

Office of the Village Panchayat
Sangolda, Bardez-Goa.



Construction License No. **23/VP/SAN/2022-2023/1356** dated **06-03-2023.**

License is hereby granted to you in pursuance of Resolution No. **3(1)** duly approved by the Village Panchayat in its meeting dated **28-02-2023** for carrying out the **Proposed Residential villas, swimming pool and compound wall in Sy. No. 8/10 of Sangolda Village (Revised Plan)** subject to the 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 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. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads.
5. The Building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
6. The construction shall be strictly as per the approved plans. No change shall be effected in the approved plans/approved built spaces without the prior permission of TCP
7. 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 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. The Septic tank soak pit should not be located within a distance of 15.00 meters /as per the requirement of Health Act from any other existing well in the plot area/plan.
10. The ventilation pipe of the septic tank should be provided with a mosquito net.
11. 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.
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 license for development work has been granted.
13. The Developer /applicant should display a sign board of minimum size of 1.00 Mts X 0.50 Mts, with writing in black color on a white background at the site, as required under the Regulations.
14. Storm water drain should be constructed along the boundary of the effected plot abutting to the road and shall be connected to the main drain.
15. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
16. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
17. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before the commencement of any development/construction as per the permission granted by Technical Clearance order.
18. Completion Certificate has to be obtained from the Authority before applying for Occupancy Certificate from the licensing authority.
19. Adequate utility space for the dustbin, transformer etc. should be reserved within the plot area.
20. The applicant should provide a dustbin at a convenient place accessible for the Panchayat vehicle for collection of garbage.
21. The said Villas should be used for residential purpose only as per the Technical Clearance issued.
22. Adequate storm water network shall be developed to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
23. In case of any cutting of sloppy land or filing of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town & Country Planning Act, 1974.
24. The applicant shall plant one tree for every 100.00 m² of area developed, land scaping on open spaces/tree plantation along roads and in developed plots.
25. The applicant shall obtain prior permission from Tree Officer/Forest Department for proposal involving felling of trees as mandated under section 8 & 9 of Goa Preservation of Tree Act.
26. The Technical Clearance is issued relying on survey plan submitted to this office. In case of any boundary dispute/encroachment if any the same shall be resolved by the applicant with clear demarcation of the boundaries from the Director of Settlement and land record. TCP shall not be held responsible at any point of time as the Technical Clearance order issued is only for planning point of view.

27. 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.
28. The Technical Clearance order issued earlier dated 04/10/2021 stands modified.
29. Necessary dust mitigation measures shall be ensured during the construction and demolition the building by the developers.
30. Engineer who has issued the structural liability certificate shall be accountable along with project proponent for structural safety of the project /buildings.
31. Open car parking spaces shall be developed and effectively utilized for parking purpose.
32. Building shall be designed and constructed in accordance with part IV of the fire Protection of National Building Code of India. The Provisions of firefighting requirements, arrangement and installation such as fire escape staircase etc. shall be mandatory for all building as per part IV of Fire Protection Act and NOC from Fire Department shall be obtained.
33. The Development Permission shall not in any way construct to be a document conforming any or all the following: a) title or interest of the holder of the permission to the relevant land or building or both b) Boundaries of the relevant site for which permission has been obtained. or c) Any easement thereon or there from. d) Structural or Engineering safety or the workmanship of the proposed development.
34. Adequate arrangement shall be made for collection and disposal of solid waste generated within the complex shall arrange to satisfaction of Village Panchayat.
35. The area under road widening shall be deemed to be Public road and shall not be enclosed/encroached.
36. Applicant shall verify the infrastructural requirements such as water supply and power supply before issue of construction license.
37. All the conditions stipulated in the Technical clearance order bearing No. TPB/4772/SANG/TCP-23/698 dated 02/02/2023 from TCP should be strictly followed.
38. 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.
39. The information furnished by the applicant for obtaining the permission for construction of Residential house in Sy. No. 8/10, of Sangolda Village 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 pre-judice to the legal action that may be taken against the applicant.
40. Applicant shall dispose the construction debris at his 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.
41. Applicant shall produce the certificate issued by the concerned PWD officials of designated sites as mentioned in the said Notification dated 07/03/2018.
42. 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.

