



OFFICE OF THE TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT
TISWADI TALUKA OFFICE, 5th FLOOR, KAMAT TOWER
PATTO- PANAJI-GOA.
Email: tis-tcp.goa@gov.in

Ref No.: TIS/4804/BAI /TCP/2025/1380

Dated: 13/6/2025

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out for **Proposed Construction of Residential Building Block D, E, F, G & H** by **Mr. Abdul Sattar Chowhan and Mr. Kafil Ahmed Chowhan** as per the enclosed approved plans in the property Zoned as 'Settlement Zone' in Regional Plan for Goa 2021 situated at Village Bainguinim, Tiswadi – Taluka bearing Survey No.20/1-H, 1-G, 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.
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 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. Open parking area should be should be effectively developed.

16. 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.
17. Adequate avenue greenery should be developed.
18. Adequate equipments and provisions as per prevailing rules shall be made in the complex so as to take care against any incidents of fire.
19. Stilt parking area proposed in the building shall be used for the parking of vehicles only and it shall not be changed for any purpose at any point of time.
20. Gradient of the ramps to the Stilt floor parking area should not be exceed 1:6.
21. In case of compound walls, the gates shall open inwards only and if any traditional access passing through the property shall not be blocked.
22. The height of the compound wall strictly maintained as per rules in force.
23. The said residential building should be strictly used for residential purpose only.
24. This Technical Clearance Order is issued based on earlier Technical Clearance Order issued by this office vide letter no. TIS/4804/BAI/TCP/2022/502 dtd 25/03/2022.
25. The area under road widening shall not be encroached/ enclosed.
26. This Technical Clearance Order is issued based on Occupancy certificate issued by Village Panchayat, Se-Old-Goa vide ref.no. VP/SOG/TIS/2014-2015/1553 dtd. 04/02/2015, for proposed construction of Building block 'A' (10 residential units) & 'B' (10 residential units) at land bearing Sy. No. 20/1-H, 1-G of Bainguinim village, Tiswadi Taluka.
27. This Technical Clearance Order is issued based on Technical Clearance Order issued by this office vide ref. no. TIS/4804/BAI/TCP/2022/502 dtd 25/3/2022 for proposed construction of Residential Building Block 'C' at land bearing Sy. No. 20/1-H, 1-G of Bainguinim village, Tiswadi Taluka having total 16 residential units.
28. Applicant shall make required arrangement, such that entry and exit of vehicles from the building is regulated so that traffic movement on the existing road is not affected
29. Ramp and parking spaces for disable person shall be effectively developed at the entrance and shall be maintained.
30. Facilities for the persons with disabilities and elderly persons shall be provided.
31. Rain water harvesting tank as shown on the site plan shall be constructed.
32. Necessary arrangement for fire safety shall be made before applying for occupancy.
33. The Village Panchayat shall ensure that Sewage Treatment Plant proposed for the project functions effectively at all the time.
34. Solar water heating/solar energy capturing system shall be incorporated in the building
35. The Village Panchayat shall take cognizance of any issue in case of any complaints/Court orders before issue of construction license.
36. 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.
37. If the proposal involves felling of trees, the project Proponent/Owner shall obtain the prior permission from tree Officer/Forest Department as mandated under Section 8 and 9 of Goa Preservation of Tree Act.

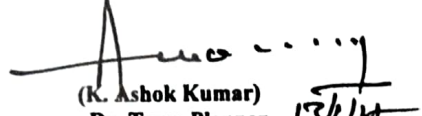
38. Applicant has to provide Common Telecom Infrastructure (CTI) as per order no: 21/1/TCP/MISC/2023/720 dtd 27/04/2023 issued by Chief Town Planner (Adm).
39. Necessary 1 % cess on the total cost of construction project shall be levied by the village Panchayat before issue of completion order by this office.
40. This Technical Clearance Order is issued with the approval of the Government, vide note no. TIS/4804/BAI/TCP/2025/1029 dtd 07/05/2025.

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. Nayan Jivan Fatania dtd 24/02/2025 TCP Reg. No. ER/0028/2017.
- c) This Order is issued with reference to the application dated 04/03/2025 from Mr. Abdul Sattar Chowhan and Mr. Kafil Ahmed Chowhan.
- d) Applicant had paid infrastructure tax of Rs. 25, 68,663/- (Rupees Twenty Five Lakhs Sixty Eight Thousand and Six Hundred and Sixty Three Only) vide challan no. 202500392056 dated 02/06/2025.

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.




(K. Ashok Kumar)
Dy. Town Planner 13/6/25

To,
Mr. Abdul Sattar Chowhan &
Mr. Kafil Ahmed Chowhan,
4th floor, Shabana Chambers,
Municipal Market,
Panaji-Goa.

Copy to:

✓ The Sarpanch/Secretary,
Village Panchayat Se-Old-Goa,
Tiswadi- Goa

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