



Office of the village panchayat  
Cansaulim - Arossim - Cuelim  
Goa - 403712  
Email: vpcansaulim@gmail.com

Ref: No.VP/CAC/11/12/Const/2023-2024/525

Date: 30 / 08 / 2023

### CONSTRUCTION LICENCE

Construction licence is hereby granted to Mrs. Marlene Furtado Costa Martins C/o. Ignatius Tony Pereira (Power of Attorney Holder), H.No. 86/D, Baga Cansaulim Goa 403712 Mormugao Goa for carrying out proposed construction of Residential/commercial building (Block A & B) & Compound wall as per the enclosed approved plans in the property zoned as 'Settlement Zone' as per Regional plan for Goa 2021 situated at Arossim Village Mormugao Taluka bearing sy.no. 125/6-A under approved Technical Clearance Order from Town & Country Planning Dept., Vasco da Gama, Goa bearing Order No. DH/6762/Arossim/125/6-A/970 dated 28/02/2023 approved vide resolution no. 2(1) of meeting dated 16/08/2023 and as per application dated 26/06/2023 and one copy of the plan concerned with the approval note carrying the seal of this Panchayat, duly signed, is returned to the interested party who shall comply with the following conditions:

- 1 (a) The applicant shall strictly adhere & comply with all the conditions imposed in the Technical Clearance Order No. DH/6762/Arossim/125/6-A/970 dated 28/02/2023 issued by the Town and Country Planning Dept. Vasco Da Gama, Goa.
- (b) All the conditions laid down in Conversion Sanad issued from the Office of the Collector South Goa District, Margao Goa, vide no. CAD2MOR10-22-219/102 dated 16/06/2023 in sy.no.125/6-A of Arossim Village should be strictly maintained & adhered to by the applicant.
- (d) As per valuation certificate issued by Chartered Engineer Mr. Pascoal Barbosa Noronha Margao Goa The estimated cost works out Rs. 5,06,96,568.00 (Rupees five Crores six lakhs ninety six thousand five hundred and sixty eight only )
- (e) The applicant shall strictly adhere & comply with all the conditions imposed in the NOC from Sanitary point of view No. DHS/2023/DHS0901/00014/433 dated 24/03/2023 issued by Health Office, Primary Health Centre, Cansaulim

The applicant shall notify the Panchayat for giving the alignment of the building.

2. The construction should maintain the minimum prescribed horizontal and vertical clearance from any overhead electrical line passing adjacent to the construction.
3. All RCC /Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Panchayat.
4. Before commencement of Repairs & Renovations of existing structure the applicant should also obtained necessary NOC's if any from the other concerned authority
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 in case whenever there is any false statement or misrepresentation of any material passed/ approved or shown in the application on which the permit was based.
8. Storm water drain should be constructed along the effective plot boundary of the affected plot abutting to the road
9. The soak pit shall not be located within a distance of 15.00 mts from any existing well and similarly no well shall be constructed within 15 mts from existing soak pit.
10. The applicant should connect the pipelines from their latrines/WC's to the sewerage line at their own cost, whenever the sewerage line is commissioned.
11. The applicant should display a sign board of minimum size 1.00 mts x 0.50 mts with writing in Black color on a white background at the site as required under the Regulations.
12. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy Certificate.



