



OFFICE OF THE SENIOR TOWN PLANNER  
TOWN & COUNTRY PLANNING DEPARTMENT,  
SOUTH GOA DISTRICT OFFICE,  
OSIA COMMERCIAL ARCADE, 4<sup>TH</sup> FLOOR 'B' WING  
MARGAO-GOA.

REF:-TPM/36751/Guird/94/3&94/3-A/2026/ 1270

DATE:- 13/02/2026.

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the **Sub-division of plots (Final)** as per the enclosed approved plans in the amalgamated property zoned as **Settlement zone** in **Regional Plan for Goa 2021** situated at - **Guirdolim** Village bearing Survey no.94/3 & 94/3-A in Salcete Taluka with the following conditions:-

1. 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.
2. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
3. The developer/applicant should display a sign board of minimum size 1.0mts x 0.50mts with writing in black colour on a white background at the site, as required under the Regulations.
4. The internal rain water gutters shall be connected with main village level drainage and Panchayat shall ensure about the same before issue of licence/final NOC.
5. Necessary licence /final NOC is to be obtained from the Panchayat.
6. The Ownership of the property shall be verified by the Village Panchayat, being a competent authority as per the provisions in the Goa Panchayat Raj Act.
7. Necessary permission should be sought from the Forest Department before the cutting of trees if any.
8. All the roads in the sub-division layout shall be treated as public roads.
9. Any further any development in the plots allowed shall be governed as per the provisions in the Goa Land Development & Building Construction Regulations 2010.
10. The area under road widening shall be gifted/handed over to PWD/Village Panchayat. The Village Panchayat shall ensure about the same before issuing licence for the final sub-division layout.
11. No sale of any plots shall be carried out prior to obtaining of final NOC from Village Panchayat.
12. As per Regional Plan for Goa 2021 the property under reference is earmarked as partly Settlement zone, partly paddy field and partly orchard zone. However Development is restricted within the Settlement zone area only.

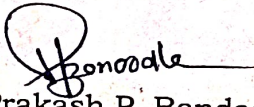
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13. This final NOC is issued based on the submission of following documents:-

- (a) The provisional water availability certificate issued by Executive Engineer-IV, Works Division IV, (DDW) ,Fatorda, Margao-Goa vide ref no. DDW-WD-IV/F-2455/1068/25-26 dtd. 05/11/2025.
- (b) The certificate of availability of power supply issued by Sub-Division-III, Navelim Sub-Div-IV, Aquem Margao-Goa vide Ref. no. SDE-III/NAV/Tech-MS/1400/2025-26 dtd. 12/11/2025.
- (c) Conversion sanad issued by Additional Collector-II, South Goa district, Margao Goa Vide Ref. no. CCSAL08-25-496/344 dtd. 06/11/2025.
- (d) Conversion sanad issued by Additional Collector-II, South Goa district, Margao Goa Vide Ref. no. CCSAL08-25-501/345 dtd. 06/11/2025.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 05/01/2025 FROM **M/s Edal Builders Private Limited**.

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.

  
(Prakash P. Bandodkar)  
Dy. Town Planner

To,  
✓ M/s Edal Builders Private Limited  
H. no. 463/6/GF 55, Shop no. 5,  
Royal classic building,  
Navelim, Salcete- Goa

Copy to:-  
The Sarpanch/Secretary,  
Village Panchayat of **Guirdolim**,  
Salcete Goa.  
Pd/-

