OFFICE OF DEPUTY TOWN PLANNER
TALUKA OFFICE BICHOLIM - SATTARI
TOWN AND COUNTRY PLANNING DEPARTMENT
GOVERNMENT OF GOA

2nd Floor, Town Center, Municipal Building, Bicholim 403 504 GOA

Ref.No: **DC/8297/BORDEM/BICH/TCP-25/** 2810 Date: 10/10/2025

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the **Proposed Construction of Residential cum Commercial Building (Block A, B & C), Club House and Swimming pool** in Plot bearing Survey No. **12/14** by **Shri. Ramakant S. Shetye** as per the enclosed approved plans in the property Zoned as **Settlement Zone** in **Regional Plan for Goa 2021**, situated at village **Bordem** Taluka **Bicholim** Goa, 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 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 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. In case of Compound Walls, the gates shall open inwards only and traditional access, it any passing through the property shall not be blocked.
13. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.
14. The Municipality/Panchayat shall ensure about the availability of required portable water and power supply before issue of license.
15. Adequate storm water drains shall be developed up to satisfaction of Village Panchayat/ Municipality and same to be connected to existing drain network in the locality.
16. The Municipality/Village Panchayat shall take cognizance of any issue in case of any complains/Court orders before issue of construction license.
17. Open car parking spaces shall be developed and effectively utilized for parking purpose.
18. 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 Municipality/village Panchayat.

Cont...2/-

19. 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 and Building Construction Regulations, 2010 regarding landscaping of open spaces/trees plantation along the roads and in develop plots.
20. 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.
21. Necessary provision for rain water harvesting shall be provided within project premises.
22. The necessary provision for ambulant disabled, non-ambulant disabled and handicapped person should be provided within premises.
23. Adequate provisions for solar panels over the roof top shall be provided.(if applicable).
24. Garage shall be used for parking of vehicles only.
25. Applicant shall make his own arrangement of water for swimming pool as per his affidavit dtd. 24/6/2025.

NOTE

a) This Technical Clearance order is issued based on the orders issued by the Secretary (TCP) vide nos. 29/8/TCP/2018(pt.file)/602 **dtd.28/3/2018 and 29/8/TCP/2018(pt.file)/645 dated 6/04/2018.**
a) 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 **Satta Kumar D. Ambe** TCP Reg. No. **ER/0003/2022 dtd. 24/4/2025.**
b) This order is issued with reference to the applications dated **24/6/2025** from **Shri. Ramakant S. Shetye.**
c) This Technical Clearance Order is issued based on Government approval obtained on note vide no. DC/8297/Bordem/BICH/TCP-25/2532 dtd. 16/9/2025.
d) Applicant had paid Infrastructure tax of **Rs. 15,09,219/- (Rupees Fifteen Lakhs Nine Thousand Two Hundred Nineteen only)** vide challan No. **ITAX/76** dtd.**7/10/2025.**

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.

(Shivprasad Murari)
Dy. Town Planner

To,
Shri. Ramakant Shetye
Sastiwado, Bordem,
Bicholim - Goa.

Copy to:
The Chief Officer,
Bicholim Municipal Council,
Bicholim - Goa.

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