

**VILLAGE PANCHAYAT CURTI KHANDEPAR, PONDA - GOA.**  
**CONSTRUCTION LICENCE**

No.14/2018-2019

Date:20/08/2018

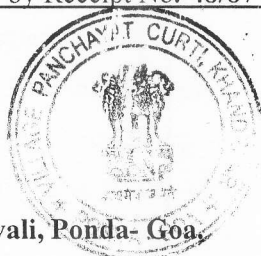
Licence granted for carrying out the

- a. Land sub-division (Provisional / Final)
  - b. Construction of Building/House/ (New / Reconstruction / Extension / Revised / Alteration)
  - c. Construction of Compound Wall.
  - d. Change of use of (Building / Land) Construction of carrying out the work of proposed construction of residential building (G+3) as per the enclosed approval plan/plans in the property zoned as SETTLEMENT, VP-1 FAR- 80% in Regional Plan 2001 and 2021, situated at Curti Village /Town bearing Survey No.65/1 of PTS No./Plot No. - 59 of approved sub division reference No./Development Permission order no. with the following conditions:-
1. The applicant shall strictly comply all the conditions imposed in the Development Permission /Order No.TPP/1109/Curti/65/1/2018/1126 dated 27/06/2018 issued by The Planning and Development Authority /Technical Clearance order issued by the Town and Country Planning
  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 Structural Liability Certificate submitted to the Panchayat.
  5. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads
  6. The Building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
  7. 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
  8. The applicant should be construct a separate soak pit in order to derivate in the Sullage water.
  9. Any soak Pit should be constructed at a minimum distance of 15 meters away from any well.
  10. The ventilation pipe of septic tank should be provided with a mosquito net
  11. 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.
  12. 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.
  13. All the building material and other rubbish should be cleared from the construction site before applying for the occupancy certificate
  14. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with the access ladders wherever necessary.
  15. The drains surrounding the plot if any should be constructed with the PCC and should be covered with removable RCC slabs of sufficient thickness.
  16. Road widening area shall be asphalted to the

17. 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.
18. 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 building will also be permitted.
19. The applicant should provide a dustbin at a convenient place accessible for the Municipal Vehicle for collection of garbage
20. Garages and parking area 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
21. Access up to the entrance of the building to be paved and is provided with drainage facilities.
22. Space for parking of vehicles is clearly demarcated on the ground
23. No Restaurant /Bars will be permitted in the shops unless a separate soak pit is provided besides Confirming to the rules in force.
24. No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat
25. All temporary sheds/Existing building shown to be demolished in the plan are demolished before applying for the Occupancy certificate
26. Fire Escape staircase, if applicable shall be constructed as indicated in the approved plans
27. All internal courtyards should be provided with drainage outlet
28. The applicant should maintain all existing natural drains in the plot should not block them at any stage
29. No soak pit or other structure should come in the road widening area.
30. The Plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
31. 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.
32. No gates shall open outwards on to the road
33. The construction of the compound wall should be as per the approved plan. The applicant shall inform this Panchayat after the completion of the compound wall.
34. NOC from Community Health Centre bearing no.PHC/PON/NOC/18-19/455 dt.03/07/2018
35. THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE.
36. RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.

Issued in term of resolution no.3(18) dated 12/07/2018.

He/she had paid the respective tax/fees to the tune of **Licence Fee Rs.54796/-** by Receipt No.-48/86 & **Labour Cess Rs.109492/-** by Receipt No.-48/87 dated 20/08/2018.



*V.P. Secretary*  
V.P. SECRETARY  
Village Panchayat Curti Khandepar  
SECRETARY  
V. P. Curti, Khandepar

To

✓ Shri. Santosh K. Naik, Dhavali, Ponda- Goa.

Ref. No.: -TPP/1109/CurA/65/1/2018/1126  
Town & Country Planning Dept.  
Government of Goa  
2nd Floor, Govt. Office Bldg.  
Opposite Axis Bank  
Ponda-Goa

APPENDIX-C2

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

Date: - 27/06/2018

TECHNICAL CLEARANCE ORDER

Technical Clearance granted for carrying out the work of proposed construction of residential building ( G+3) .As per the enclosed approved plans in the property zones as settlement, VP-1, FAR-80% in Regional plan 2001 and 2021 situated in of Survey 65/1 plot no. 59 at Ponda village Ponda Taluka bears with the following conditions:-

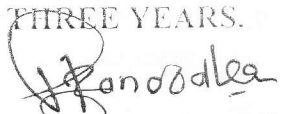
1. Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked if any information, plan calculations, documents and other accompaniments of 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 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 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.
5. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
6. The applicant shall obtain valid Conversion Sanad under the Goa Land Revenue Code, 1968.
7. Storm water drain should be constructed along the boundary of the effected plot along the boundary of the effected plot abutting to the road
8. The Septic tank and 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. Adequate utility space for the dustbin, transformer etc, should be reserved within the plot area. In case of any cutting of sloppy land or 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.
11. The ownership of the property, tenancy as on 02/11/1990 and thereafter and the traditional access, if any, passing through the property shall be verified by the Village Panchayat Office before issue of construction license.

