

VILLAGE PANCHAYAT PENHA DE FRANCA

BRITONA B A R D E Z - G O A, Ph.: Nos.: 2417822

Ref. No. VP/PDF/044 /19-20 /1267/11

Dated 09/08/2019

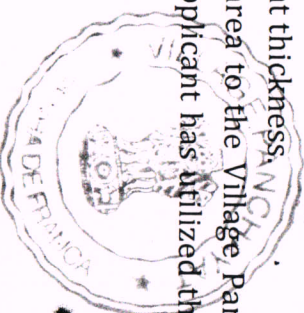
CONSTRUCTION LICENCE

Licence is hereby granted to you in pursuance of Resolution No. III(2) duly approved by the Village Panchayat of Penha De Franca in its meeting held on date 31/07/2019 for carrying out the -

- (a) Construction of residential buildings, compound wall and society house in the property bearing Sy. No. 181/1 (Part B) at Coelho Wada, Penha de Franca.
(b) Land sub-division (Provisional/Final)

subject to the following conditions :-

1. The applicant shall notify the Panchayat for giving the alignment of the building.
2. The construction should maintain the minimum prescribed horizontal and vertical clearances 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 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.
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 15 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, when 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 labs of sufficient thickness.
15. 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.



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16. The applicant should plaster and paint the building internally as well as exterior before applying for Occupancy certificate. Exposed rock/laterite/concrete/st ashlar masonry finish to buildings will also be permitted.
17. The applicant should provide a dustbin at a convenient place accessible for Panchayat vehicle for collection of garbage.
18. Road widening area shall be asphalted to the existing road level before applying occupancy certificate.
19. Garages and Parking areas shown in the approved plan shall be strictly use Parking purposes only and should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.
20. Access up to the entrance of the building is to be paved and is provided drainage facilities.
21. Space for parking of vehicles is clearly demarcated on the ground.
22. No Restaurants/Bars will be permitted in the shops unless a separate soak provided besides confirming to the rules in force.
23. No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
24. All Temporary sheds/Existing buildings shown to be demolished in the plan demolished before applying for Occupancy certificate.
25. Fire Escape staircases, if applicable shall be constructed as indicated in 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 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 by continuous sheet fencing either of or metal during the construction period.
30. The construction of compound wall should not obstruct any pathway or any access. The applicant shall make necessary arrangements for smooth flow of water by keeping adequate openings in the compound wall for the purpose.
31. Storage of water should be done in such a way that mosquito breeding doesn't Place either by introducing fish in the tanks/wells or properly covering the drums/plastic tanks etc. or by observing dry day once a week.
32. Overhead tanks/sumps are provided with mosquito proof lids and other fittings without any hole for the entry of mosquitoes. Outlet is to be covered with muslin/wire mesh. Ladder for inspection of the tank to be installed if required.
33. Curring water collections should be treated with anti-Larval chemicals by builders/contractors.
34. Not to engage Labourers for any constructions/building work unless they are Screened for malaria and possess health cards. These cards are to be renewed regularly every 3 months. Also arrangement should be done to get their blood immediately in case of fever and ensure that full treatment is taken in consultation with NVBDCP programme.
35. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic purposes, proper sanitary conditions including latrine facilities.




1. To fill the pits, ditches water pools etc to avoid stagnation and to ensure n mosquito breeding sites in and around specially in unused item like tyres, bottles tins etc.
2. Drains/ Nallahs to be maintained clean around the site so that there is no blockad to flow of water. The gradient should be proper for drainage/flow and also proper cleaning of water should be done.
3. The Health units at the respective levels should be involved in the planning process.
4. No gates shall open outwards on to the road.
5. 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.
6. Drinking water well should be 15 meters away from any soak pit.
7. All the conditions stipulated in the Technical clearance order bearing no **TPB/4815/PDF/TCP-18/5583** dated **24/12/2018** from TCP should be strictly followed.
8. All the conditions stipulated in the NOC bearing no. **PHCP/NOC/2019-20/35** dated **28/05/2019** from the Primary Health Centre, Porvorim should be strictly followed.
9. The Waste generated during the Course Construction/repair renovation etc. shall be disposed off by the applicant/s in a scientific manner without harming the environment in its own property.
10. The information furnished by the applicant for obtaining the permission for **residential buildings, compound wall and society house in the property bearing Sy. No. 181/1 (Part B) at Coelho Wada, Penha de Franca.**
11. if found to be false at later stage, or if the conditions Stated herein above are not complied with, the Permission issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

THIS 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. HE /SHE HAS PAID THE LICENCE FEE TO THE TUNE OF RUPEES **Rs. 2,35,820.00** VIDE RECEIPT NO. 22/1150 DATE 09-8-2019

This carries the embossed seal of Panchayat office of Village Panchayat Penha De Franca.




(Rupesh Halarankar)
Secretary
V. P. Penha De Franca.

To,
Oswald de Melo (POA)
C/o. Classic Squares Realty Pvt. Ltd,
Morodm, Mapusa, Bardez Goa.