



OFFICE OF VILLAGE PANCHAYAT

Telaullim, Salcete - Goa.

Ph. 0832-2768403

APPENDIX-C-4



Village Panchayat Building Licence

Village Panchayat of Telaullim Salcete Goa.

No.VPT/2017-2018/638/18

Dated: 07/12/2017

Licence is hereby granted for carrying out the work of proposed construction of Residential Row houses as per the enclosed approval plan/plans in the property zoned as cultivated land Zone in Regional Plan for Goa 2001 & 2021 and situated at Coldem , Telaullim Village bearing Survey No. 101/3-B of approved under No TPM/29605/Telaullim/101/3-B/17/3952 dt 09/10/2017 with the following conditions:

1. The applicant shall strictly comply all the conditions imposed in the Development permission/ Technical Clearance order No TPM/29605/Telaullim/101/3-B/17/3952 dt 09/10/2017 issued by the Town & Country Planning department.
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 clearances 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 materials passed, approved or shown in the application on which the permit was based the silage water.
- 8.The applicant should construct a separate soak pit in order to derivate in



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 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 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 the 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 the plot.
17. 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.
18. The applicant should provide a dustbin at a convenient place accessible for the Panchayat vehicle for collection of garbage.
19. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
20. 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.
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.
23. No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides conforming to the rules in force.

- 24.No commercial activities will be permitted in the shop unless a separate permission is obtained from this Panchayat.
- 25.Fire escape stair cases, 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 period.
- 30.The construction of shed/compound wall/building should not obstruct if any pathway or if any public access exist. 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 shed/compound wall/building should be as per the approved plan. The applicant should inform this Panchayat after the completion of the Residential Row houses.
- 33.All temporary sheds/existing buildings shown to be demolished in the plan are demolished before applying for occupancy certificate.
- 34.Setbacks as shown in the approved plan shall be strictly maintained.



A handwritten signature in black ink, consisting of a stylized 'D' followed by a horizontal line that tapers to a point.

The above proposal have been approved as per resolution No.2 (3)

Dt: 31/10/2017

Collection Licence Fee of Rs.40,355/- Vide Receipt No.124/77
dt.07/12/2017

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.



For the Village Panchayat

SECRETARY
V. P. TELAULIM
SALCETE-GOA

To,

1.M/S. Royal Builders & Real Estate Developers,
C/o. Albino A. Fernandes,
Shop no. S-5, Royal Classic Building,
Dongorim, Navelim,
Salcete-Goa.

2.Town & Country Planning Dept, Margao Goa for information.