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आज़ादी का  
अमृत महोत्सव



Village Panchayat Aldona

P.O. Aldona, Bardez-Goa

Contact No. (M) 9322462371

Email-[vpaldona-ga@panchayat.gov.in](mailto:vpaldona-ga@panchayat.gov.in), Website - [vpaldona.goa.gov.in](http://vpaldona.goa.gov.in)

Ref: VPA/2023-24/ 16 / 967

Date: 13/07/2023

Proposed amalgamation of plots and proposed construction of residential villas (type 1,2,3,4) and swimming pool.

### CONSTRUCTION LICENSE

License is hereby granted to you in pursuance of resolution no.I (11) duly approved by the village Panchayat Aldona in its meeting held on date 13/4/2023 for carrying out the:

(A) Proposed amalgamation of plots and proposed construction of residential villas (type 1,2,3,4) and swimming pool in sy.no. 312/11 and 312/12

(B) Land sub-division (Provisional/Final)  
Subject to following conditions.

1. The applicant shall notify the Panchayat for giving the alignment of the building.
2. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent of the Panchayat.
3. All R.C.C /structural works shall be designed 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 material shall be stacked on the public road.
5. The building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
6. The construction license shall be revoked if the construction work is not executed as per the approved plans and the statement therein and whenever there is any false statement misrepresentation of any material passed, approved or shown in the application on which the permits was based.
7. The applicant should construct a separate soak pit in order to derivate in the sullage water.
8. Any soak pit should be constructed at a minimum distance of 15 meters away from the well.
9. The ventilation pipe of the septic tank should be provided with a mosquito net.
10. 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.
11. 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 license for development work has been granted.
12. All the building material and other rubbish should be cleared from the construction site before applying for the occupancy certificate.
13. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders whenever necessary.
14. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.



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15. 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 demarcated the plot.
16. The applicant should plaster and paint the building internally as well as externally before applying for occupancy certificate. Exposed bricks/laterite/concrete/stone/ashlars masonry finish to building will also be permitted.
17. The applicant should provide a dustbin at convenient place accessible for the municipal vehicle for collection of garbage.
18. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
19. Garages and parking areas shown in the approved plans shall be strictly used for parking purposes only and should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.
20. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
21. Space for parking of vehicles clearly demarcated on the ground.
22. No restaurants/bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
23. No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
24. All temporary sheds/existing building shown to be demolished in the plan are demolished before applying the occupancy certificate.
25. Fire escape staircase, if applicable shall be constructed as indicated in the approved plans.
26. All internal courtyards should be provided with drainage outlet.
27. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
28. No soak pit or other structure should come in the road widening area.
29. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
30. 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 opening in the compound wall for the purpose.
31. Storage of water should be done in such a way that mosquitoes proof lids and other pipe fittings without any hole for the entry of mosquitoes. Outlet is to be covered by muslin/wire mesh. Ladder for inspection of the tank to be installed if required.
32. Curing water collection should be treated with anti larval chemicals by the builders/contractor.





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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 months. Also arrangements 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 proposes, 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 an around especially in unused item like tyres, bottles tins etc.
36. Drains/nallahas to be maintained clean around the site so that there is no blockade to the 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 open outwards on to the road.
39. The construction of the compound wall if any should be as per the approved plan. The applicant shall inform this Panchayat after completion of the compound wall.
40. Drinking water well should be 15 mts away from the soak pit.
41. The conditions as mentioned by you on self-declaration should be strictly followed
- (C) All the conditions stipulated in the technical clearance order bearing no TPB/7974/ALD/TCP-2023/1659 dated 14/3/2023 from the T.C.P. and health n.o.c bearing no. DHS/2023/DHS0901/00053/560 dated 13/4/2023. 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. The information furnished by the applicant for obtaining the permission for **Proposed amalgamation of plots and proposed construction of residential villas (type 1-4 nos,2-1 no,3-3 nos,4-1 no) and swimming pool in sy.no. 312/11 and 312/12**
42. As regard to garbage disposal dry and wet affidavit on Rs. 100/- should be submitted before the commencement of work. The applicant shall dispose the construction debris at his/her own level and or the same shall be taken to designated site as per the disposal plan given by the applicant in the affidavit at his own expenses.
43. N.O.C should be obtained from electricity department before commencement of work.
44. N.O.C should be obtained from P.W.D water section before commencement of work.
45. N.O.C from the water resources department has to be obtained before the commencement of the proposed well
- (D) The information furnished by the applicant for obtaining the permission for **Proposed amalgamation of plots and proposed construction of residential villas (type 1-4 nos,2-1 no,3-3 nos,4-1 no) and swimming pool in sy.no. 312/11 and 312/12.**



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46. If found to be false at later stage or if the conditions stated herein above are not complied with the permission issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.
47. The applicant shall produce certificate issued by the concerned PWD official of designated site as mentioned in the said notification dated 7/3/2018.
48. Failing to comply clause (A, B &11) 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.
49. If any extension is done apart from the plan submitted then the party has to produce conversion sanad along with the T.C.P revised approval at the time/before issue of occupancy certificate.
50. In the meeting held on 30/5/2023 vide resolution no. F(17) it unanimously decided by the panchayat body to inform all the respective owner's/builders to mandatorily have a rain water recharger unit failing which occupancy will not be issued. You are hereby directed to follow the necessary directives and comply the same.

THIS LICENSE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENSE RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN TH PERIOD OF THE VALIDITY OF THE LICENSE. HE/SHE HAS PAID THE LICENSE FEES TO THE TUNE OF Rs. 327501/- VIDE RECEIPT NO 1066/2 DATED 13/7/23 and labour charges of Rs. 654263/- vide receipt no 1066/2 dated 13/7/23.

This carries the embossed seal of the Panchayat office of the village Panchayat Aldona.



NAI 13/7/23  
(SMT. NAVANYA GOLTEKAR)  
V. P. SECRETARY  
V. P. ALDONA  
ALDONA BARDEZ - GOA

To,  
Azalea Homes LLP,  
Authorized signatory Mr. Shivaji M Vanahalli,  
C/o, BT, -15, 3<sup>rd</sup> floor, Campal Trade Centre,  
Campal, Panjim, Goa