12. All the setbacks shown in the approved site plan has to be strictly maintained.
13. No completion order in appendix-C6 shall be issued if the construction is carried out in violation in the approved plan.
14. Adequate arrangement shall be made for the collection of garbage and it's safe disposal at the satisfaction of the Village Panchayat.
15. The applicant shall provide a mailbox on ground floor for collection of letters, parcels. Mails etc. from Postal Department.
16. Village Panchayat should ensure about required availability of power & Water supply & other Infrastructure before issuing construction license.
17. As regards, complaints pertaining to encroachment, Judicial orders /directives and other legal issues, the same may be verified and confirm by the concern village Panchayat before issuing licence.
18. The Village Panchayat shall not issue any trade license in the stilt floor if any and shall ensure that the same are used for parking of vehicles only.
19. Stilt parking shown shall be used for strictly parking purpose only and same shall not be blocked at any point of time.
20. 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.
21. Landscaping of open space/setback areas and tree plantation in plot of land shall be undertaken as to preserve as far as practicable, existing trees where trees are required to be felled, two trees shall be planted for every tree felled, and/or every plot of land shall have at least one tree for every 100m<sup>2</sup> or part thereof of the plot area.

Applicant has paid the infrastructure tax for an amount of Rs 139586 /- vide Challan no 115/2018 dated 22/06/2018 towards the construction of residential building.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED Nil INWARD NO. 1009 DATED 08/06/2018 FROM SHRI SANTOSH K. NAIK

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.

  
( Prakash P. Bandodkar )  
Dy. Town Planner

To,  
✓ Shri Santosh K. Naik,  
Dhavali, Ponda Goa.



GOVERNMENT OF GOA  
ELECTRICITY DEPARTMENT  
OFFICE OF THE SUB-DIVISIONAL ENGINEER  
SUB DIV - I, DIV- X, CURTI PONDA  
PH NO : 2312113

AE/I/O&M/T-31/18-19/ 737

Date: 19/07/2018

To,  
Shri Santosh Naik  
Ponda-Goa

Sub: - NOC to avail Construction License  
Ref:No. Your letter dtd.12/07/2018

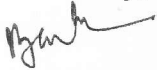
Sir,

This has reference to your above cited letter dtd. 12/07/2018 it is to inform you that the Junior Engineer S/O Ponda I has inspected the site in plot no.59 - Sy.No.65/1 at Ponda village, of Ponda Taluka, and he has reported that the existing HT/LT lines have sufficient clearance from the construction.

This office does not have any objection from the electric point of view for issue of Construction License for the proposed building subject to following conditions as per I.E. rules during taking up of construction activities.

1. You should not meddle/interfere with the power conductors and structures etc. in any manner, whatsoever during construction and thereafter.
2. You should not fill the ground underneath the line and also construct any structures/building below the line or dump any garbage below the lines.
3. You should maintain the safe clearance from HT/LT lines as per clause 80 of Indian Electricity rules 1956.
4. Due care should be taken to avoid induction/contact with power lines.
5. Power supply for the project will be released subject to availability of load/erection of new Transformer Centre and associated HT/LT lines.
6. Power supply for the project will be released subject to clearance of any dues of the existing premises.
7. No trees should be planted below the Electrical Network.

Yours faithfully,



ASSISTANT ENGINEER

To,  
Shri. Santosh K. Naik,  
Dhaval li, Ponda-Goa.

NO OBJECTION CERTIFICATE

With reference to your letter No. Nil dated 28/06/2018 on subject, issue of NOC for proposed construction of **residential building(G+3) bearing survey no. 65/1, Plot no.59 situated at, Ponda-Goa & Technical clearance order of TCP/SGPDA,Ponda.** The site was inspected by Health Officer along with Sanitary Inspector of this office and this office has **no objection** for construction of construction of **residential building(G+3) bearing survey no. 65/1, Plot no.59 situated at, Ponda-Goa & Technical clearance order of TCP/SGPDA,Ponda.-Goa.** on Sanitary and Health point of view, by the incumbent/ the management, subject to the following conditions:-

No. of unit for Residential:-	As per Plan enclosed
a) No. of unit for commercial :- -----	As per Plan enclosed
b) Total:- -----	As per Plan enclosed
c) STP is needed for this project:-	As per Plan enclosed
d) No Septic tank/Soak pit has been shown on the plan:-	As per Plan enclosed
e) Whether the size of the septic tank/soak pit is adequate to the above Unit and persons, if not what should be the size:-	As per Plan enclosed
f) Whether the drains in the complex have been properly shown to discharge the rain water:-	As per Plan enclosed
h) Whether there is any possibility of contaminating the water of wells due to the construction of septic tank, soak pit:-	As per Plan enclosed

