

Village Panchayat Building Licence

VILLAGE PANCHAYAT OF XELDEM
TILAMOL, QUEPEM GOA

CONSTRUCTION LICENCE

No. VP/X/Const.licence/^{2018-19/93}~~H-12~~

Date: 27 / 04 / 2018

Licence is hereby granted to NIRMAL ESTATES
 r/o. TILAMOL, QUEPEM GOA Goa, for carrying out the construction of
 Bungalow/Residential House/Compound wall in terms of Resolution No.
4-1 dated 27/04/2018 and as per the
 enclosed approved plan in the property zoned as Settlement Zone as per the
 Regional Plan for Goa 2011 and situated at Xeldem, Sirvoi Village of
 Quepem Taluka bearing Survey No. 136/12-B-28 with the
 following conditions: -

1. The applicant shall strictly comply all the conditions imposed in the Technical Clearance Order issued by the Deputy Town Planner, Town and Country Planning Department Quepem bearing No. Tpe/Qpm/5469/Xeldem/136/12-B-28/2018/527 dated 25/04/2018
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 the 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/WCs to the sewerage line
12. The applicant should fix a board at a prominent place whenever the construction o 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 oyer flow pipes. The tanks should be provided with access ladders whenever 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 building will also be permitted.
18. The applicant should provide a dustbin at a convenient place accessible for the Municipal/Panchayat vehicle for collection of garbage.
19. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
20. Garage 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 confirming 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 structure 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 to the road.
33. The construction of the compound wall should be as per the approval plan. The applicant shall inform this Panchayat after completion of the compound wall.
34. Drinking water well should be 15 meters away from the soak pit.

THIS LICENCE IS VALID FROM A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THE LICENCE. RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.

The owner has paid the licence fees amounting Rs. 35,550/-
 [Rupees thirty five thousand five hundred & fifty only]
 vide receipt No. 119/33 dated 03/05/2018



[Signature]
SARPANCH
VILLAGE PANCHAYAT
XELDEM

[Signature]
 Secretary
 Village Panchayat of Xeldem

SECRETARY
VILLAGE PANCHAYAT
XELDEM

To,
Normal Estates,
Talam, Kupem - Goa.