OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept.,North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No.: TPB/9735/SIO/TCP-2025/ 2146 **Dated:** 28/2/**2025**
Inward no. 947 **Dtd. 24/01/2025**

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the **proposed construction of Residential building & compound wall (Revised plan)** as per the enclosed approved plans in the property Zoned as **"Settlement Zone"** in **Regional Plan for Goa 2021** situated at property bearing **Survey No.84/5-C** of Village **Siolim** of Bardez 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 1.00 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 development/construction as per the permission granted by this order.
6. The 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 order has to be obtained from this 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. 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.
13. In case of Compound Walls, the gates shall open inwards only and traditional access any passing through the property shall not be blocked, unless the plot or property so served is otherwise served by alternate access.
14. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80mtrs and along the boundary on a street upto a height of 1.50mts only and which shall be of closed type up to a height of 90cm. only and open type above that height.
15. 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 9.00 mts from the intersections corner of the plot, on both sides of the plot.
16. 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 10.00mts R/W and that of 5.00 mts radius for roads above 10.00 mts R/W.
17. All gates of compound wall 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.
18. The entry or exit to the pot situated at the intersection of roads having a width of 10.00mts or more, shall be located at least 15.00mts away from the tangent point of such intersection. If a length of any side of such a plot is less than what is prescribed above, then the entry or exist shall be provided at farthest end of the plot from the intersection.
19. The Ownership and tenancy position as on 2.11.1990 & thereafter of the plot/property under reference shall be verified by the licensing body before the issuing of the license.

Contd..2/-

20. The village Panchayat shall ensure about the availability of Power and Water Supply and any other required infrastructure before issuing the license.
21. The said building should be used for residential purpose only as per the Technical Clearance Order.
22. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
23. Open parking area should be should be effectively developed.
24. Stilt parking area proposed in the building shall be used for the parking of vehicles only and it shall not be changed for any purpose at any point of time.
25. Gradient of the ramps to the stilt floor parking should not be exceed 1:6
26. The Village Panchayat shall take cognizance of any issue in case of any complaints/ court orders before issue of construction license.
27. Traditional access, if any passing through the property shall not be blocked and the same shall be verified by the Village Panchayat before issuing construction license.
28. 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.
29. 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.
30. 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.
31. The area under road widening shall be deemed to be Public road and shall not be enclosed/ encroached. Affidavit/undertaking in this regards shall be sworn before the Village Panchayat/P.W.D as the case may be on stamp paper of Rs.100/-.
32. This Technical Clearance order is issued relying on survey plan submitted to this office. In case of any boundary disputes/encroachment if any shall be resolve by the applicant with clear demarcation of boundary stones from Directorate of Settlement and Land Records. This office shall not be held responsible at any point of time, as this Technical Clearance order issued is only from planning point of view.
33. This Technical Clearance Order issued as a partial modification to the earlier approval issued by this office vide Technical Clearance Order no.**TPB/9735/SIO/TCP-2024/6700 dated 06/08/2024.** And all the conditions imposed in the above referred should be strictly adhered to.
34. This Technical Clearance Order is issued based on the grant of additional FAR under amendment of Regulation 6.1.1(2) of GLDBCR-2010 vide order No.TPB/9735/SIO/TCP-2025/347 dated 09/01/2025.

NOTE:-

a) This Technical Clearance Order is issued 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/2022/(Pt.File)/1734** dated **19/07/2022** pertaining to guidelines for processing various applications.

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 Prathamesh Bhat dt. 13/11/2024 TCP** Reg. No. **ER/0020/2022.**

c) **This Technical Clearance Order is issued with approval of Government vide note moved No.TPB/9735/SIO/TCP/25/1144 dtd. 03/02/2025.**

d) This Order is issued with reference to the application dated **24/01/2025** from **M/s. Shanti Landbase LLP.**

e) **Applicant has paid addtional infrastructure tax of Rs.2,90,787/- (Rupees Two Lakhs Ninety Thousand Seven Hundred Eighty Seven Only) vide challan no.ITAX/648 dt. 28/02/2025.**

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.

Aldonkar
28/2/2025

(Zaidev R. Aldonkar)
Dy. Town Planner

To,
M/s. Shanti Landbase LLP
Authorized Signatory Mr. Karan Sharma
106, Casa De Vida Arpora
Bardez – Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of **Siolim,**
Bardez - Goa.

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