown in the approved site plan has to be strictly maintained.
12. No completion order shall be issued if the construction is carried out in violation of the approved plan.
13. Adequate arrangement shall be made for the collection of garbage and its safe disposal at the satisfaction of the Village Panchayat.
14. Adequate utility space for the transformer etc. should be reserved within the plot area.
15. The ownership of the property and the traditional access if any passing through the property shall be verified by the village panchayat before issue of construction licence.
16. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.
17. As regards complaints, pertaining to encroachments, judicial orders/directive and other legal issues, the same may be verified and confirmed by the concerned village Panchayat before issuing licence.
18. The area under road Widening shall be deemed to be public road and shall not be enclosed/encroached. Affidavit/undertaking in this regard shall be sworn before the village panchayat/PWD as the case may be on stamp paper of Rs. 100/-
19. The compound wall shall be constructed after leaving the road widening area as shown in the site plan.
20. In case of compound walls, the gates shall open inwards only and traditional access, it any passing through the property shall not be blocked.
21. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80 mts and along the boundary abutting on a street upto a height of 1.50 mts only and which shall be of closed type up to a height of 90 cms. Only and open type above that height.
22. The Village panchayat shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.
23. Along the interactions of streets no compound wall shall be raised to a height of more than 1.0 mts from the crown of the road for a length of 9.00 mts from the intersections corner of the on both sides of the plot.

Cntd/-

24. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00 mts radius for roads upto 10.00 mts R/W and that of 5.00 mts radius for roads above 10.00 mts R/W.
25. Construction of compound wall shall be carried out after leaving a necessary setback from the Centre line of the road.
26. Stilt parking shall be strictly used for the purpose of parking of vehicles only.
27. Trees within the plot shall be planted as per Regulation 18 of the Goa Land Development and Building Construction Regulation 2010. The same shall be verified by local body before issue of Occupancy Certificate.
28. 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.
29. Debris of the existing structure proposed for demolition shall be deposited in the area identified for the said purpose by the PWD and shall not be dumped in any other area.
30. In case of any cutting of sloppy land of filling of low lying land, are involved, prior permission of the Chief Town Planner (Land use) 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
31. Payment of prescribed fees which is 1% of the total cost of construction of project shall be made prior to obtaining completion order.
32. 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.

a) The revised Technical Clearance Order is issued based on partial modification to earlier Technical Clearance Order no. DH/6872/MTP/Cortalim/2024/731 dated 04/09/2024.
b) This Technical Clearance Order is issued with the approval of Government obtained vide reference no. DH/6872/MTP/Cortalim/2025/936 dated 30/10/2025.
c) Pursuant to this office assessment Order no. DH/6872/MTP/Cortalim/126/1/2025/849 dated 26/09/2025, the applicant has paid fee for additional FAR/Height under Regulation 6.1.1. (2) of Goa Land Development and Building Construction Regulation 2010 of **Rs 3,22,320 /-**vide Challan no. 5 **dtd. 29/09/2025.**
d) This Technical Clearance order is issued on the basis of approval for grant of additional FAR of 30% from the prevailing limit of 80 respectively by the Government vide note bearing no. **36/1/TCP/503(Meeting-24)24072025/2025/3299 dated 18/08/2025.**

Engineer who has design the RCC structure of the project proponent is liable for structural design and stability of the project. **Structural Liability Certificate dated 01/10/2025** issued by **Eng. Vidhyadhar Kakodkar Reg No. SE/042/2010.**

Note: Pursuant to this office assessment Order No. DH/6872/MTP/Cortalim/2024/722 dated 29/08/2024, the applicant has paid Infrastructure tax for an amount of **Rs. 1,74,474/- (Rupees One Lakh Seventy-Four Thousand Four Hundred and Seventy-Four only)** vide Echallan no. **202400641317** dated **29/08/2024**, office assessment Order No. DH/6872/MTP/Cortalim/2025/1045 dated 04/12/2025, the applicant has paid Infrastructure tax for an amount of Rs. **1,79,019/- (Rupees One Lakh Seventy-Nine Thousand and Nineteen only)** vide Echallan no. **202500813339** dated 05/12/2025.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 08/10/2025 RECEIVED FROM **Mr. Everton Vales.**

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.

10/12/2025
(Roseann Diniz)
Dy. Town Planner

To,
Mr. Everton Vales
Greva Developers,
Near MO Goa Vales Junction,
Alto-Dabolim, Mormugao-Goa

Copy to:
The Sarpanch/Secretary
Village Panchayat of Cortalim,
Mormugao-Taluka.