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**Office of the Village Panchayat
Curtorim**

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CONSTRUCTION LICENCE

No.VPC/2018-2019/4

Dated; 09/05/2018

Licence is hereby granted to you in pursuance of High Court of Bombay at Goa, W.P. No. 853 of 2017 order dt. 28th March 2018.

**(a) Construction of Residential Buildings and Bungalow at Dantoloi
Curtorim under Survey No. 440/1H of Curtorim Village of Salcete
Taluka.**

Subject to the following conditions:

1. The applicant shall strictly comply all the conditions imposed in the Development Permission/Order No. TPM/CONST/Curt/440/1H/10/4069 dated 12/08/2010 Technical Clearance Order issued by the Town and Country Planning Department, Margao.
2. Health Dept. Vide Ref.No. PHCC/NOC/09-10/Const/864 Dated 22/10/2009 should be strictly adhered to while undertaking Construction.
3. The applicant shall notify the Panchayat for giving the alignment of the building.
4. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
5. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Panchayat.
6. No material for construction or earth from excavation or any other construction material shall be stacked on the public roads.
7. The building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
8. Infrastructure such as roads and drainages are provided to the said construction site.
9. The garbage handling station consisting of segregation facility and composting unit/machine and incinerator needs to be installed.
10. The sewerage treatment plant needs to be installed if sewerage connections are not released by the time of occupancy.
11. 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 any material passed, approved or shown in the application on which the permit was based.
12. The applicant should construct a separate soak pit in order to derivate in the sullage water.
13. Any soak pit should be constructed at a minimum distance of 15 meters away from the well.
14. The ventilation pipe of the septic tank should be provided with a mosquito net.
15. 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.



16. 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 the development work has been granted.
17. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy certificate.
18. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders whenever necessary.
19. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
20. 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.
21. The applicant should plaster and paint the building internally as well as externally before applying for Occupancy certificate. Exposed brick/laterite/concrete/stone/ashlars masonry finish to buildings will also be permitted.
22. The applicant should provide a composting unit at a convenient place for disposal of wet garbage.
23. Road widening area shall be asphalted on the existing road level before applying for occupancy certificate.
24. 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.
25. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
26. Space for parking of vehicles is clearly demarcated on the ground.
27. All Temporary sheds/Existing buildings shown to be demolished in the plan are demolished before applying for Occupancy certificate.
28. All internal courtyards should be provided with drainage outlet.
29. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
30. No soak pit or other structures should come in the road widening area.
31. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
32. The construction of the 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.
33. No gate shall open outwards on to the road.
34. 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.
35. The applicant should provide a dustbin at a convenient place accessible for the Panchayat vehicle for collection of garbage.
36. No Restaurants/Barfs will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
37. No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat
38. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
39. Storage of water should be done in such a way that mosquito breeding doesn't take place either by introducing fish in the tanks/wells or properly covering the iron drums/plastic tanks etc or by observing dry day once a week.



40. Curing water collection should be treated with anti larval chemicals by the builders/contractors.
41. Not engage labourers for construction/building work unless they are screened for malaria and possess health cards. These cards are to be renewed regularly every 3 months. Also arrangement should be done to get their blood tested immediately in case of fever and ensure that full treatment is taken in consultation with NVBDCP programme.
42. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic purposes, proper sanitary conditions including toilet facilities.
43. To fill the pits, ditches, water pools etc to avoid stagnation and to ensure no mosquito breeding site is around specially in unused items like tyres, bottles, tins etc.
44. The health units at the respective levels should be involved in the planning process.
45. The applicant shall make necessary arrangements for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose.
46. Adequate utility space for, transformer etc. should be reserved within the plot area. In case of any cutting slopy land or filling of low lying land. Beyond the permissible limit, prior permission of the chief town planner shall be obtained before the commencement of the works as per the provision of section 17(A) of Goa Town and Country Planning Act 1974.
47. (a) Applicant shall dispose the construction debris at his/her own level or the same shall be taken to designated site as per the "disposal plan" given by the applicant in the affidavit at his own expenses.
(b) Applicant shall produce the certificate issued by the concerned PWD officials of designated sites as mentioned in the said notification dated 7-03-2018
(c) Failing to comply clause (a) + (b) the penalty shall be imposed to the applicant at the rate of 0.5% on the total cost of the project and also the construction licence.

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 VALIDITY OF THE LICENCE.

He/She has paid the licence fees to the tune of Rs. 67,250 (Rupees Sixty seven thousand two fifty only) vide Receipt No. 172 dated 09/05/2018

This carries the embossed seal of Panchayat Office of Village Panchayat Curtorim.



Almonka
SECRETARY
V.P. CURTORIM

To,
M/s. Talak Homes and Estates,
Ashiyana Comba,
Margao-Goa