



OFFICE OF VILLAGE PANCHAYAT

TELAULIM

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Ph. 7249076895



Ref No. VPT/2025-26/448

Dated: 23/08/2025

CONSTRUCTION LICENCE

Construction License is hereby granted for carrying out the work of **Proposed Construction of Residential Villas, twin Villas, Residential Building, Club House & Swimming pool (Revised)** as per the enclosed approval plans in the property zoned as Settlement Zone in Regional Plan for Goa 2021 and situated at Telaulim Village, Salcete Taluka bearing Survey No. 137/1, approved under No. **TPM/35821/Talaulim/137/1/2025/5888** dated 06/08/2025 with the following conditions:

The applicant shall strictly comply all the conditions imposed in the Development permission/ Technical Clearance Order No. **TPM/35821/Talaulim/137/1/2025/5888** dated 06/08/2025, issued by the Town & Country Planning Department.

The applicant shall notify the Panchayat for giving the alignment of the building.

1. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
2. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Panchayat.
3. No material for construction or earth from excavation or any other construction material shall be stacked on the public roads.
4. The building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
5. The construction license shall be revoked if the construction work is not executed as per the approved plans and the statements therein and whenever there is any false statement or misrepresentation of materials passed, approved or shown in the application on which the permit was based.
6. The applicant should construct a separate soak pit in order to derivate in the sewage water.
7. Any soak pit should be constructed at a minimum distance of 15 meter away from any well.
8. The ventilation pipe of the septic tank should be provided with a mosquito net.
9. The applicant should connect the pipelines from their latrines/WCs to the sewerage line at their own cost, when the sewerage line is commissioned.
10. The applicant should fix a board at a prominent place whenever the construction is started, indicating the number, the date and the authority for which the license for development work has been granted.
11. All the building material and other rubbish should be cleared from the Construction site before applying for the occupancy certificate.
12. Water storage tanks shall be provided with mosquito proof lids and over the flow pipes. The tanks should be provided with access ladders wherever necessary.
13. The applicant should plaster and paint the building internally as well externally before applying for occupancy certificate, Exposed bricks/laterite/concrete/stone/ashlars masonry finish to buildings will also be permitted.
14. The applicant should provide a dustbin at a convenient place accessible for the Panchayat vehicle for collection of Dry plastic garbage. Also, the applicant should make a provision in his own compound for proper disposal of wet garbage through composting.
15. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
16. Garages and Parking areas shown in the approved plan shall be strictly used for parking purpose only and should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.

17. Access up to the entrance of the building is to be paved and is provide with drainage facilities.
18. Space for parking of vehicles is clearly demarcated on the ground.
19. No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides conforming to the rules in force.
20. No commercial activities will be permitted in the shop unless a separate permission is obtained from this Panchayat.
21. Fire escape stair cases, if applicable shall be constructed as indicated the approved plans.
22. All internal courtyards should be provided with drainage outlet.
23. The applicant should maintain all existing natural drains in the plot and should not be block at any stage.
24. No soak pit or other structures should come in the road widening area.
25. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
26. The construction of shed/compound wall/building should not obstruct if any pathway of if any public access exists. The applicant shall make necessary arrangements for smooth flow of rain water by keeping adequate opening in the compound wall for the purpose.
27. No gates shall open outwards on to the road.
28. The construction of the building should be as per the approved plan. The applicant should inform this Panchayat after the completion of the Residential building.
29. Drinking water well should be 15 mts away from any soak pit.
30. Setbacks as shown in the approved plan shall be strictly maintained.
31. Drainages should be maintained in order to easy flow of natural water.
32. This construction license for the work of proposed construction of residential building is issued based on the Technical clearance order referred above.
33. Availability Certificate of Tap water Connection shall be produced before applying Occupancy Certificate for the said construction as per the Affidavit enclosed.
34. No disturbance/obstruction shall be caused to the nearby residents during the construction work in progress.

The above proposal has been approved vide resolution No. 2(2) dt. 13/08/2025.

The License fee of **Rs. 5,05,170/-** is paid vide Receipt No. **234/31 Dated 20/08/2025.**

THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE.

RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VAILDITY OF THE LICENCE.



Akshaya A Kerkar
Secretary
Village Panchayat Telaulim

To,

1. **Mr. Ketan Suhas Pai Angle, M/S SRE Esatate Development**
“Supreme”Behind New Telephone Exchnge, Margao, Salcete- Goa.
2. **Town & Country Planning Dept. Margao for Information.**