The Applicant/Builder shall observe the following conditions:-

- 1) Before starting the construction of Building a sign board stating the name of the builder/proprietor, address, his phone number should be displayed at the construction site.
- 2) The Applicant/Builder should ensure that all the labourers possess cards and the same should be renewed every three months. No labour shall be engaged by the Contractor/ Builder at the construction sites unless he/she has a Health card.
- 3) The temporary toilet facilities should be provided to the labourers those are engaged for the construction purpose.
- 4) If the plot is at higher level than the neighboring plot, the soak pit should be 1½ mtr deep than the level of adjacent plot to prevent seepage in the adjacent plot.
- 5) **The soak pit of the septic tank should be constructed at minimum distance of 15 mtrs away from the well, or any natural source of water.**
- 6) NOC is issued only on waste water & Sanitation point of view. If any gaseous/liquid /chemical waste are disposed by this project, NOC from Goa.State Pollution Control board has to be obtained.
- 7) The soak pit/septic tank should be constructed at the distance of minimum 1 mtr. away from the compound wall.
- 8) Accumulation of water shall be prevented in pits in around the sites so as to avoid breeding of Mosquitoes.
- 9) The Builder/Contractor to take adequate anti-larval measures at the construction Sites in consultation with the concerned Health Officer.
- 10) N.O.C. for construction issued by this Authority is to be produced at the time of Occupancy Certificate.
- 11) The soak pit is to be filled with boulders (Robol) after the inspection at the time of Occupancy.
- 12) Property documents to be verified at your end.
- 13) **NOC issued only on sanitation point of view.**

This office is not responsible for any court litigations as regards ownership of construction of **residential building(G+3) bearing survey no. 65/1, Plot no.59 situated at, Ponda-Goa**

*Parsekar*  
31/7-18  
(Dr. Sanita Parsekar)



Office of Assistant Engineer,  
Government of Goa,  
SD IV / WDIII / PHE - N,  
Public Works Department,  
Daag - Ponda - Goa.

Dated : - 14. 07. 2018 .

To,  
Mr. Santosh Naik,  
Ponda Goa.

Sub : - Issue of No Objection Certificate reg.

Ref : - 1. Application dated Nil from the applicant bearing sub divisional entry No.2903 dated 12/7/18

2. No Objection Certificate No.PHC/PON/NOC/18-19/86 dated 25/4/2018 from Primary Health Centre, Ponda - Goa.
3. Technical Clearance Order No.TPP/1109/Curti/65/1/2018/1126 dated 27/06/2018 from Office of the Town Planner, Town & Country Planning Department, Ponda Taluka Office, Ponda - Goa.

Sir,

With reference to the above cited subject, this office has No Objection to issue construction license with regard to availability of water for the proposed construction building of said applicant in Survey No 65/1, Plot No.59 situated at Curti - Ponda - Goa subject to the following conditions:-

1. The applicant shall make provision for the suitable sump and the overhead tank of capacity sufficient to meet the requirement of water for at least three days consumption. The necessary pumping arrangement to pump the water collected in the sump to the overhead tank shall be invariably made by the applicant. The sump shall be provided at the lowest elevation on front side of building and away from the soak pit / septic tank.
2. The water supply would be released at the metering point subject to the availability of water (with minimum supply of water of 16 kl per month) The service connection released shall not be connected directly to the internal plumbing network of the proposed buildings on completion viz. kitchen, toilet, bathroom, etc. This office shall not be held responsible for short supply / low pressure of water at any point of time. The water connection released shall not be used for category other than the intended category of use i.e. domestic purpose.
3. The laterite masonry water meter box with locking arrangement ( of size 1.00 x 0.45 x 0.90 meter ) shall invariably be constructed near the entrance of the building (i.e. front side) adjoining the compound wall so as to facilitate the smooth access for meter reading by meter readers & maintenance work.
4. Any change in use of intended category of water / change in site and distribution network of

5. The applicant shall make his own arrangement to meet the requirement of water exceeding minimum demand of 16.00 KL per month from the domestic service connection proposed to be released on completion of the work. The separate water connection for domestic purpose would not be released for this building.

6. This NOC would be deemed to be null & void in case of non compliance of any provision mentioned here in this NOC.

This N. O. C. is issued at the request of the said Mr. Santosh Naik, Ponda Goa. to produce the same for obtaining the construction license.

Yours faithfully,

  
Assistant Engineer / IV

11/8/18

Copy to :-

1. The Executive Engineer / WD III / PWD / Panaji for information.