

CONSTRUCTION LICENCE

YEAR – 2025-26

DATE: 22/04/2025

Construction licence No. VP/SJA/2025-26/01 dtd 22/04/2025

Licence is hereby granted for carrying out the



(a) Proposed : Construction of Residential Complex with Shops,

as per the enclosed approved plans in the property zoned as **Settlement Zone** in **Regional Plan for Goa 2021** and situated in **Sao Jose de Areal** Village bearing Survey No. **288/70** of Plot No. **---** of approved sub-division reference No. **-----** dated **-----** vide Order No.: **Panchayat Appeal No. BDOS-I/66(2)/03/2025** dated **20/03/2025** of the Panchayat Meeting with the following condition:-

1. To limit himself/herself to the plans approved and statement therein.
2. The construction shall be as per plans approved by this panchayat and conditions imposed on it.
3. To inform the panchayat after excavation and before laying of plinth level.
4. To inform the panchayat when the construction has been completed up to plinth level.
5. To inform the panchayat as soon as the construction is completed.
6. Not to inhabit the building without the prior permission of this panchayat.
7. To abide by the other related provision in force.
8. That building or construction is carried out as per the alignment given and the plinth level fixed by the panchayat.
9. The construction licence shall be revoked.
 - a) If the construction work is not executed as per the plans approved and statements Therein.
 - b) Wherever there is any false statement or any misrepresentation of any material/ Wrongplans/Calculations/documents in any incorrect or wrong at any stage.
- 10) The applicant shall strictly comply all the conditions imposed in the Order No. **FPM/35101/288/70 /SJDA/2024/7710 dated 09/10/2024 and vide Clarification No. TPM/35849/ SJDA/ 73/5-A/2024/7653 dated 08/10/2024** issued by the Town & Country Planning Department, Margao-Goa.
- 11) The applicant shall notify the Panchayat for giving the alignment of the building.
- 12) The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
- 13) All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Panchayat.
- 14) No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads.
- 15) The Building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
- 16) 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.
- 17) The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
- 18) The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
- 19) The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
- 20) 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.
- 21) No gates shall open outwards on to the road.
- 22) 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.

..... Other conditions continued on page No.2.....

- 23) Not to engage Labourers for any construction/building work unless they are screened for malaria and posses health cards. These cards are to be renewed regularly every 3 months. Also arrangement should be done to get their blood tested immediately in case of fever and ensure that full treatment is taken consultation with NVBDCP programme.
- 24) Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic proposes, proper sanitary conditions including toilet facilities.
- 25) To fill the pits, ditches water pools etc. to avoid stagnation and to ensure no Mosquito breeding sites in an around especially in unused item like tyres, bottles, Tins etc.
- 26) Drains/Nallahs to be maintained clean around the site so that there is no block-ade to flow of water. The gradient should be proper for drainage/flow and also proper cleaning of water should be done.
- 27) No gates shall open outwards on to the road.
- 28) The construction of the compound wall, if any should be as per the approved Plan. The applicant shall inform this Panchayat after the completion of the Compound wall.
- 29) The waste generated during the Course Construction/repairs renovation etc. shall be disposed off by the applicant/s in a scientific manner without harming the Environment in its own property.
- 30) The information furnished by the applicant for obtaining the permission for Construction of Compound wall if found to be false at later stage, or if the condition stated herein above are not complied with, the Permission issued shall be liable to be withdrawn without pre-judice to the legal action that may be taken against the applicant.
- 31) Applicant shall dispose the construction debris at his/her own level/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.
- 32) Applicant shall produce the certificate issued by the concerned PWD officials of designated sites as mentioned in the said Notification dated 07/03/2018.
- 33) Failing to comply clause (46) and (47) 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 licence issued to the Applicant shall be withdrawn/cancelled.
- 34) **Construction shall be strictly as per the approved plans No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.**
- 35) 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.
- 36) The Developer/applicant should display a sign board of minimum size 1.00mts. x 0.50mts. With writing in black colour on a white background at the site, as required under the Regulations.
- 37) The construction of compound wall shall not amount to blocking of any natural water course/drain and adequate number of openings in the compound wall shall be made for smooth flow of water.
- 38) The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms
- 39) Completion certificate has to be obtained from this Authority before applying occupancy Certificate from the licensing authority.
- 40) Strom water drain should not be constructed along the boundry of the effected plot abutting to the road.
- 41) Adequate Utility space for the dustbin, transformers etc. should be reserved with in the plot area.
- 42) In case of any cutting of sloppy land filling of low lying land, are involved, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town and Country Planning Act, 1974.
- 43) All condition imposed by Town & Country Planning Department, South Goa District Office, Margao-Goa vide Technical Clearance Order No TPM/35101/288/70 /SJDA/2024/7710 dated 09/10/2024 and vide Clarification No. TPM/35849/ SJDA/ 73/5-A/2024/7653 dated 08/10/2024.
- 44) Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80mts, and along the boundary abutting on a street upto a height of 1.50 mts only which shall be of closed type up to a height of 90cm. only and open type above that height.



- 45) Along the intersections of streets no compound wall shall be raised to a height of more than 1.0mts from the crown of the road for a length of 9.0mts from the intersections corner of the plot, on both sides of the plot
- 46) Along the intersections of streets no compound wall shall be raised to a height of more than 1.0mts from the crown of the road for a length of 9.0mts from the intersections corner of the plot, on both sides of the plot.
- 47) In case of road interaction the construction of compound wall should be carried out in a smooth curve of 3.00mts radius for roads upto 10.0mts R/W and that of 5.00mts radius for roads above 10.00mts R/W.
- 48) The setbacks shown on the site plan shall be strictly maintained.
- 49) The area under road widening shall be deemed to be public road and shall not be enclosed/encroached. Affidavit/undertaking in this regard shall be sworn before the Village Panchayat/PWD as the case may be on stamp paper of Rs. 100/-.
- 50) 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 to be produced to the Village Panchayat (as the case may be).
- 51) This licence issued upon Tichnical Cleatance is issued on the basis of grant of additional FAR of 20 & additional height of 2.50mts from prevailing unitof 60 and 9.00mts respectively vide Note no. 36/1/TPC/503/Meeting-9)07062024/2024/2349 dtdv. 20/06/2024.
- 52) The Labourers/Industrial workers are required to be screened and should posses health cards, sanitary card, etc. The labour contractor engaged should be registered with the Labour Department.
- 53) Labourers working on construction site must compulsorily wear face mask while working.
- 54) As per the approved plan from centre of the road 3.00 mtrs to tar it, and therein construction of drainage.

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

Beginning from today He/She had paid the respective tax/fees the tune of Rs. 1,27,100/- (Rupees One Lakh Twenty Seven One Hundred Only)

By Receipt No. 404/23 Dated 22/04/2025.

Labour cess paid an amount of Rs. 2,54,100/- vide receipt No. 404/24 dated 22/04/2025.



Secretary,
V.P. Sao Jose de Areal.

To,
Shri. Sandip N. Naik,
C-407, Osia Commercial Arcade,
SGPD Market complex,
Margao-Goa.