



VILLAGE PANCHAYAT CORLIM

Tiswadi - Goa
Phone.: 2285855

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Ref. No.: VP/COR/20 /

Date :

CONSTRUCTION LICENSE No. VP/COR/2017-2018/02 dt 02/05/2017

License is hereby granted for carrying out the work of proposed **Construction of Residential Building & Compound Wall (Part)**, bearing Survey No. 135/1, Plot No. 2, as per the enclosed approval plan in the property zoned as settlement (S2) in the outline Development plan, Panaji Goa, situated at Corlim of Tiswadi Taluka in terms of Resolution No. 3(1) taken in the Panchayat meeting dated 28/04/2017 as per the plans in duplicate/triplicate attached to his application under Inward No. 160 dated 25/04/2017, one copy of the plans concerned with the approval note carrying the embossed seal of this Panchayat and duly signed, is returned to the interested party, who shall comply with the following conditions:

1. The applicant shall strictly comply all the conditions imposed in the Development Permission /Order No. TIS/1662/COR/TCP/2017/374, dated 10/04/2017 issued by the Town and Country Planning Department Tiswadi Taluka Office, Kamat Tower, 5th Floor, Patto, Panaji – Goa.
2. The applicant shall strictly comply all the conditions imposed in the NOC No. PHCC/COR/NOC/2017-18/154, dated 20/04/2017, issued by the Health Officer.
3. The applicant shall notify the Panchayat for giving the alignment of the building.
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 materials for construction or earth from excavation or any other construction materials shall be stacked on the public road.
7. The Building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
8. The construction license 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 statement or misrepresentation of any materials passed, approved or shown in the application on which the permit was based.
9. The applicant should construct a separate soak pit in order to derivate in the sewage water.
10. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.




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11. The ventilation pipe of the septic tank should be provided with a mosquito net.
12. 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.
13. The applicant should fix a board at a prominent place whenever the construction is started, including the number, the date and the authority for which license for development work has been granted.
14. All the building material and other rubbish should be cleared from the construction site before applying for the occupancy certificate.
15. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders wherever necessary.
16. The drains surrounding the plot if any should be constructed with RCC and should be covered with removable RCC slabs of sufficient thickness.
17. 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.
18. 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 building will also be permitted.
19. The applicant should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
20. Road widening area shall be asphalted to the existing road level before applying for Occupancy Certificate.
21. Garbage 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.
22. Access up to the entrance of the Building is to be paved and is provided with drainage facilities.
23. Space for parking of vehicles is clearly demarcated on the ground.
24. No Restaurant/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
25. No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
26. All temporary sheds/existing building shown to be demolished in the plan are demolished before applying of Occupancy Certificate.



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27. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
28. All internal courtyards should be provided with drainage outlet.
29. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
30. No soak pit or other structures should come in the road widening area.
31. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
32. 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.
33. No gates shall open outwards on the road.
34. The construction of the compound wall should be as per the approved plan. The applicant shall inform this Panchayat after the completion of the Compound wall.
35. This is subject to affidavit sworn by **Mr. Jeetendra Pathak, Partner of the firm M/s. Aura Builders & Developers.**
36. Drinking water well should be 15 meters away from any soak pit.

The Licensee has paid Rs. 56,600/- (Rupees Fifty Six Thousand Six Hundred Only) towards Construction License fees vide Receipt No. 99/196 dated 02/05/2017.

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 THE PERIOD OF THE VALIDITY OF THE LICENSE.

To,
M/s. Aura Builders & Developers,
Represented by Shri Jitendra Pathak,
G8, Dona Trisha Building,
Dona Paula - Goa.




(**Tukaram J. Naik**)
SECRETARY
VILLAGE PANCHAYAT CORLIM
TISWADI GOA



OFFICE OF THE THE TOWN PLANNER, TOWN & COUNTRY PLANNING DEPT.
TISWADI TALUKA OFFICE, 5th FLOOR, KAMAT TOWER,
PATTO-PANAJI-GOA.

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for proposed **Construction of residential Building & Compound wall (part)** as per the enclosed approved plans in the property zoned as **Settlement (S2)** in the Outline Development Plan, Panaji-Goa and situated at **Corlim** village, bearing Sy.No.135/1 plot no.2 of Tiswadi Taluka with the following conditions:-

- 1) Construction shall be strictly as per approved plans. No change 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 colour 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 this office in writing in appropriate forms.
- 8) Completion certificate has to be obtained from this office 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 filling of low lying land, prior permission of the Chief Town Planner shall be obtained before the commencement of the works as per the provisions of section 17(A) of the Goa Town & Country Planning Act 1974.
- 12) The Ownership of the property shall be verified by the licensing body before issuing of the license.
- 13) All the set back as shown on the site plan shall be strictly maintained.
- 14) The balconies proposed should not be covered in any fashion, which may lead to access FAR.