



Ph. 0832 2786283
Office of Village Panchayat
CURTORIM
Salcete-Goa. 403709

Email: curtorimpanchayat@gmail.com

Website: www.curtorimpanchayat.com

CONSTRUCTION LICENCE

No. VPC/2017-18/16

Date: 16 /11/2017

Licence is hereby granted to you in pursuance of Resolution No. 3(5) duly approved by the Village Panchayat Curtorim in its meeting held on 13/11/2017 for carrying out the:

- (a) Construction of **Residential Building at Vagulem Curtorim under Survey No. 448/1-M of Curtorim Village of Salcete Taluka.**

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 numbers, 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 slabs 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.
16. The applicant should plaster and paint the building internally as well as externally before applying for Occupancy Certificate. Exposed rick/ laterite/ concrete/ stone/ ashlar masonry finish to building will also be permitted.
17. The applicant should provide a dustbin at a convenient place accessible for the Panchayat vehicle for collection of garbage.
18. Road widening area shall be asphalted to the existing road level before applying for Occupancy certificate.
19. 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.
20. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
21. Space for parking of vehicles is clearly demarcated on the ground.
22. No Restaurants/Barfs will be permitted in the shops unless a separate soak pit is 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 are demolished before applying for Occupancy Certificate.
25. Fire Escape staircases, if 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. Storage of water should be done in such a way that mosquito breeding doesn't take place either by introducing fish in the tanks/wells or properly covering the iron drums/plastic tanks etc or by observing dry day once a week.
32. Overhead tank/sumps are provided with mosquito proof lids and other pipe fitting without any hole for the entry of mosquitoes. Outlet is to be covered by muslin/wire mesh. Ladder for inspection of the tank to be installed if required.
33. Curing water collection should be treated with anti larval chemicals by the builders/contractors.
34. Not to engage labourers for any construction/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 tested 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 proposes, proper sanitary conditions including toilet facilities.
36. To fill the pits, ditches water pools etc to avoid stagnation and to ensure no mosquito breeding sites in and around specially in unused item like tyres, bottles, tins etc.
37. Drains/Nullahs to be maintained clean around the site so that there is no blockade to flow of water. The gradient should be proper for drainage/flow and also proper cleaning of water should be done.
38. The health units at the respective levels should be involved in the planning process.
39. No gates shall open outwards on to the road.
40. 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.
41. Drinking water well should be 15meters away form any soak pit.
42. All the conditions stipulated in the Technical clearance order bearing No. 29703/Curt /448/1-M/A/4261 dated 30/10/2017 from TCP should be strictly followed.
43. All the conditions stipulated in the Technical clearance order bearing No. PHCC/NOC/2017-18/1131 dated 2/11/2017 from Primary Health Centre Curtorim should be strictly followed.
44. The Waste generated during the Course Construction/repair renovation etc. shall be disposed off by the applicant in a scientific manner without harming the environment in its own property.
45. The information furnished by the applicant for obtaining the permission for construction of Residential Building if found to be false at later stage, of if the conditions 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.

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 fees to the tune of Rs, **39,410/-** (Rupees thirty nine thousand four hundred ten only) vide Receipt No. **23/32** dated **16/11/2017**

This carries the embossed seal of Panchayat Office of Village Panchayat Curtorim.



W. Amankar
SECRETARY
V.P.CURTORIM.

To.
Shri Ameya Suresh Dessai,
Flat No. A1-3, Supreme Park,
Behind Power House Aquem Alto,
Margão – Goa.



OFFICE OF THE SENIOR TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT,
SOUTH GOA DISTRICT OFFICE,
OSIA COMMERCIAL ARCADE, 4TH FLOOR 'B' WING
MARGAO-GOA.

REF:- TPM/ 29703/CURT/448/1-M/17/426/ DATE:- 30/10/17

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the work of proposed construction of : **residential building** as per the enclosed approved plans in the property zoned as **Settlement Zone in Regional Plan for Goa 2001 and 2021** and situated in survey no. **448** sub.division. **1-M** of **Curtorim** Village of **Salcete Taluka** with the following conditions:-

1. 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.
2. 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.
3. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
4. 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.
5. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before the commencement of any development/construction as per the permission granted by this order.
6. The soak pit should not be located within a distance of 15.00meters from any existing well in the surrounding area.
7. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
8. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
9. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
10. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
11. In case of any cutting of sloppy land or 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.

Contd/-

12. The Ownership of the property shall be verified by the licensing body before issuing the licence.
13. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.
14. 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 1.50mts only which shall be of closed type up to a height of 90cm. only and open type above that height.
15. 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.
16. In case of road intersection 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
17. As regards complaints, pertaining to encroachments, Judicial orders/directive and other legal issues, the same may be verified and confirmed by the concern Village Panchayat before issuing licence.
18. The set backs shown on the site plan shall be strictly maintained.
19. The Village Panchayat shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.
20. 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/-
21. Necessary garbage bin shall be provided within the premises at suitable location and also made necessary arrangement for dispose of garbage collected in consultation with local authority.
22. The stilt parking area shall be strictly used for parking of vehicles for residents of building only and not for any other use panchayat shall ensure about the same.
23. Shop shall be strictly used for soft commercial purpose only.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 28/09/2017 RECEIVED FROM **AMEY SURESH DESSAI**

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENCE, PROVIDED THE CONSTRUCTION LICENCE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.

To,
Amey Suresh Dessai,
Flat No. A1-3 Supreme Park,
Behind Power House, Aquem,
Alto Margao- Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of **Curtorim**,
MK/-

(R. M. Bokkar)
Town Planner



Government of Goa,
Directorate of Health Services,
Primary Health Centre,
Curtorim- Goa. Pin: 403709
PHNo: Office 2786206
Email id. phccurtorimabc@gmail.com

No.PHCC/NOC/2017-18/ 1131

Date: 02/11/2017

Sub: - NOC from Sanitary Point of view for proposed construction of residential building.

