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

REF:- TPM/36979/Varca/255/1-C/2025/845 DATE:-02/02/2026

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the work of proposed construction of **residential building and compound wall** as per the enclosed approved plans in the property zoned as **Settlement Zone** in **Regional Plan for Goa 2021** and situated in Survey no. **255/1-C of Varca** village of **Salcete** Taluka with the following conditions:-

1. Construction shall be strictly as per the approved plans No changes 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 1.00mts. x 0.50mts. with writing in black colour on a white background at the site, as required under the Regulations.
5. The applicant /developer 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 soak pit should not be located within a distance of 15.00meters from any existing well in the surrounding area.
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 this Authority before applying for Occupancy Certificate from the licensing authority.
9. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area
10. In case of any cutting of sloppy land or filling of low lying land,are involved, 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 and Country Planning Act, 1974.
11. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked, unless the plot or property so served is otherwise served by alternate access.
12. The Ownership of the property shall be verified by the licensing body before issuing the licence.
13. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.
14. The compound wall shall be constructed after leaving the road widening area as shown in the plan.
15. The construction of compound wall shall not amount to blocking of any natural water course/drain and adequate number of openings in the compound wall shall be made for smooth flow of water.
16. Adequate storm water network shall be developed within the plot upto the satisfaction of Village Panchayat/Municipal Council and same to be connected to the existing drain in the locality.
17. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80mts and along the boundary abutting on a street upto a height of 1.50mts only which shall be of closed type up to a height of 90cm. only and open type above that height.
18. 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 9.0mts from the intersections corner of the plot, on both sides of the plot.
19. 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 10.0mts R/W and that of 5.00mts radius for roads above 10.00mts R/W.
20. All gates of compound 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.
21. Traditional access, if any passing through the property shall not be blocked and the same shall be verified by the Village Panchayat/Municipal Council before issuing construction licence.
22. As regards complaints, pertaining to encroachments, Judicial orders/directive and other legal issues, the same may be verified and confirmed by the concern Village Panchayat/Municipal Council before issuing licence.
23. The set backs shown on the site plan shall be strictly maintained.
24. The Village Panchayat/Municipal Council shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.

25. The Adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat/Municipal Council/.
26. 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.
27. The applicant shall pay Labourcess 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.
28. Open parking should be effectively developed.
29. Stilt parking floor area proposed in the bungalow/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 floor parking should not be exceed 1:6.
31. Applicant shall make his own arrangement of water requirements for swimming pools.
32. The area under road widening shall be deemed to be public road and shall not be enclosed/encroached. Affidavit/undertaking in this regard shall be sworn before the Village Panchayat/Municipal Council PWD as the case may be on stamp paper of Rs.100/-.
33. This Technical clearance order is issued relying on the survey plan submitted to this office from the concerned authority. In case of any boundary disputes/ encroachment if anyshall be resolved by the applicant with clear demarcation of the boundaries from survey Department. This office shall not be held responsible at any point of time as the said technical clearance order is only from Planning point of view.
34. The Village Panchayat/Municipal Council shall take cognizance of any issue in case of any complaints/court orders before issue of construction licence.
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 corporation/Municipal Council/Village Panchayat (as the case may be).

NOTE:-

j) This Technical Clearance Order is granted 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/2018(Pt.File)1734 dated 19/07/2022 pertaining to guidelines for processing various applications.

k) 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 **Engineer *Nitin G. Babshet* dtd. 15/12/2025 TCP Reg no. ER/0045/2011.**

l) Pursuant to this office assessment Order no.**TPM/36979/Varca/255/1-C/2026/660 dtd. 27/01/2026** the applicant has paid additional infrastructure tax of Rs. **5,26,525/-** as 1st installment 50% of Rs. **10,53,049/-** vide Challan no. **557** dtd. **27/01/2026**.

m) Pursuant to this office assessment Order no. **TPM/36979/Varca/255/1-C/2025/9207 dtd. 08/12/2025** the applicant has paid fee for additional FAR/Height under Regulation 6.1.1.(2) of Goa Land Development and Building Construction Regulation 2010 of Rs **11,27,880/-** vide Challan **no. 104** dtd **28/11/2025**.

n) This Technical clearance order is issued on the basis of approval for grant of additional FAR of **40%** & height of **6.00mtrs**from the prevailing limit of 60 & 9.00mtrs respectively by the Government vide note bearing no. **36/1/TCP/503/Meeting 29/31102025/4797 dated 10-11-2025.**

o) This Technical Clearance Order is granted with the approval of the STP(South)/CTP/Government vide Note **TPM/36979/Varca/255/1-C/2025/9858 dtd. 24/12/2025** as communicated by Chief Town Planner(Planning) on 30/12/2025.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED **28/10/2025** *RECEIVED FROM* **M/s S. F. Builders**

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

TOWN & COUNTRY PLANNING DEPT. MARGAO-GOA * SOUTH GOA DIST. OFFICE *

To,
M/s S. F. Builders,
H.no. 233, Laxette,
Varca, Salcete -Goa.
Copy to:
The Sarpanch/Secretary,
Village Panchayatof Varca,
Salcete Goa.