Office of the Town Planner,
Town & Country Planning Department,
Ponda Taluka Office,
Ponda Goa.

TECHNICAL CLEARANCE ORDER.

REF:-TPP/215/Queula/17/1/35436/2025/3839 **DATE: -** 30/12/2025

Technical Clearance granted for carrying out the proposed **Construction of Residential Building and Compound Wall and Amalgamation of Plot No. 35 & 36** as per the enclosed approved plans in the property zoned as **"Settlement Zone", VP-I, FAR-80,** as per Regional Plan for Goa **2021** in **Survey No. 17/1, Plot No. 35 & 36** situated at **Queula** Village Ponda 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, plan calculations, documents and 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 compound wall shall be constructed after leaving the road widening area shown in the plan.
4. The Development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
5. The Developers/applicant should display a sign board of minimum size 1.00mts X 0.50 mts with writing in black color on a white background at the site, as required under the regulations.
6. The construction of compound wall shall not amount to blocking of any natural water course/drain and adequate number of opening in the compound wall shall be made for smooth flow of water.
7. The developer/applicant shall obtain valid Conversion Sanad under the Goa Land Revenue Code, 1968, before the commencement of any development/Construction as per the permission granted by this order.
8. The soak pit should not be located within a distance of 15mts from any existing well in the surrounding area.
9. Completion certificate has to be obtained from this Authority before applying for occupancy certificate from the Licensing Authority.
10. Storm water drain should be constructed along the boundary of the effected plot along the boundary of the effected plot abutting to the road
11. Adequate utility space for the dustbin, transformer etc, should be reserved within the plot area. In case of any cutting of sloppy land of filling of low- lying land, prior permission of the Chief Town Planner shall 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.
12. In case of any cutting of sloppy land of 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.
13. The ownership of the property shall be verified by the licensing body before issue license.
14. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.
15. In case of compound walls, the gates shall open inward only and traditional access, if any passing through the property shall not be blocked.

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16. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80 mts. and along the boundary abutting on a street upto a height of 1.50 mts. only which shall be of closed type up to a height of 90 cm. only and open type above that height.

17. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0 mts. from the crown of the road for a length of 9.0 mts. from the intersections corner of the plot, on both sides of the plot.

18. In case of road intersection the construction of compound wall should be carried out in smooth curve of 3.00 mts. radius for roads upto 10.0 mts. R/W and that of 5.00 mts. radius for roads above 10.00 mts. R/W

19. The setbacks shown on the site plan shall be strictly maintained.

20. Village Panchayat should ensure about required availability of power & Water supply & other Infrastructure before issuing construction license.

21. This Technical Clearance Order is issued relying on the documents submitted to this office. In case of any boundary dispute/encroachment the same shall be resolved by the applicant with clear demarcation of the boundaries from Survey Department. This office shall not held responsible at any point of time as the said Technical Clearance Order is only from planning point of view.

22. 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).

23 As per regulation 18.1 of GLDBCR-2010, the project proponent shall have at least one tree for every 100 m2 or part thereof, of the plot area. Where the numbers of existing trees in the plot are less than the above prescribed standards, additional trees shall be planted.

24. 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.

25. 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.

26. THE STRUCTURAL LIABILITY CERTIFICATE ISSUED ON 30/09/2025 BY ENGINEER K.A. SAHAKARI BEARING TCP REG. NO. SE/0019/2010.

THIS TECHNICAL CLEARANCE ORDER IS ISSUED WITH THE APPROVAL OF GOVERNMENT VIDE NOTE DATED 13/11/2025.

THIS TECHNICAL CLEARANCE ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED NIL, RECEIVED FROM MD SQUARE REALTY LLP.

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.

R Shirodkar

(Ritesh R. Shirodkar)
Dy. Town Planner

Note: - Pursuant to this Office Assessment Order No. TPP/215/Queula/17/1/35&36/2025/3805 dtd 29/12/2025 for an amount of Rs. **1,84,832/- (Rupees One Lakh Eighty Four Thousand Eight Hundred and Thirty Two only) vide challan No. TPP/IT/175 dated 29/12/2025.**

To,
MD Square Realty LLP
CF-1, 1st floor, Dr Lorenco Almeida Complex
Ponda -Goa

Copy to:-

The Sarpanch/Secretary,
Village Panchayat of **Queula**
Ponda-Goa.

Town & Country Planning Dept. PONDA GOA