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. HE HAS PAID THE LICENCE FEES TO THE TUNE OF RUPEES _____ VIDE RECEIPT No. _____ DATED _____.

To,
M/s. K.D.S. Constructions.
(Authorised Signatory Mr. Dheeraj Kohli)
Apt. No. B-107, Devashri Gardens
Provorum, Bardez-Goa.




SECRETARY
VILLAGE PANCHAYAT SANGOLDA
BARDEZ - GOA



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No: TPB/4772/SANG/TCP-23/698

Dated: 02/02/2023

TECHNICAL CLEARANCE ORDER

Ref No: Inward No.8280

Dated: 28/12/2022

Technical Clearance is hereby granted for carrying out the **proposed construction of Residential Villas and Swimming pool** as per the enclosed approved plans in the property Zoned as **Settlement Zone** in **Regional Plan for Goa 2021** situated at **Sangolda** village Taluka Bardez Goa, bearing **Survey No.8 Sub Div. No.10** with the following conditions:-

- 1) Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
- 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 applicant 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 Developer/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.
- 5) The applicant shall obtain Conversion sanad under the Goa Land Revenue Code, 1968, before the Commencement of any development/construction as per the permission granted by this order.
- 6) The Soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
- 7) The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
- 8) Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
- 9) Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
- 10) Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
- 11) In case of any cutting of sloppy land or filing of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town & Country Planning Act, 1974.
- 12) The Ownership and tenancy position as on 2.11.1990 & thereafter of the plot/property under reference shall be verified by the licensing body before issuing the license.
- 13) The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
- 14) Adequate storm water network shall be developed up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
- 15) The said Villas should be used for residential purpose only as per the Technical Clearance issued.

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- 16) Open car parking spaces shall be developed and effectively utilized for parking purpose.
 - 17) The Village Panchayat shall take cognizance of any issue in case of any complaints/ court orders before issue of construction license.
 - 18) 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 to be produced to the village Panchayat.
 - 19) This Technical Clearance order is issued relying on Survey Plan submitted to this office. In case of any Boundary disputes/encroachment if any shall be resolved by the applicant with clear demarcation of boundary stones from Directorate of Settlement and Land Records. This office shall not be held responsible at any point of time, as this Technical Clearance order issued is only from planning point of view.
 - 20) The applicant shall pay Labour cess of 1% of the total cost of construction project to the Commissioner of Labour & Employment and Secretary, Goa Building & other Construction Workers Welfare Board before applying for completion certificate to the Authority.
 - 21) The applicant shall obtain prior permission from Tree Officer/Forest Department for proposal involving felling of trees as mandated under section 8 & 9 of Goa Preservation of Tree Act.
- ❖ The Technical Clearance order issued earlier dated 04/10/2021 stands modified.

NOTE:

- a) This Technical Clearance Order is issued based on the order issued by the Secretary (TCP) vide no.29/8/TCP/2018(Pt.File)/1672 dated 13/08/2018 pertaining to guidelines for processing various applications and based on the order issued by the Chief Town Planner (Planning) vide no.29/8/TCP/2022(Pt.File)/1734 dated 19/07/2022 pertaining to guidelines for processing various applications.
- b) This Technical Clearance Order is issued after obtaining approval from Senior Town Planner (North).
- c) An Engineer who designs the RCC structure, of the project proponent is liable for structural designs and stability of the project, structural liability certificate issued by **Engineer Paresh Gaitonde dtd. 01/12/2022 TCP Reg. No. ER/0057/2010.**
- d) Pursuant to this office assessment order no.TPB/4772/SANG/TCP-23/457 dated 23/01/2023 the applicant has paid additional infrastructure tax of Rs.12,160/- (Rupees Twelve Thousand One Hundred Sixty Only) vide challan No.ITAX /395 dated 24/01/2023.

This order is issued with reference to the applications dated 21/12/2022 from M/s. K. D. S. Constructions.

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENCE PROVIDED THE CONSTRUCTION LICENCE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.


(Zaidev R. Aldonkar)
Dy.Town Planner

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To,
M/s. K. D. S. Constructions
(Authorised Signatory Mr. Dheeraj Kohli)
Apt No.B-107, Devashri Gardens
Porvorim, Brdez-Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of Sangolda,
Bardez Goa.

The permission is granted subject to the provision of Town & Country Planning Act 1974 and the rules & Regulations framed there under.