

**VILLAGE PANCHAYAT PARRA
CONSTRUCTION LICENCE**

CONSTRUCTION LICENCE No.VPPF. CONST. LIC. NO. 14/2017-18/1022

dt.12/12/2017

Licence is hereby granted to **M/s. Sunvue Residency Pvt. Ltd.** for proposed Construction of Residential building Blocks A,B,C, Swimming Pool and Apartment Block in survey No.42/9 at Arradi, Parra in terms of Res.No.13(21) Meeting dt.30/11/2017.

1. The applicant shall strictly comply all the conditions imposed in the Development Permission/Order No.TPBZ/2992/Parra/TCP-17/960 dt.11/04/2017. Issued by the Town & Planning and Development Authority/Technical clearance order issued by the Town and Country Planning Department, Mapusa.
2. The applicant shall notify the Panchayat for giving the alignment of the building.
3. The construction should maintain the minimum prescribed horizontal and vertical clearance from any overhead electrical line passing adjacent to the construction.
4. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the stacked on the Public roads.
5. The building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
6. The construction licence 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 any material passed, approved or shown in the application on which the permit was based.
7. The applicant should construct a separate soak pit in order to derivate in the sullage water.
8. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
9. The ventilation pipe of the septic tank should be provided with a mosquito net.
10. The applicant should connect the pipelines from their latrines/WC's to the sewerage line at their own cost, when the sewerage line is commissioned.
11. 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 licence for development work has been granted.
12. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy certificate.
13. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders wherever necessary.
14. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC Slabs of sufficient thickness.
15. The applicant should gift the road widening area to the Village Panchayat before applying for the occupancy certificate, if the applicant has utilized the extra FAR in lieu of the road widening affecting the plot.
16. The applicant should plaster and paint the building internally as well as externally before applying for Occupancy certificate. Exposed brick / Laterite /concrete /stone / ashlar masonry finish to buildings will also be permitted.
17. The applicant should provide a dustbin at a convenient place for disposal of garbage.
18. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
19. Garages and parking areas shown in the approved plan shall be strictly used for parking purposes only and should be easily accessible to vehicles. No. commercial activities shall be allowed in these areas.
20. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
21. Space for parking of vehicles is clearly demarcated on the ground.
22. No. Restaurants / Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
23. No. Commercial activities will be permitted in the shops unless a separate permission is obtained applying for Occupancy certificate.
24. All Temporary sheds / Existing buildings shown to be demolished in the plan are demolished before applying for occupancy certificate.
25. Fire Escape staircase, if applicable shall be constructed as indicated in the approved plans.
26. All internal courtyards should be provided with drainage outlet.
27. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
28. No. Soak pit or other structures should come in the road widening area.
29. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction of road.
30. The construction of compound wall should not obstruct any pathway or any public access. The applicant shall make necessary arrangements for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose.
31. No. gates shall open outwards on to the road.
32. The Construction of the compound wall should be as per the approved plan setback has to maintain from 7.5mtr from centre of the road. The applicant should inform this panchayat after the completion of the compound wall.
33. Drinking water well should be 15 meters away from any soak pit.
34. Applicant shall make own arrangement for disposal of garbage.
35. Construction Licence is issued as per the Order dt. 23/11/2017 vide No.Adp-I/P.A.No.44/2017 passed before the Additional Director of Panchayats-I, Panaji, Goa.

THIS LICENCE IS VALID FOR A PERIOD OF THREE YEAR FROM THE DATE OF ISSUE OF THIS LICENCE.
Construction Licence fee Rs.1,91,550/- (Rupees One Lakh Ninety One Thousand Five Hundred Fifty only) vide Receipt No.464/45 dt.12/12/2017.
Sanitation fee Rs.5,000/-(Rupees Five Thousand Only)Vide Receipt No.464/46 dt.12/12/2017.

To
M/s. Sunvue Residency Private Limited,
C/o. Paresh Gaitonde, BT-15, 3rd floor,
Campal Trade Centre, Panaji, Goa.



{Eknath B. Talkar}

SECRETARY
Village Panchayat Parra