



**OFFICE OF THE VILLAGE PANCHAYAT
BETODA NIRANKAL CONXEM CODAR**

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Ref. No. VP/BNCC/Const. Licence/ 14 /2025-26/ 2206

Date:15 /01/2026

CONSTRUCTION LICENCE

Construction Licence is hereby granted to Mrs. Nikita Sudesh Gadkar R/o. Flat No. 601, Dukle Heaven IV, Taleigao, Panaji Goa, for CONSTRUCTION OF RESIDENTIAL CUM COMMERCIAL BUILDING (REVISED) in Survey No. **153/1-B, Plot No.8** situated at Bethora Village Ponda Taluka Goa. Applications vide Inward No. 2283 dated. 23/12/2025. Resolution No. 3(4), meeting dated. 26/12/2025.

CONSTRUCTION OF RESIDENTIAL CUM COMMERCIAL BUILDING (REVISED) as per the enclosed approved plans in the property zoned as settlement Zone, VP-1, FAR – 80 % as per Regional Plan for Goa 2021 situated at Betora Village bearing Sy. No. 153/1-B. Plot No.8 of approval No. TPP/238/Const/Bethora/153/1-B/8/2024-25/3586 dated. 04/12/2025, with the following conditions:-

1. The applicant shall strictly comply all the conditions imposed in the approval / Order No. TPP/238/Const/Bethora/153/1-B/8/2024-25/3586 dated. 04/12/2025, issued by the Town Planner, planning and Development Authority/ Technical Clearance order issued by the Town and Country Planning Department Ponda.
2. The applicant should 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 stocked on the public road.
6. The house 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 savage 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 pipe lines 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 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 bricks / laterite /concrete/stone ashlon's masonry finish to building will also be permitted.

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 road level before applying for Occupancy certificate.
20. Garages and parking area 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 court yards should be provided with drainage outlet.
28. The applicant should maintain all existing natural drains in the plan 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. For leveling of Plot exceeding the limit, approval of TCP to be obtain.
32. Drinking water well should be 15 meters away from any soak pit.
33. 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.
34. Applicant shall produce the certificate issued by the concerned PWD officials of designated site as mentioned in the said Notification dated 07/03/2018.
35. Failing to comply clause (a) & (b) the penalty will be imposed to the applicant at the rate of 0.5% on the total cost of the project & also the construction licence issued to the applicant will be withdrawn/Cancelled.

THIS LICENCE IS VALID FOR A PERIOD OF ~~One/Two~~THREE YEAR FROM THE DATE OF ISSUE OF THIS LICENCE / RENEWAL / IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.

.Applicant has paid the respective fees the tune of Rs.. 20550/- (Rupees Twenty Thousand Five Hundred Fifty Only) by receipt No. 591/64, Dated: 15/01/2026

This carries the embossed seal of this Panchayat, Office of Village Panchayat Betoda Nirankal Conxem Codar Ponda Goa.

Date: 15/01/2026
Place :Betoda Goa



(Mr. Ashish A. Naik)
SECRETARY
V.P. Betoda Nirankal
VILLAGE PANCHAYAT B.N.C.C.
Conxem-Codar, Ponda, Goa

To,
Mrs. Nikita Sudesh Gadkar
R/o. Flat No. 601, Dukle Heaven IV,
Taleigao, Panaji Goa Ponda Goa.