



**APPENDIX - C4**  
**Village Panchayat Building Licence**  
**VP/AB/22-23/02**  
**Village Panchayat of Aquem – Baixo**

**CONSTRUCTION LICENCE**

Licence is hereby granted for carrying out the **Proposed Construction of residential cum commercial building and compound wall** as per the enclosed approval plan/plans in the property zoned as SETTLEMENT in the ODP and situated at **AQUEM - BAIXO** Village bearing Survey No. **25/8-G** of Sub-division. --- PTS No. ---/ Plot No. --- With the following conditions:-

- 1) The applicant shall strictly comply all the conditions imposed in the Technical Clearance Order **TPM/33587/const./Aquem/25/8-G/2022/1184** dated **11/03/2022** issued by the Town and Country Planning Department, Margao.
- 2) The applicant shall notify the Panchayat for giving the alignment of the building.
- 3) The Construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
- 4) All RCC/Structural work shall be designed and supervised by the Engineer who has signed the structural Liability Certificate submitted to the Panchayat.
- 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 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) The applicant should construct a separate soak pit in order to derivate in the sullage water.
- 9) Any soak pit should be constructed at a minimum distance of 15 meters away from any well
- 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 licence for development work has been granted.
- 13) All the building material and other rubbish should be cleared from the construction site before applying for the occupancy certificate.
- 14) Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders wherever necessary.

15) The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.

16) 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.

17) 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 buildings will also be permitted.

18) The applicant should provide a dustbin to convenient place accessible for the Municipal 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 purposes only and should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.

21) Access up to the entrance of the building is to be paved and is provided with drainage facilities.

22) Space for parking of vehicles is 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 this Panchayat.

25) All temporary sheds/Existing buildings shown to be demolished in the plan are demolished before applying for occupancy certificate.

26) Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.

27) All internal courtyards 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 arrangements for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose.

32) No gates shall open outwards on the road.



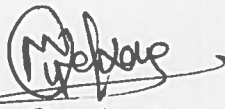
- 33) The construction of the compound wall should be as per the approved plan. The applicant shall inform this council after the completion of the compound wall.
- 34) Drinking water well should be 15 meters away from any soak pit.
- 35) NOC from Health to be obtained before starting the construction.
- 36) Compost pit is to be Constructed at the site and to be maintained regularly for the disposal of Bio-degradable Garba
- 37) 1. Where a low or medium voltage (Voltage upto 650 volts) overhead line passes above or adjacent to or terminates on any structure, the minimum clearances from any accessible point on the basis of maximum sag shall be observed:
- a. For any flat roof, open balcony, verandah and lean to rood:
1. Vertical clearance of 2.439 meters from the highest point when line passes over the structure.
  2. Horizontal clearance of 1.219 meters from the nearest point when line passes adjacent the structure.
- b. For pitched roof.
1. Vertical clearance of 2.439 meters immediately under the lines when line passes over the structure.
  2. Horizontal clearance of 1.219 meters from the nearest point when line passes adjacent the structure.
2. Where a High or Extra-High voltage (11KV and above) overhead line passes above or adjacent to a structure it shall have on the basis of maximum sag, a vertical clearance above the highest part of the building immediately under such line, of not less than:
- a. For voltage level 11KV upto 33KV-3.658 meters.
  - b. For voltage level above 33KV-3.658ltrs-0.305 mtrs for every additional 33KV or part thereof.

THIS LICENCE IS VALID FOR THREE YEARS UPTO 02/05/2025 RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THIS LICENCE.

He/she has paid the respective fees the tune of **Rs. 41170/-** by receipt **No.294/82** Dated **02/05/2022** The Construction Licence is issued in pursuance of Resolution No. 3(3) dated 13/04/2022.

This Construction licence is issued on **02/05/2022.**

For  
Village Panchayat of Aquem – Baixo

  
(Mohan Gaonkar )  
SECRETARY  
V P. AQUEM - BAIXO

To  
M/S TRISHA DEVELOPERS  
H.No.139, Patel House,  
Aquem, Salcete - Goa..

Copy to:-  
a) Senior Town Planner, TCP Margao.