



VILLAGE PANCHAYAT TIVIM

BARDEZ – GOA

PH:- 2298595

No. VP/TIV/BAR/ F.8 /2025-26/342

Date: 5/05-2025

CONSTRUCTION LICENSE

Mr. ANURAG RAMESHCHANDRA GUPTA & NAYAK ENTERPRISES R/o Porvorim, Goa, is hereby granted permission for **CONSTRUCTION OF RESIDENTIAL BUNGALOW, BUILDING & SWIMMING POOLS** in survey no. 302/39-A, situated at Tivim, Bardez, Goa, in terms of resolution no. X(13), taken in the Panchayat Meeting dated 29-04-2025.

1. The applicant shall strictly comply all the conditions imposed in the Development Permission/Order NO.TPB/10578/TIV/TCP/2025/3724 dated 23-04-2025 Issued by the Town and Country Planning Department Mapusa.
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 works 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 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 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 meteres 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 license for development work has been granted.
13. All the building material and other rubbish should 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 overflow pipes. The tanks should be provided with access ladders wherever necessary.
15. Gradient of the ramps to the stilt floor parking should not exceed 1:6.
16. 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 this Authority.

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17. The drains surrounding the plot is any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
 18. 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.
 19. 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.
 - 20.18. 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 & Road widening area shall not be encroached .
 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 upto 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 confirming to the rules in force.
 24. All Temporary sheds/Existing buildings shown to be demolished in the plan are demolished before applying for occupancy certificate.
 25. Fire Escape staircase, is 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 structures 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 openings in the compound wall for the purpose.
 31. Internal road shall be developed effectively.
 32. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
 33. Existing trees shall not be cut without prior permission from competent authority.
 34. Gradient of the ramps to the parking should not be exceed 1: 6.
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35. All the setbacks mentioned in the site plan should be strictly maintained.
36. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
37. The adequate arrangement for collection and disposal of solid waste generated within the Complex shall be arranged to the satisfaction of Village Panchayat.
38. 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 at his own expenses.
39. Applicant shall produce the certificate issued by the concerned PWD officials of designated sites as mentioned in the said Notification dated 07-03-2018.
40. 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 license issued to the Applicant shall be withdrawn/cancelled.
41. Open Parking area should be effectively developed.
42. Stilt Parking floor area proposed in the bungalow shall be used for the parking of vehicle only and it shall not be changed for any purpose at any point of time.
43. 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.
44. No plantation of trees/plants are allowed outside the compound wall of the Residential Building
45. Applicant shall make his own arrangement of water requirements for swimming pool.
46. Sale Deeds shall be executed only after obtaining occupancy certificates, by mentioning the correct house number registered on V.P. house tax records.
47. Occupancy certificate should be taken from this office after completion of work of Construction of Residential Bungalow, Building & Swimming Pools .

THIS LICENSE IS VALID FOR A PERIOD OF Three YEARS FROM THE DATE OF THE ISSUE OF THIS LICENSE RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENSE From 05/05-2025 to 04/05-2028.

He has paid Rs. 4,17,830/- (Rupees Four Lakhs Seventeen Thousand Eight Hundred Thirty Only) as construction license fees & Labourcess of Rs. 8,35,540/- Rupees Eight Lakhs Thirty Five Thousand Five Hundred Forty only) & Rs.2,000/- (Rupees Two Thousand Only) as land tax paid vide receipt no. 914/11, dated 05/05/2025

This carries the embossed seal of this Panchayat Office Tivim.



(Mr. Dhiraj Govekar)
Secretary
Village Panchayat Tivim.

Copy to: The Town Planner Town & Country Planning Dept., Mapusa, for information.