



Office of Village Panchayat

Arpora - Nagoa

Bardez - Goa

Ph: 2269147

Sl. No.: VP/AN/Const. Licence/1677/2296

Date: 02/03/2017

CONSTRUCTION LICENCE

M/s Casadel Sogno Development Company from Nagoa, Bardez Goa are here by granted licence for construction of residential villas A,B,C,D,E,F, and club house in Sy. No. 33/I-D at Nagoa Bardez - Goa in terms of resolution no.2 (1) passed in Panchayat meeting dated 17/02/2017 as per plans in Duplicate attached to his application under inward no. 2522 dated 09/02/2017 one copy of the plans concerned with the approval now carrying the embossed seal of this Panchayat and duly signed is returned to the interested party who shall comply with the following documents: -

1. The applicant shall strictly comply all the conditions from Sr. No. 1 to 23 imposed in the Development permission / Order No.TPB/2848/Nagao/TCP-17/253 dated 1/02/2017 issued by the Town & Country Planning Dept. 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 / structure 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 approval plans and the statements therein and whenever there is any false statements or misrepresentation of any material passed approved or shown in the application on which the permit was based.
8. The application should construct a separate soak pit in order to derivate in the sewage water.



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9. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
10. The ventilation pipe of the septic tank should be provided with a mosquito net.
11. The application should connect the pipeline from the latrines / WC's to the sewerage line at their own cost when the sewerage line is commissioned.
12. The applicant should fix boards 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.
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 access ladders wherever necessary.
15. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
16. 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.
17. 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.
18. The applicant should provide dustbins at a convenient place accessible for the Municipal vehicles for collection of Garbage.
19. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
20. Garbage 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.
21. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
22. Space for parking of vehicles is clearly demarcated on the ground.



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23. No Restaurants / 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 buildings shown to be demolished in the plan are demolished before applying for occupancy certificate.
26. Fire escape staircase, if applicable shall be constructed as indicated in the approval plans.
27. All internal courtyards should be provided with drainage outlet.
28. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
29. No soak pit should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
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 arrangement for smooth flow of rain water by keeping adequate opening in the compound wall for the purpose.
32. No gate 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. Drinking water well should be 15 meters away from any soak pit.

This licence is valid for a period THREE years from 02/03/2017 to 01/03/2020

. He has already paid the respective tax/fees the tune of Rs.1,30,000 (One Lakh Thirty Thousand Only) vide receipt no. 439/51dt. 02/03/2017

Renewal if required shall be applied within the period of the validity of the licence.



Shri. Rul A. Cardoso

Secretary

V.P. Arpora Nagoa

Bardez - Goa

Ref No: TPB/2848/NAGOA/TCP-17/ 253
Office of the Senior Town Planner
Town & Country Planning Dept.,
North Goa District office,
302, Govt. Building Complex,
Mapusa - Goa.
Dated: 01/02/2017.



OFFICE OF THE SENIOR TOWN PLANNER, MAPUSA GOA.
TECHNICAL CLEARANCE ORDER

Ref No: Inward no. 5132

Dated: 07/12/2016.

Technical Clearance is hereby granted for carrying out the **construction of residential villas A, B, C, D, E, F and club house** as per the enclosed approved plans in the property Zones as **Settlement Zone** in **Regional Plan for Goa 2001 A.D.** and **Regional Plan for Goa 2021** and situated at **Nagoa** village bearing Survey No. 33/1-D with the following conditions:-

1. Construction shall be strictly as per the approved plans. No change 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 sing 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 any 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 Certificate has to be obtained from the 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. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
13. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.

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14. The adequate arrangement for collection and disposal of solid waste generated within the complex shall arrange to satisfaction of Village Panchayat.
15. Panchayat shall verify the infrastructural requirements such as water and power supply before issue of construction license.
16. Adequate storm water network shall be developed up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
17. The area under road widening shall not be encroached/ enclosed and Affidavit /undertaking in this regards shall be submitted before the Panchayat on stamp paper of Rs.100/-.
18. The Village Panchayat shall take cognizance of any issue in case of any complaints/ court orders before issue of construction license.
19. Applicant shall make his own arrangement of water requirements for the swimming pools.
20. This technical clearance is issued only for residential purpose only.
21. Open parking area should be effectively developed as shown on site plan.
22. The height of the compound wall strictly maintained as per rules in force.
23. Gate of compound wall shall be open inwards only.

- NOTE:** a) This Technical Clearance order is issued based on the order issued by the Chief Town Planner; vide no. **29/8/TCP/2012-13/RPG-21/Status/1803** dated **04/06/2012** pertaining to guideline 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 **Shri. Rajesh Mahambrey** dtd. **30/11/2016** TCP Reg. No. **SE/0044/2010**.
- c) This Order is issued with reference to the application dated **30/11/2016** from **M/s. Casadel Sogno Development Company**.

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.


(S. P. Sarlakar)
Dy. Town Planner

To,
M/s. Casadel Sogno Development Company
Nagao, Bardez-Goa.

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

Applicant has earlier paid infrastructure tax of **Rs.3,84,850/- (Rupees Three Lakh Eighty Four Thousand Eight Hundred Fifty Only)** vide Challan no. **373** dtd. **17/1/2016**.

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



**GOVERNMENT OF GOA
DIRECTORATE OF HEALTH SERVICES
PRIMARY HEALTH CENTRE, CANDOLIM - GOA
Phone: (0832) 2489035.**

No: PHCC/N.O.C./2016-17/2882

DATE- 28/02/2017.

To,
M/s. Casadel Sogno Development Company
Nagoa, Bardez - Goa

Sub: N.O.C. for Construction.

Sir,

With reference to your letter No. Nil, dated 02/02/2017, on the above mentioned subject, site inspection was conducted by this office on 10/02/2017. In this regards, I am to inform you that there is NO OBJECTION FROM SANITARY POINT OF VIEW for the Construction of Residential Villas A, B, C, D, E, F and Club House bearing in Survey No. 33/1-D, situated at Nagoa, Taluka Bardez, Goa subjected to the following conditions.

1. The construction is carried out as per the plan submitted.
2. Proper cleanliness is maintained in and around the construction site.
3. The soak pit and septic tank should be at least twenty meters away from any drinking water source and should correspond with the dimensions given.
4. The capacity of septic tanks should correspond with dimensions shown in the chart submitted to this office for 50 persons.
5. No health hazard or any other environmental pollution is created in the surrounding area.
6. The owner/contractor shall co-operate with the health and pollution control authorities whenever they visit the site for sanitary inspection.
7. This office is not responsible for any court litigation regarding the ownership and area of the house.
8. If any complaint comes from the sanitary point, the N.O.C. will be revoked.
9. As per section 75A of Goa Public Health Act all labourers should possess health cards and should renew them once in three months. Whoever contravenes the provision of the health Act, shall be punishable with fine as specified in the Act.
10. Health cards should be available at the site and should be produced to the Health Staff on demand.
11. Final N.O.C. from Health Authorities to be obtained prior to issuance of occupancy certificate.
12. The N.O.C. is liable to be withdrawn if the conditions stipulated above are not complied with.



Yours faithfully,

[Signature]

(Dr. L.B.P. Partado Pinto)
Health Officer
Primary Health Centre Candolim