

**Village Panchayat Building Licence**



**Village Panchayat of VELSAO-PALE-ISSORCIM, GOA.**

**CONSTRUCTION LICENCE**

**NO. VP/VP/2024-25/33**

**Date: 28/02/2025**

Licence is hereby granted for carrying out the :-

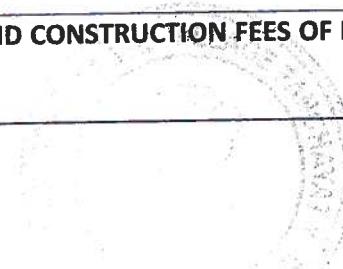
a) Construction of **additional residential building Block 'C'** only as per the enclosed approved plans in the property zoned as '**Settlement Zone**' as per **Regional Plan** for Goa 2021 situated at **Pale Village, Mormugao Taluka** bearing **Survey No.30/12(part)** of approved Technical Clearance Order No. **DH/6916/Pale/30/12/2025/93** dated **22/01/2025** and in terms of Resolution No. **9(11)** dated **25/02/2025** with reference to application dated nil with the following conditions:-

- 1) The applicant shall strictly comply all the conditions imposed in the Technical Clearance Order reference No.**DH/6916/Pale/30/12/2025/93** dated **22/01/2025** issued by the Dy. Town Planner, Town & Country Planning Department, Vasco-da-Gama, Goa.
- 2) The permission granted shall be revoked if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the application will not be entitled for any compensation.
- 3) The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
- 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) The applicant should construct a separate soak pit in order to derive in the sewage water.
- 9) The ventilation pipe of the septic tank should be provided with a mosquito net.
- 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) Completion Order has to be obtained from this office before applying for Occupancy Certificate from the licensing authority.
- 15) Storm water drain should be constructed along the boundary of the affected plot abutting the road.
- 16) 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.
- 17) Adequate arrangement shall be made for the collection of garbage and its safe disposal at the satisfaction of the Village Panchayat.
- 18) Applicant shall provide temporary toilet for the labourers for at the construction site to avoid nuisance for the villagers.
- 19) Space for parking of vehicles is clearly demarcated on the ground.
- 20) The applicant should maintain all existing natural drains in the plot and should not block them at any stage, if applicable.
- 21) In case of road intersection the construction of compound wall should be carried out smooth curve of 3.00 mts radius for roads upto 10.00 mts R/W and that of 5.00 mts radius for roads above 10.00 mts R/W.
- 22) Construction of compound wall shall be carried out after leaving a setback of 4.00 mts. from the Centre Line of the road.
- 23) Stilt parking shall be strictly used for the parking of vehicles only.
- 24) The developers/applicant should display a sign board of minimum size 1.00 mts x 0.50 mts with writing in black colour on a white background at the site, as required under the Regulations.

- 25) 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.
- 26) Applicant shall produce the certificate issued by the concerned PWD officials of designated sites as mentioned in the said Notification dated 07/03/2018.
- 27) Failing to comply clause (a) and (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 issued to the Applicant shall be withdrawn/cancelled.
- 28) All setbacks shown in the approved site plan has to be strictly maintained.
- 29) The Village Panchayat shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.
- 30) The area under road widening shall be deemed to be public road and shall not be enclosed/encroached. Affidavit/undertaking in this regard shall be sworn before the Village Panchayat/PWD as the case may be on stamp paper of Rs.100/-.
- 31) Drinking water well should be 15 meters away from any soak pit.
- 32) Trees within the plot shall be planted as per Regulation 18 of the Goa Land Development and Building Construction Regulation 2010. The same shall be verified by local body before issue of Occupancy Certificate.
- 33) Debris of the existing structure proposed for demolition/any other construction debris, shall be deposited in the area identified for the said purpose by the PWD and shall not be dumped in any other area.
- 34) This Technical Clearance Order is issued for residential block "C" only.
- 35) This Technical Clearance Order is issued with the approval of Government obtained vide ref. no. DH/6916/Pale/30/12/2024/9080 dated 06/12/2024.
- 36) All the provisions/rules of Solid Waste Management 2016 shall be comply/adhere with as stated in Affidavit submitted by you vide dated 18/02/2025.
- 37) All the conditions laid down by the Office of Primary Health Centre, Cansaulim-Goa vide NOC No DHS/2025/DHS0901/00014/21 dated 04/02/2025 should be strictly followed.
- 38) Conversion for use of land(Sanad Order) letter No. AC-II/SG/CONV/180/2007 dated 24/10/2008.
- 39) The applicant has paid Cess under Bldg. and other Const. Act for an amount of Rs. 2,74,414/- (Rupees Two Lakhs Seventy Four Thousand Four Hundred Fourteen only) vide Receipt No.251/74 dated 28/02/2025.

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. RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.

APPLICANT HAS PAID CONSTRUCTION FEES OF Rs. 1,37,257/- VIDE RECEIPT NO.251/75 DATED 28/02/2025.

  
Mayekar  
(Supresh S. Mayekar)  
V.P. Secretary  
Village Panchayat Velsao-Pale-Issorcim.

This carries the embossed seal of this Panchayat.

To,  
M/S Yogmaya Hotels Pvt. Ltd.,  
M.D. Rajeev Sharma,  
Plot No.84, Karle Ville Properties,  
Pollwado-Benaulim, Salcete-Goa.

O/c,  
G/f.