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

Ref No.: TPB/10581/ARP/TCP-2026/ 4784 **Dated:** 30 / 04/2026

TECHNICAL CLEARANCE ORDER

Ref No: Inward No**3386** **dtd. 16/03/2026**

Technical Clearance is hereby granted for carrying out the **construction of Residential building, Villa, swimming pools & Compound wall** as per the enclosed approved plans in the property Zoned as **"Settlement (VP-2) Zone" as per Regional Plan for Goa 2021** situated at bearing Survey No. **39/1-B** of **Arpora** village of Bardez Taluka 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 mtrs 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 construction of compound wall shall not amount to blocking of any natural water course/drain and adequate number of opening in the compound wall shall be made for smooth flow of water.
13. In case of Compound Walls, the gates shall open inwards only and traditional access any passing through the property shall not be blocked, unless the plot or property so served is otherwise served by alternate access.
14. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80mts and along the boundary on a street upto a height of 1.50mts only and which shall be of closed type up to a height of 90cm. only and open type above that height.
15. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0mts from the crown of the road for a length of 9.00mts from the intersections corner of the plot, on both sides of the plot.
16. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00mts radius for roads upto 10.00mts R/W and that of 5.00mts radius for roads above 10.00 mts R/W.
17. All gates of compound wall shall be open inwards only, unless the gate is recessed into the plot to a depth, which will not cause the gate to protrude beyond the compound wall line.
18. The entry or exit to the pot situated at the intersection of roads having a width of 10.00mts or more, shall be located at least 15.00mts away from the tangent point of such intersection. If a length of any side of such a plot is less than what is prescribed above, then the entry or exist shall be provided at farthest end of the plot from the intersection.
19. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.
20. Panchayat shall ensure the infrastructure requirements such as water supply, power and garbage before issuing license.
21. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.

22. The area under road widening shall not be encroached/enclosed.
23. 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.
24. Traditional access, easementary rights, mundkarial rights, if any shall be safeguarded and Panchayat shall ensure about the same before issuing of license.
25. 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.
26. Adequate avenue greenery should be developed.
27. 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.
28. 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.
29. 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.
30. Gradient of the ramps to the stilt parking should not be exceed 1:6.
31. Existing trees should not be cut without prior permission from competent authority.
32. Applicant shall make his own arrangement of water requirements for swimming pool.
33. internal roads & parking spaces as shown in the site plan shall be effectively developed.
34. The Village Panchayat shall take cognizance of any issue in case of any complaints / court orders before issue of construction license.
35. 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 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 an **Engineer Rajesh Mahambrey dt. 13/03/2026** TCP Reg. No. **SE/0044/2010.**

c) This Order is issued with reference to the application dated **16/03/2026** from **Neville Leo Pereira alias Neville Pereira aliasNavel Lea Pereira and Fiona Pereira**

d) Applicant has paid 50% infrastructure tax of Rs.**1,92,742/-(Rupees One Lajh Ninety two Thousand Seven Hundred Forty Two Only)** vide challan no.30 dated **29/04/2026 and balance 50% Rs.3,14,332/- shall be paid at the time of Completion order.**

e) **This Technical Clearance order is issued as per the circular no.CTP/TCP/Tech-Gen/Part file-1/2025/4649 dt.4/11/2025 by Chief Town Planner (Admn/Planning).**

f) This Technical Clearance Order is issued with the approval of Government vide note moved on vide no. TPB/10581/ARP/TCP/3858 dt. 07/04/2026.

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.

RAldonkar 30/4/2026

(Zaidev R. Aldonkar)
Dy. Town Planner

To,
Neville Leo Pereira alias Neville Pereira alias
Navel Lea Pereira and Fiona Pereira
Arpora Bardez Goa.

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

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