



**VILLAGE PANCHAYAT PARCEM
PERNEM - GOA.**

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Ref.No.VP/Parcem/Per/Const. License /2023-2024/718

Date: 12/01/2024

Construction License No. 01/2023-2024.

Construction License is hereby granted for Proposed construction of Residential units (Type 1 & 2), Swimming pool and Compound Wall on land bearing Survey No. 81/10-A of village Parcem, situated at Parcem, Pernem - Goa, to Vianaar Properties Pvt. Ltd. Registered office at flat no.308, 3rd floor Hiren Light Indust. Co. Op.Soc. Mogul Lane, Mahim (W) Mumbai City MH 400016, as per the fortnight meeting Resolution No.3 (A) dated 05/01/2024, with the following conditions:-

Subject to the following Conditions:-

1. The applicant shall notify the Panchayat for giving the alignment of the building.
2. The construction should be maintain the minimum prescribed horizontal and vertical clearances, from any overhead electrical line passing adjacent to the construction.
3. All RCC/Structural works shall be designated and supervised by the Engineer who has signed the structural Liability Certificate submitted to the Panchayat.
4. No material for construction or earth from Excavation or any other construction materials shall be stacked on the public roads.
5. The Building should not be occupied unless the Occupancy Certificate is obtained from the Panchayat. The construction license shall be revoked if the construction work is not executed as per the approved plans and the statements there in and whenever there is any false statement or misrepresentation of the materials passed, approved or shown in the application on which the permit was based.
6. The applicant should construct a Separate soak pit in order to derivate in the sullage water.
7. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
8. The ventilation pipe of the septic tank should be provided with a Mosquito net.
9. 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.
10. 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.
11. All the building material and other rubbish should be cleared from the construction site before applying for the occupancy certificate.
12. Water Storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders wherever necessary.
13. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
14. 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.
15. The applicant should plaster and paint the building internally as well as externally before applying for Occupancy certificate. Exposed rick/laterite Concrete/stone/ashlars masonry finish to building will also be permitted.
16. The applicant should provide a dustbin at a convenient place accessible for the Panchayat vehicle for collection of garbage.
17. Road widening area shall be asphalted to the existing road level before applying for Occupancy certificate.



18. 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.
19. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
20. Space for parking of vehicles is clearly demarcated on the ground.
21. No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
22. No Commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
23. All Temporary Shed/Existing buildings shown to be demolished in the plan are demolished before applying for Occupancy certificate.
24. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
25. All internal courtyards should be provided with drainage outlet.
26. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
27. No soak pit or other structures should come in the road widening area.
28. The plot boundary should be cordoned off by continuous sheet fencing either of Wood or metal during the construction period.
29. The construction of Residential units (Type 1 & 2), Swimming pool and 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 openings in the compound wall for the purpose.
30. 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.
31. Overhead tanks/sumps are provided with mosquito proof lids and other pipe fittings without any hole for the entry of mosquitoes. Outlet is to be covered by muslin/wiremesh. Ladder for inspection of the tank to be installed if required.
32. Curing water collections should be treated with anti-Larval chemicals by the builders/contractors.
33. Not to engage Labourers for any construction/building work unless they are Screened for malaria and posses health cards. These cards are to be renewed regularly every 3 month. 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.
34. Labourers to be provided with basic amenities like proper shelter, water for Drinking and domestic purposes, proper sanitary conditions including toilet facilities.
35. To fill the pits, ditches water pools etc to avoid stagnation and to ensure no mosquito breeding sites in and around specially in unused item like tyres, bottles, tins etc.
36. Drains/Nallahs to be maintained clean around the site so that there is no blockage to flow of water. The gradient should be proper for drainage/flow and also proper cleaning of water should be done.
37. The Health units at the respective levels should be involved in the planning process.
38. No gates shall open outwards on to the road.
39. The Construction of the compound wall and Residential House, if any should be as per the approved Plan. The applicant shall inform this Panchayat after the Completion of the Compound wall and Residential House.
40. Drinking water well should be 15 meters away from any soak pit.
41. All the conditions stipulated in the Technical Clearance order under Ref. no. DA/2915/RPG-21/PER/PAR/TCP/2023/1901 dt. 01/11/2023 issued by the Town and Country Planning Department, Pernem Goa and Ref.No.DHS/2023/DHS0901/00050/1892 dated 25/11/2023 issued by Directorate of Health Services, Govt. Of Goa, Community Health Centre, Pernem Goa should be strictly followed.
42. The applicant shall obtained Noc from other Competent Authorities before commencement of Construction.
43. The waste generated during the Course of Construction /repair renovation etc. shall be disposed off by the applicant/s in a scientific manner without harming the environment in its own property.



44. The 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 at his own expenses.
45. The Applicant shall produce the certificate issued by the Concerned PWD Officials of designated sites as mentioned in the said Notification dtd. 07/03/2018.
46. Failing to comply the condition No. 44 and 45 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 License issued to the Applicant shall be withdrawn/Cancelled.
47. The information furnished by the applicant for obtaining the permission for proposed Construction of Residential units (Type 1 & 2), Swimming pool and compound wall in the property bearing Survey no. 81/10-A Situated at Parcem, Pernem - Goa, if found to be false at any stage, or if the conditions Stated herein above are not complied with, the Permission/ license issued shall be liable to be revoke/withdrawn without intimating the concern party or without pre- judice to the legal action that may be taken against the applicant.

THIS LICENSE IS VALID FOR A PERIOD OF THREE YEAR FROM THE DATE OF ISSUE OF THIS LICENSE. HE/SHE HAS PAID THE LICENCE FEES TO THE TUNE OF Rs.4,35,301/- (RUPEES FOUR LAKHS THIRTY FIVE THOUSAND THREE HUNDRED ONE ONLY) VIDE RECEIPT NO. 416/83 DATED 12/01/2024.

This Carries the embossed seal of Panchayat Office of Village Panchayat Parcem Pernem Goa.

To,
Vianaar Properties Pvt. Ltd.
Registered office at flat no.308,
3rd floor Hiren Light Indust.
Co. Op.Soc. Mogul Lane,
Mahim (W) Mumbai City MH 400016.


SARPANCH
Village Panchayat Parcem
Pernem - Goa


SECRETARY
Village Panchayat Parcem
Pernem - Goa