



Ph :-2550247
Office of the Village Panchayat
CORTALIM-QUELOSSIM
Cortalim - Mormugao - Goa 403 710

Ref. No. VP/CQ/Const/licence/ 42/2016-17/ 2568

Date :22.12.2016

CONSTRUCTION LICENCE

Licence is hereby granted to Mr. Leencio F. V. D'Souza, POA Mr. Tanmay U. Khellkar, Prop. Of M/s masmas Developers, resident of Caranzalem-Goa for construction of Compound wall, building Block A, Block B and Block C as per the enclosed approval plans in the property zoned as settlement situated at Cortalim Village of Mormugao Taluka, under survey No.102/7(part), under approved Technical Clearance Order No.DH/4566/S/MTP/2016/778 dated 06.12.2016 in terms of resolution No.III(4) dtd.15.12.2016 and as per their application under inward No 3297 of V.P. register dated 06.12.2016 and one copy of the plan concerned with the approval note carrying the embossed seal of this panchayat, duly signed, is returned to the interested party who shall comply with the following conditions:

1. The applicant shall strictly comply with all the conditions imposed in the Development Permission order No. DH/4566/S/MTP/2016/778 dated 06.12.16 issued by Town and Country Planning Department, Vasco da Gama.
(b) Infrastructure tax paid vide challan No 82/infra tax/MTP/2016 dtd 28.11.2016
(c) as per the valuation report obtained and submitted to this office from registered Architect/Engineer/Interior Designer, Vidhayaadhar Kakhadkar, of Margao-Goa under registration No SE/0042/2010, the estimate cost of the building works out to be 4,10,94,830-00 (Rupees Four Crore Ten Lakh Ninety Four Thousand Eight Hundred Thirty Only).
(d) All the conditions laid down by the Health Officer of Primary Health Centre, Cortalim, vide their letter No.PHCA/Cort/NOC/Const/2016-17/1172 dated. 22.12.2016 should be strictly maintained & adhered to by the applicant.
(e) To obtain water availability certificate from PWD, Vasco at the time of occupancy
(f) The applicant shall notify the panchayat for giving the alignment of the building
(g) Conversion for use of land(conversion sanad) No AC-II/SG/CONV-49/2009 dated 21.09.2010 issued by Additional Collector, South-Goa, Margao.
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. 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 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.
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 20 meters away from any 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, whenever 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 licence 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 wherever 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.
15. The applicant should gift the road widening area to the Village Panchayat before applying for occupancy certificate, if the applicant has utilized the extra FAR in lieu of the road widening affecting the plot.

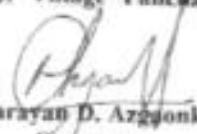
16. The applicant should plaster and paint the building internally as well as externally before applying for Occupancy Certificate. Exposed brick/laterite/concrete/stones/ashlars masonry finish to building will also be permitted.
17. Disposal of garbage should be looked by the construction licence holder, site for 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.
18. The applicant should provide a dustbin at a convenient place accessible for the panchayat vehicle for collection of garbage.
19. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
20. Garages and parking areas shown in the approved plan shall be strictly used for parking purpose only and should be easily accessible to vehicles. No commercial activities should be allowed in these areas.
21. Access up to the entrance of the building is to be paved and to be provided with drainage facilities.
22. Space for parking of vehicles to be clearly demarcated on the ground.
23. No restaurants/bars will be permitted in the shops unless a separate soak pit is provided besides conforming to the rules in force.
24. No commercial activities will be permitted in the shops unless a separate permission is obtained from the panchayat.
25. All temporary sheds/existing buildings which are not shown in the plan to be demolished before applying for Occupancy Certificate.
26. Fire escape staircase, if applicable shall be constructed as indicated in the approved plans.
27. All internal courtyard should be provided with drainage outlet.
28. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
29. No soak pit or other structures should come in the road widening area.
30. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
31. The construction of compound wall should not obstruct any pathway or any public access. The applicant shall make necessary arrangement for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose. No gates shall open outwards on the road but shall open inwards only.
32. Drinking water well should be 20 meters away from any soak pit.
33. The construction licence shall be revoked.
 - (a) If the construction work is not executed as per plans approved and statements therein.
 - (b) 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.
 - (c) If any dispute arises with respect to traditional access, Mundcari issue & Tenancy issue at any stage.

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 VALIDITY OF THE LICENCE.

Beginning from today the applicant has paid the respective construction licence fees to the tune of Rs.2,05,530-00 (Rupees two lakh five thousand five hundred thirty only) by receipt No.04/02 dated 22.12.2016.

This carries the embossed seal of this Panchayat Office of Village Panchayat Cortalim-Quelossim.




(Narayan D. Azgionkar)
Secretary
V.P. Cortalim-Quelossim

To,
Mr. Leoncio F. V. D'Souza
POA Mr. Tanmay Ulhas Kholkar
Prop. of M/s Manas Developers,
Caranzalem-Goa