Sir/Madam,

With reference to your letter No: Nil dated: 01/11/2017, requesting to issue N.O.C for proposed construction of residential building. I am to inform you that there is NO OBJECTION from sanitary point of view for the above said construction. As enclosed approved plans Technical Clearance Order Ref No.TPM/29703/Curt/448/1-M/A/4261 dated 30/10/2017, in the property zoned as settlement zone in regional plan for Goa 2001 and 2021 and situated in survey No. 448 sub division 1-M, of Curtorim village, Salcete Taluka,

Subject to the following conditions: -

1. Cleanliness is maintained in and around the construction sites.
2. The capacity size of the ST/SP construction should be for 30 person's capacity of ST/SP, the minimum distance in respect to soak pit/septic tank from the well should not be less than 15 meters.
3. No health hazard or any other environmental pollution is created in the surrounding area.
4. The owner/contractor shall co-operate with the Health Authorities whenever they visit the site for sanitary inspection.
5. This office is not responsible for any court litigation as regards to the ownership and that of the construction.
6. Health cards should be available at the site and be produced to the Health Staff on demand and builder shall take necessary anti - larval measures at the construction sites.
7. The NOC from the office shall be obtained before occupying the premises.
8. N.O.C/licence from the concerned authorities should be obtained.

The NOC issued is liable to be withdrawn if the conditions stipulated above are not complied with.

✓ To,
Mr. Amey Suresh Dessai
Flat No. A1-3, Supreme Park,
Behind power house, Aquem, Alto, Margao-Goa.



HEALTH OFFICER

11/11/17
HEALTH OFFICER
PRIMARY HEALTH CENTRE
CURTORIM, GOA

Copy to,

1. The Secretary, Village Panchayat, Curtorim, Salcete-Goa.
2. Office Copy.
3. G/F

Application under Section 32
Sub-section (1) of Goa Land
Read Revenue Code, 1968.

No. LRC/UDHV/433/87
Government of Goa, Daman and Diu
OFFICE OF THE S.L.O.,
Sub-division, Margao.
Dated:

SANAD SCHEDULE-11

[See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land
and non-agricultural Assessment) Rules, 1969]

Whereas an application has been made to the Collector of Goa (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under Section 32 of the Goa, Daman and Diu Land Revenue Code, 1968 (hereinafter referred to as "the said Code" which expression shall, where the context so admits include the rules and orders thereunder) by Shri/Smt 1. Cristino Raikar/P/A
of as shown in the enclosed Appendix 11. 2. Inacio A. Coutinho

... being the occupant of the plot registered under Curtorim & St. Jose know as
" da Areal " situated at da Areal registered

under No. 449 & 28 (hereinafter referred to as "the applicant" which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the said plot described in the Appendix I hereto, forming a part of S.no. 449/Part of Village Curtorim and Survey no. 28 Part of Village St. Jose da Areal Taluka Salcete admeasuring 83.470 square metres be the same a little more or less for the purpose of Residential use only.

Now, this is to certify that the permission to use for the said plots is hereby granted, subject to the provisions of the said Code, and rules thereunder, and on the following conditions, namely:

1. *Levelling and clearing of the land* — The applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted to prevent insanitary conditions.

2. *Assessment* — The applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules thereunder with effect from the date of this sanad.

3. *Use* — The applicant shall not use the said land and building erected or to be erected thereon for any purpose other than residential/Industrial and other non-agricultural purpose, without the previous sanction of the Collector

4. *Building time limit* — The applicant shall within one year from the date hereof, commence on the said plot construction of building of a substantial and permanent description, failing which unless the said period is extended by the Collector from time to time, the permission granted shall be deemed to have lapsed.

5. *Liability for rates* — The applicant shall pay all taxes, rates and cesses leviable on the said land.

6. *Penalty clause* — (a) if the applicant contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(b) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

7. Code provisions applicable — Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.

APPENDIX — I

Length and Breadth		Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES	Remarks
North to South	East to West			North, South, East and West	
1	2	3	4	5	6
108:00	213:00	23176M2	S.No. 448 Part of Village Curtorim	North & South: S.No. 448 East : S.No. 445 West : S.No. 448	
295:25	368	50453M2	S.No. 28 Part of Village St. Jose do Arenal	North, South & West: S.No. 28 East : S.No. 30/1, 2, 4, 8 ?	
122:00	74:00	5853M2	-do-	North, East & West: S.No. 28 South : Road	
62:00	70:00	3996M2	-do-	North : S.No. 28 East : S.No. 28 South : Road West : Village boundary of Davorlim.	

By. S.D. Margo

In witness whereof the Collector of Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and the applicant as per enclosed Appendix 11 H/O Davorlim, Salcete

here also hereunto set his hand this 23rd day of March, 1988.

1. Caetano Raikar

2. Inacio A. Coutinho
(Signature of the applicant)

P/A of as per Appendix 11.

Signature and designation of Witnesses

1. [Signature]
2. Mendonça



[Signature]
(Jenak Dige)
Sub-Divisional Officer,
Sub-Division, Mangao.

Signature and designation of Witnesses

1. M. L. S. Dora
2. Mandao D. Vernekar

We declare that Shri/Smt. as per Appendix 11 r/o Davorlim-Salcete who has signed this Sanad is, to our personal knowledge, the person he/she represents, himself to be, and that he/she has affixed his/her signature hereto in our presence.

1. M. L. S. Dora
2. Mandao D. Vernekar