

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

Ref No.: TPB/9640/RM/TCP/2025/10702

Dated: 01 / 12/2025

Inward no. 9138

Dtd. 30/09/2025

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the proposed Construction of Residential Building Along with Swimming Pool & Compound Wall as per the enclosed approved plans in the property Zoned as "Settlement Zone" as per Regional Plan for Goa 2021 situated at property bearing Survey No.26/3-A of Village Reis Magos of Bardez Taluka with the following conditions:-

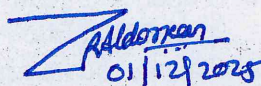
1. Construction shall be strictly as per the approved plans. No change shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments 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 15mtrs 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, power 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. The area under road widening shall not be encroached/enclosed.
16. 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.
17. Traditional access, easementary rights, Mundkarial rights, if any shall be safeguarded and Panchayat shall ensure about the same before issuing of license.
18. 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.
19. Adequate avenue greenery should be developed.
20. 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.
21. 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.

22. The said building should be used for Residential/Commercial purpose only as per the Technical Clearance Order.
23. Solar water heating/solar energy capturing system shall be incorporated in the building as required under the Regulation.
24. The Village Panchayat shall ensure that Sewage Treatment Plant proposed for the project functions effectively at all the time.
25. The provision for the Common Telecom Infrastructure & EV Charging points shall be provided.
26. Necessary N.O.C. if required from concerned authority under building by-laws if any for hotel project may be obtained prior to construction work.
27. Necessary provision for rain water harvesting shall be made and rain water harvesting tank shall be constructed as shown on site plan.
28. Necessary arrangement for fire safety shall be made before applying for Occupancy.
29. The Village Panchayat shall take cognizance of any issue in case of any complaints / court orders before issue of construction license.
30. 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.
31. NOC's required from any other dept. shall be obtained.
32. Conversion sanad for commercial use shall be obtained before obtaining completion order from this office.
33. The area under road widening shall be deemed to be Public road and shall not be enclosed/ encroached. Affidavit/undertaking in this regards shall be sworn before the Village Panchayat/P.W.D as the case may be on stamp paper of Rs.100/-.
34. This Technical Clearance order is issued relying on survey plan submitted to this office. In case of any boundary disputes/encroachment if any shall be resolve by the applicant with clear demarcation of boundary stones from Directorate of Settlement and Land Records. This office shall not be held responsible at any point of time, as this Technical Clearance order issued is only from planning point of view.
35. This Technical Clearance Order is issued based on the grant of additional FAR under amendment of Regulation 6.1.1(2) of GLDBCR-2010 vide order no. **TPB/9640/RM/TCP/2025/8212** dated 24/09/2025.

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** 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 a Prathamesh Bhat dt. **26/06/2025** TCP Reg. No. **ER/0020/2022**.
- c) This Order is issued with reference to the application dated **30/09/2025** from **Mr. VLN Estates Private Limited**
- d) Applicant has paid infrastructure tax of **Rs.18,74,322/- (Rupees Eighteen Lakh Seventy Four Thousand Three Hundred Twenty Two Only)** vide Echallan no. **ITAX/332** dated **17/09/2025**.
- e) **This Technical Clearance Order is issued with the approval of Government vide note bearing no. TPB/9640/RM/TCP/2024/9136 dt. 27/10/2025.**

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.


(Zaidev R. Aldonkar)
Dy. Town Planner

To,
Mr. VLN Estates Private Limited
Formerly known as Vianaar Properties Pvt. Ltd.
Through its Authorised Signatory
305, Third Floor, Titanium Building,
Duler, Mapusa - Goa

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

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