



**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/36434/Verna/146/16-H/2025/ 8360

DATE:- 04/11/25

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for **revision in site plan** as per the enclosed approved plans in the property zoned as **Settlement zone** in **Regional Plan for Goa 2021** situated in survey no. **146/16-H** of village **Verna** of Salcete Taluka with the following conditions:-

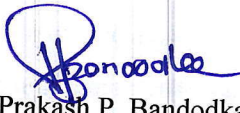
1. Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments 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 soak pit should not be located within a distance of 15.00 meters from any existing well in the surrounding area.
5. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
6. 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.
7. The set backs shown on the site plan shall be strictly maintained.
8. The Village Panchayat shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.
9. 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 any shall 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.
10. The Village Panchayat shall take cognizance of any issue in case of any complaints/court orders before issue of construction license.
11. All the conditions laid on Technical clearance order Ref no. TPM/36434/Verna/146/16-H/2025/1945 dtd 21/03/2025 and ref no. TPM/36434/Verna/146/16-H/2025/5687 dtd 25/07/2025 shall be strictly maintained.

NOTE:-

a) 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.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 23/10/2025 RECEIVED FROM **M/s Naabhij project Realty three LLP**

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



To,

✓ M/s Naabhij project Realty three LLP,
C/o Govardhan Narayan Damaji,
H. no. 125/6, Agarvaddo,
Opp SBI, Pernem- Goa

Copy to:

The Sarpanch/Secretary,
Village Panchayat of Verna
Salcete Goa.

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

Pd/-