



**OFFICE OF THE DY. TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT
PERNEM TALUKA OFFICE, PERNEM GOA**

Ref No.: DA/4068/MAN/PER/TCP/2026/605

Dated: 20/03/2026

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the **Proposed Construction of Apartment, Residential building blocks, Swimming Pool and compound Wall** by **Olalian Estate Pvt. Ltd. Through POA holder Alisha V. Polle**, as per the enclosed approved plans in the property Zoned as '**Settlement Zone**' in **Regional Plan for Goa 2021** situated at **Mandrem Village, Pernem – Taluka** in Amalgamated property bearing Survey No. **374/8** 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 or 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 for Commercial purpose 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. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.
12. Panchayat shall ensure the infrastructure requirements such as water supply and garbage before issuing license.
13. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
14. Applicant shall plant one tree for every 100.00m² of area developed, land scraping on open spaces/tree plantation along roads and in developed plots.
15. Adequate avenue greenery should be developed.
16. The required numbers of trees shall be planted by the applicant in the said plot/property as per the Regulation 18 of the Goa Land Development & Building construction Regulation 2010.
17. The area under road widening shall not be encroached/enclosed at any point of time and same shall be handed over to local authority prior to obtaining Occupancy.

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18. The Village Panchayat shall take cognizance of any issue in case of any Complaints/Court orders before issue of construction license.
19. 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.
20. 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.
21. Provision for Telecommunication room shall be made available within the building and as roof tops for installing broad band/ digital connectivity infrastructure/antenna.
22. This Technical Clearance Order is issued for compound wall of length of 366.00 running meter only.
23. The height of the compound wall strictly maintained as per rules in force.
24. Gate of Compound wall shall be open inwards only.
25. Applicant should make his own arrangement of water for the swimming pool.
26. Swimming pool shall be hygienically maintained.
27. The use of the building shall be strictly utilized for residential purpose only.
28. This Technical Clearance Order is issued based on the Affidavit submitted by the Applicant stating that the water requirements shall be made available by way of water tankers and not through the PWD pipelines.
29. Open space shall be developed upto usable level and utilized for requisitioned purpose only.
30. Open terrace proposed in the building blocks shall be kept open to sky and same shall not be enclosed or covered at any point of time.
31. The internal access road as shown on the site plan shall be developed with site drains and same to be connected to the existing drainage in the surrounding vicinity.
32. The open parking spaces as shown on the site plan shall be developed and utilized for parking purpose only.
33. This Technical Clearance Order is issued based on Change of Zone Under Section 39-A of the TCP act 1974 from Orchard Zone to settlement Zone approved by the Government as communicated by the chief Town Planer (Planning) vide letter no. 36/18/153/39-A/Mandrem/374/8/TCP/2025/610 dtd. 17/10/2025 subject to condition that the change of zone in the Regional Plan for Goa 2021 shall be subject to the outcome of PIL writ Petition No. 53 of 2024 and 54 of 2024 which are pending for final disposal before the Hon'ble High Court of Bombay at Goa.
34. This Technical Clearance order is issued based on the additional FAR and Additional Height obtained with approval of the Government vide no. **36/1/503/Meeting-29/31102025/4797 dtd. 10/11/2025.**
35. This Technical Clearance Order is issued based on the approval of the Government vide note no. **DA/4068/MAN/PER./TCP/2026/262 dtd. 06/02/2026.**

NOTE:

- a. This Technical Clearance Order is issued based on the order issued by the Chief Town Planner (Planning) vide no. **29/8/TCP/2022(Part file)/1734 dated 19/07/2022**, 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 **Shri. Lahira Umakant Salkar dtd. 12/01/2026 TCP Reg. No. ER/0027/2017.**
- c. **Applicant had paid 50% of Additional Infrastructure tax of Rs. 10,68,717/- vide Challan No. 77 dtd. 18/03/2026 And remaining 50% amount of Rs. 10,68,717/- shall be paid by the applicant at the time of obtaining completion Order. Totaling to Rs. 21,37,433/- as per Official Gazette vide no. 7/21/2025-LA/146 dtd 01/10/2025 based on revised proposal submitted as approved by Government.**
- d. This Order is issued with reference to the application dated **16/01/2026** from **Olalian Estate Pvt. Ltd. Through POA holder Alisha V. Polle.**

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

To,

To,

✓ Olalian Estate Pvt. Ltd.

Through POA holder Alisha V. Polle,
Office NO. 35, 3rd floor Titanium Bldg.,
Duler, Mapusa, Bardez Goa.

Copy to:

The Sarpanch/Secretary,
Village Panchayat Mandrem,
Pernem Goa.



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

