

BARDEZ - GOA Ph.: 2407466

Ref.No.V.P./PM/ / CONSTRUCTION LICENCE No. VP/PM/F. 27/2017-18/Bidgs/Com-wall//050

Licence is hereby granted to Supreme Realtors r/o Supreme Behind Telephone Exchange, Margao Salcete Taluka -Goa for construction of residential building Block A, Block B , Block C and proposed compound wall as per the approved plan in the Property Zones as Settlement Zone in Regional Plan of Goa 2001 A.D. and Regional Plan of Goa 2021 and situated at Pilerne Village bearing survéy No.76/1-B-2-F Pilerne Bardez Goa. Approved vide Resolution No. 4(2) Meeting dated 15-3-2017, with the following conditions :----

- 1. The applicant shall strictly comply all the conditions imposed in the Technical Clearance Order vide 17/PIL/2605 dated 11-9-2017 issued by the Dy. Town Planner Office of the Town Planner Town and Country Planning Department, Mapusa-Goa.
- 2. The applicant shall notify the Panchayat for giving the alignment of
- 3. The construction should maintain the minimum prescribed horizontal and vertical clearance from any overhead electrical line passing adjacent to the construction.
- 4. All RCC/Structural works shall be designed and supervised by the Engineer Abhay Kuncolienkar vide reg. No. PWD/ENGR/310/92 dated 5-6-2017 who has signed the Structural Liability Certificate
- 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 misrepresentation of any material passed, approved or shown in statement or the application on which the permit was based.
- 8. The applicant should construct a separate soak pit in order to
- 9. Any soak pit should be constructed at a minimum distance of 15
- 10. The ventilation pipe of the septic tank should be provided with a 11. The

Applicant should connect the latrines/WC's to the sewerage line at their own pipeling Philipping **b**heir sewerage line is commissioned. whereathe



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- 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 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 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.
 - 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 plan.
- 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.





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Ref.No.V.P. / PM / / 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. Compound wall gates should be open inwards within plot itself.
- 33. The construction of the compound wall should be as per the approved plan. The applicant shall inform this Panchayat after the completion of compound wall.
- 34. If any dispute arise with respect to the ownership of land the construction licence granted shall stands revoked and Construction / development carried out shall be at the cost & risk of the applicants.

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- 35. Drinking water well should be 15 meters away from any soak pit.
- 36. Paid Infrastructural tax to the Dy. Town Planner Mapusa vide letter No. TPB/2987/PIL/TCP-17/2453 dated 23/8/2017 amounting to Rs. 7,17,082/- residential and Rs. 3,21,546/-challan No. 195 dated 23/8/2017.
- 37. The site for disposal of garbage should be earmarked within the plot area itself.
- 38. Certificate of conformity with regulations issued by Architect Kundan V. Prabhu vide reg..No. CA/94/17396 dated Nil .
- 39. Valuation Certificate issued Architect and interior designer Mr. Kundan V. Prabhu vide reg. No. CA/94/17396 dated 11-8-2017.
- 40. Structural Liability Certificate issued by Abhay U. Kunkolienker vide reg. No. PWD/ENGR/310/92 dt. Nil
- 41.NOC issued from Assistant Engineer Electricity department Porvorim vide No. 1/10/TECH/Oand M/SDII/POR/2017-18/962 dt. 20-9-2017.
- 42.NOC issued from Assistant Engineer PWD Water supply, Porvorim vide reg. No. PWD/SDIV/PHE-N/F.1/556/17-18 dated 26-9-2017.
- 43. N.O.C. issued by Primary Health Centre, Candolim Vide No. PHCC/NOC/2017-18/1426 dt. 18-9-2017.
- 44. Location for Garbage collections bins shall be provided within the plot itself. The non-biodegradable was generated during the course of construction /repairs renovation etc. shall be deposited at the designated place for safe disposal of building debris & other non-Bio-degradable waste without harming the environment any breach thereof shall be visited with the penalty of cancellation/mexocation of licence /permission /NOC coupled with prosecution.
- 45. Applicant has to provide latrine facility to the working labourers at the construction site.



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46.Applicant has to obtained NOC required from the competentauthorities as per law in force before commencement of the construction.

The license shall be valid for a period of THREE years beginning from today 03/10/2017 to 02/10/2020. He had paid the respective tax / Fees the tune Rs. 3,20,050 /- ,and sanitation fee Rs. 1,60,025/- vide receipt No. 624/28 dt. 03/10/2017,



DINIESH C CHODANKAR SECRETARY PILERNE-MARRA, BARDEZ-GOA

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To,

Supreme Realtors r/o Supreme Behind Telephone Exchange, Margao Salcete Taluka -Goa



GOVERNMENT OF GOA Directorate of Settlement and Land Records Office of Inspector of Survey and Land Records MAPUSA - GOA

