VILLAGE PANCHAYAT ASSONORA

ASSONORA ,BARDEZ, GOA

PH : 2215263

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Ref. No. VP/ASNR/Const. of Residential Buil.l/2021/F.6/1069 Date:- 09/ 11 /2021

CONSTRUCTION LICENCE

License is hereby granted to you in pursuance of Resolution No.4(15) duly approved by the Village Panchayat Assonora in the meeting held on dated 28/10/2021 for carrying out the construction of residential and Commercial buildings (block A, B, C, D & E) Club house, swimming pool, well & compound wall as per the enclosed approval plan in the property zone as 'Settlement Zone' in Regional Plan for Goa 2001 A. D. and Regional plan 2021 and situated at Village Assonora Taluka Bardez-Goa, in bearing survey No. 87/5 of PTS No.-------/Plot No. -----of approved sub-division reference No./Development Permission order No. -------- with the following conditions.

1. **The application shall strictly comply all the conditions imposed in the Development Permission/order Ref. No. TPB/6882/ASSON//TCP-21/3956 dated 27/09/2021 issued by the Senior Town Planner and Development Authority/Technical Clearance order issued by the Town and country Planning Department, Mapusa, Bardez – Goa.**
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 woks 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 any information, plans, calculation, documents and any other accompaniments of the application are found incorrect or wrong att any stage after the grant of the permission and the applicant will not be entitled for any compensation.**
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 of 15 meter away from any well.**
10. **The ventilation pipe of the septic tank should be provided with mosquito net.**
11. **The applicant should connect the pipeline 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 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 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 the plot.**
17. **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.**
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 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.**

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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 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 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 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.
35. 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.
36. Conversion Sanad must be produce before stating any construction work at the site.
37. 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 expenditure.
38. Failing to comply clause (a and b) the penalty shall be imposed to the applicant at the rate of 0.5% on the cost of the project and also the construction license issued to the applicant shall be withdrawn/cancelled.
39. N.O.C should be obtained from the Electricity department before the commencement of work.
40. N.O.C should be Obtained from the P.W.D water Section before the Commencement of work.
41. Applicant should obtained necessary permission from Water Resources Department before digging and construction of proposed well.
42. Applicant should make his own arrangement of water for the swimming pool.

THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUED OF THIS LICENCE. RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.

HE/SHE HAS PAID THE LICENSE FEES TO THE TUNE OF RS. 179360/- **VIDE RECEIPT NO.** 525/45 **DATED** 09/11/2021 **and labour cess of Rs.** 358502/- **vide Receipt No.** 525/46 **dated** 09/11/2021

Secretary

Village Panchayat of Assonora

SECRETARY
VILLAGE PANCHAYAT ASSONORA
BARDEZ - GOA

To,
Ms. Stacy Abranches & Others,
POA (Holder) Mr. Mahesh A. Narvelkar,
Mr. Suresh K. Kulam,
R/o B & F Magnolia Co-op Housing Society,
Near Sulekha Apt. Block C. Flat No. 1,
Alto Duler, Mapusa, Bardez-Goa.