



GOVERNMENT OF GOA  
TOWN AND COUNTRY PLANNING DEPARTMENT



**OFFICE OF DEPUTY TOWN PLANNER  
TALUKA OFFICE MORMUGAO  
TOWN AND COUNTRY PLANNING DEPARTMENT  
GOVERNMENT OF GOA**

4<sup>th</sup> floor, Commerce Center, Vasco-Da-Gama, Goa 403 802

Website: <https://tcp.goa.gov.in>

REF. No. DH/4583/Pale/51/1848/6/2023/1482

Date: 07/09/2023

**TECHNICAL CLEARANCE ORDER**

Technical Clearance is hereby granted for carrying out proposed Construction of **Residential/Commercial Building (Revised Plan)** as per the enclosed approved plans in the property zoned as 'Settlement Zone' as per Regional plan for Goa 2021 situated at **Pale** village, Mormugao Taluka bearing Survey no. **48/6 & 51/1**, with the following Conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be affected 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 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 colour on a white background at the site, as required under the Regulations.
5. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
6. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968 before obtaining construction licence.
7. In case of any cutting of sloppy land or filling of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner has to be obtained before the commencement of the works as per the provisions of section 17 (A) of the Goa Town and Country Planning Act 1974.
8. The soak pit should not be located within a distance of 15.00 mts from any existing well in the surrounding area.
9. Completion order has to be obtained from this office before applying for Occupancy Certificate from the licensing authority.
10. Storm water drain should be constructed along the boundary of the affected plot abutting the road.
11. The village panchayat shall not issue any trade licence in the stilt floor/garbage and shall be strictly used for parking of vehicles only.
12. All the setbacks shown in the approved site plan has to be strictly maintained.
13. No completion order shall be issued if the construction is carried out in violation of the approved plan.
14. Adequate arrangement shall be made for the collection of garbage and its safe disposal at the satisfaction of the Village Panchayat.
15. Adequate utility space for the transformer etc. should be reserved within the plot area.
16. The ownership of the property and the traditional access if any passing through the property shall be verified by the village panchayat before issue of construction licence.
17. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.
18. As regards complaints, pertaining to encroachments, judicial orders/directive and other legal issues, the same may be verified and confirmed by the concerned village Panchayat before issuing licence.

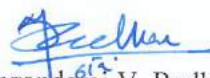
19. The area under road Widening shall be deemed to be public road and shall not be enclosed/encroached. Affidavit/undertaking in this regard shall be sworn before the village panchayat/PWD as the case may be on stamp paper of Rs. 100/-
20. The Village panchayat shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.
21. Stilt parking shall be strictly used for the purpose of parking of vehicles only.
22. Trees within the plot shall be planted as per Regulation 18 of the Goa Land Development and Building Construction Regulation 2010. The same shall be verified by local body before issue of Occupancy Certificate.
23. In case the proposal involves felling of trees, the Project Proponent/owner shall obtain prior permission from Tree Officer/ Forest Department as mandated under Section 8 & 9 of Goa Preservation of Tree Act.
24. Debris of the existing structure proposed for demolition shall be deposited in the area identified for the said purpose by the PWD and shall not be dumped in any other area.
25. Payment of prescribed fees which is 1% of the total cost of construction of project shall be made Prior to obtaining completion order.
26. This revised Technical Order is granted based on the Deed of Sale dated 23/09/2022 in the name of M/s S.J. Construction & Others.
27. The revised proposal is issued based on the note 6. Of Regional Plan for Goa 2021 as past commitment.
28. This Technical Clearance Order is issued with the approval of Government obtained vide note no. DH/4583/Pale/51848/6/2023/1858 dated 06/04/2023.

Engineer who has design the RCC structure of the project proponent is liable for structural design and stability of the project. Structural Liability certificate dated 16/12/2022 issued by Eng. Mr. Auxilio Rodrigues Reg No. SE/0002/2019.

**Note:** Pursuant to this office assessment order No. DH/4596/4/MTP/2011/416 dated 14/07/2011 the applicant has paid Infrastructure tax for an amount of Rs. 72355/- (Rupees Seventy Two Thousand Three Hundred and Fifty Five only) vide challan no. 189 dated 21/07/2011. (Total amount paid = Rs 5,89,658/-).

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 21/07/2023 RECEIVED FROM **Mr. S. J. Constructions & Others.**

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENCE PROVIDE THE CONSTRUCTION LICENCE IS ISSUED WITHIN THE PEIOD OF THREE YEARS.

  
(Yugandafaj V. Redkar)  
**Dy. Town Planner**

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To,  
**Mr. S. J. Constructions & Others.**H.no. 178/1, B-9,  
Plot no. S-150, Phase III B,  
Verna Industrial Estate,  
Verna-Salcete-Goa

Copy to:  
**The Sarpanch/Secretary**  
Village Panchayat of Velsao-Pale-Issorcim,  
Mormugao Goa.