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13. In case of any cutting of hilly or sloping land or filling of low-lying land is involved, prior permission of the Chief Town Planner(Land use) has to be obtained as per the provisions of Section 17(A) of the Goa Town and Country Planning Act 1974 before the commencement of Work.
14. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
15. Disposal of garbage should be looked by the construction licence holder/site for the disposal of garbage should be earmarked within the plot area itself. And to Set up of Composting Unit for organic waste & Re-cycling station for inorganic waste.
16. The applicant should provide a dustbin at a convenient place accessible for the Panchayat vehicle for Collection of garbage.
17. All temporary sheds/ existing buildings which are not shown in the plan to be demolished, before applying for Occupancy Certificate.
18. All setbacks shown in the approved site plan has to be strictly maintained.
19. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
20. No soak pit or other structures should come in the road widening area.
21. Traditional access if any passing through the property should not be blocked .
22. The Waste generated during the Course Construction/repair renovation etc. shall be disposed off by the applicant/s in a scientific manner without harming the environment in its own property.
23. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
24. Construction of compound wall shall be carried out after leaving a setback of 4.00mts from the center line of the road..
25. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
26. Maximun height of a compound wall along the boundary other than that abutting on a street shall be 1.80 mts and along the boundary abutting on a street upto a height of 1.50 mts only and which shall be of closed type upto a height of 90cms only and open type above that hright.
27. Along the intersection of streets no compound wall shall be raised to a height of more than 1.0mts from the crown of the road for a length of 9.00 mts from the intersection corner of the plot on both sides of the plot .
28. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00 mts radius for roads upto 10.00 mts R/W and that of 5.00mts radius for roads above 10.00 mts R/W
29. The compound wall shall be constructed after leaving the road widening area as shown in the site Plan.
30. Stilt parking shall be strictly used for the purpose of parking of vehicles only.
31. Labourers engaged for the construction of building shall posses health cards failing to which each Labourer shall be penalized with a fine of Rs. 1000/- at first instance and Rs. 50/- daily under Section 75(a) of the Goa Daman and Diu, Public Health Act, 1985.
32. Temporary toilet facilities to be provided to the labourers engaged for the construction of building to Avoid open defecation and maintain the surrounding Health.
33. 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.
34. 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.
35. 6.00mt wide access and 1.50 mt traditional pathway access shown towards Southern side and Northern side shall not be blocked of any point of time
36. The applicant should strictly comply/adhere with the points mentioned on the Affidavit executed before Notary Shri. Sandeep B. Dessai , Salcete Taluka by Mr. Ignatius Anthony Joseph Barreto Pereira alias Ignatius Tony Pereira Power of Attorney Holder for Mrs. Marlene Furtado Costa Martins alias Mrs. Marlene Costa Martins under Reg.No. 7330/2023 dated 27/07/2023 from point no. 1 to 9.

*[Handwritten Signature]*

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37. The construction licence shall be revoked:
- If the construction work is not executed as per plans approved and statements therein
  - Wherever there is any false statement or any misrepresentation of any material/wrong plans/calculations/documents in any incorrect or wrong at any stage.
  - If any of the conditions laid down on the licence are not abided with
  - If any dispute arises with respect to traditional access, Mundcarial issue & Tenancy issue at any stage. The Permission issued shall be liable to be withdrawn without pre-judice to the legal action that may be taken against the applicant.
38. Labour cess paid Rs. 506966/-vide Receipt no. 24/305 dated 30/08/2023 by the applicant as per the Goa Building and Other Construction Workers Welfare Board 1% as per the estimate cost of Rs. 50696568.00 of Chartered Engineer Mr. Pascoal Barbosa Noronha Margao Goa .

**THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE. RENEWAL IF REQUIRED HAS TO BE APPLIED BY THE APPLICANT, BEFORE EXPIRY OF THE PERIOD OF THE VALIDTY OF THE LICENCE.**

Applicant has paid the respective construction licence fees to the tune of Rs.253532.00 (Rupees two lakhs fifty three thousand five hundred thirty two only ) by Receipt No. 23/305 dated 30/08/2023.

To,  
Mrs. Marlene Furtado Costa Martins  
C/o. Ignatius Tony Pereira (Power of Attorney Holder),  
H.No. 86/D,Baga  
Cansaulim Goa 403712

O/C

G/f

  
Secretary

V.P. Cansaulim-Arossim-Cuelim  
**SECRETARY**  
Village Panchayat  
Cansaulim-Arossim-Cuelim