

OFFICE OF THE VILLAGE PANCHAYAT SANCOALE
P.O.CORTALIM-MORMUGAO GOA 403710
Tel. No.2550221



CONSTRUCTION LICENCE

Construction Licence No. 12/2014-15

**Ref:- Goa State Pollution Control Board No. 1/25/13-PCB/3487 dt. 22/08/2014
Arrangement for collection of Non-Biodegradable waste.**

Licence is hereby granted for carrying out the

(a) Construction of Building: Group Housing.


(b) Technical Clearance is hereby granted for carrying out the construction of Group Housing, as per the enclosed approved plans in the property zoned as 'S-2' Zone in ODP/CDP/Regional Plan and situated at Sancoale Village bearing Survey No. 259/8, of Sancoale Village, Mormugao Taluka, Goa, approved development permission reference No. --- dated --- with the following Conditions:-

1. The applicant shall strictly comply all the conditions imposed in MPDA Development Permission No. MPDA/7-S-232/2013-14/700 dated 02/09/2013 issued by the Mormugao Planning & Development Authority.
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 R.C.C./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 road.
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 permission was based.
8. The applicant should 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 15metres 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 latrine/W.C.'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 overflow pipe. The tank should be provided with access ladder wherever necessary.
15. The drains surrounding the plot if any should be constructed with P.C.C. and should be covered with removal R.C.C. 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 utilised the extra F.A.R. in lieu of the road widening affecting the plot.
17. The applicant should plaster and paint the building internally as well as externally before applying for Occupancy certificate. Exposed/brick/laterite/stone/ashlars masonry finish to buildings will also be permitted.
18. The applicant should provide a dustbin at a convenient place accessible for the municipal 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 area shall be strictly used for parking purpose only and should be easily accessible for vehicle. No commercial activities shall be allowed in this areas.
21. Access upto the entrance of the building is to be pavered and is provided with drainage facility.
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 is obtained from the Panchayat.
25. All temporary sheds/existing buildings shown to the demolished in the plan are demolished before applying for occupancy.
26. Fire Escape staircases, 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 and should not block them at any stage.
29. No soak pit or other structures 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 onto 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.
35. Site for the disposal of Garbage should be earmarked within your premises and which will be the sole responsibility of the occupant of the structure and no claim towards the disposal of the garbage will be entertained by the Panchayat.
36. This licence is issued in pursuance to Res. No.2(5) dt.27/08/2014.

THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE. HE/SHE PAID THE RESPECTIVE TAX/FEEs THE TUNE OF RS. 1,43,364/- (**Rupees One Lakh Forty Three Thousand Three Hundred Sixty four Only**) Receipt No. 91/57 DT. 19/09/2014 RENEWAL IF REQUIRED SHALL BE APLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE. DATED: - 19/09/2014.


(Sandhya A. Shet Shirodkar)
Secretary;
V.P. Sancoale.

To,
Dr. Sagar Salgaocar,
Director M/s Estilo Moderno Realty Pvt. Ltd.,
Sancoale Goa.

Copy to:
1. Town and Country Planning Department,
Mormugao Taluka,
Vasco-da-Gama.

OFFICE OF THE VILLAGE PANCHAYAT SANCOALE
P.O.CORTALIM-MORMUGAO GOA 403710

Tel. No.2550221

CONSTRUCTION LICENCE

Revised Licence No. 16/2016-17

Licence is hereby granted for carrying out the

- (a) Construction of Building: **Multi Family Dwelling Residential Villas (Revision of B Type only)**.
- (b) Change of use of (building/land) Construction of **Multi Family Dwelling Residential Villa (Revision of B type only)** as per the enclosed approved plans in the property zoned as 'S-2 & A-2' Zone in ODP/CDP/Regional Plan and **Development is restricted in S-2 zone only** and is situated at Sancoale Village, Vasco da Gama, Mormugao Taluka, Goa, bearing Sy. No.- 259/8 of Sancoale Village, Mormugao Taluka, Goa approved development permission reference No, MPDA/7-S-232/2013-14/700 dated 02/09/2013 with the following conditions:-
 1. The applicant shall strictly comply all the conditions imposed in the Development Permission No. MPDA/7-S-232/2016-17/85 dated 25/04/2016 issued by the Mormugao Planning & Development Authority, Vasco da Gama.
 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 R.C.C./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 road.
 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 works 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 permission was based and any of the conditions as laid on this construction licence are not abided with.
 8. The applicant should 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 metres 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 latrine/W.C.'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 overflow pipe. The tank should be provided with access ladder wherever necessary.
 15. The drains surrounding the plot if any should be constructed with P.C.C. and should be covered with removal R.C.C. 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 utilised the extra F.A.R. in lieu of the road widening affecting the plot.
 17. The applicant should plaster and paint the building internally as well as externally before applying for Occupancy certificate. Exposed /brick/ laterite/ stone/ashlars masonry finish to buildings will also be permitted.
 18. The applicant should provide a dustbin at a convenient place accessible for the municipal 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 area shall be strictly used for parking purpose only and should be easily accessible for vehicle. No commercial activities shall be allowed in this area.
21. Access upto the entrance of the building is to be paved and is provided with drainage facility.
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 soakpit is provided besides conforming to the rules in force.
24. No commercial activities will be permitted in the shops unless a separate is obtained from the Panchayat.
25. All temporary sheds/existing buildings shown to be demolished in the plan are demolished before applying for occupancy.
26. Fire Escape staircases, 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 and should not block them at any stage.
29. No soak pit or other structures 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 onto 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.
35. Site for the disposal of garbage should be earmarked within your premises and which will be the sole responsibility of the occupant of the structure and no claim towards the disposal of the garbage will be entertained by the Panchayat.
36. This licence is issued in pursuance to Resolution No. 9 (4) dated 30/04/2016.

THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE. HE/SHE PAID THE RESPECTIVE TAX/FEEs THE TUNE OF Rs. 180400/- (Rupees: One Lakh Eighty Thousand Four Hundred Only) Vide Receipt No. 121/71 Dt. 04/05/2016 RENEWAL IF REQUIRED SHALL BE APLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.

Date: - 04/05/2016.



(Arjun S. Velip)
Secretary,
V.P. Sancoale.

To,
Mr. Sagar D. Salgaoncar,
C/o Estilo Moderno, Plot No. 4,
Tivim Industrial Estate,
Karaswada, Mapusa, Goa.

Copy to:-

- 1) Member Secretary,
Mormugao Planning and Development,
Vasco-da-Gama.