

OFFICE OF THE VILLAGE PANCHAYAT

MERCES TISWADI GOA.

CONSTRUCTION LICENCE NO: 5 /2024-25 DATED 27/04/2024 VP/MER/113/2024-2

Shri/Smt./Kum. Ryan Bosco De Souza, Toque Real Infratech Pvt Ltd, A-S2, Campal Trade centre Panaji Goa, is hereby granted Licence for proposed Construction of Residential Building, Villa 1 & Villa 2 and Compound wall in the land property bearing Survey No.9/2 , Plot No. A of Morombi O-Pequeno Village in Tiswadi Taluka of Mercus Village. In terms of the resolution No. 03 (02) taken in the panchayat meeting dated. 20/04/2024 as per the plans in triplicate/duplicate attached to his/her application under inward No.2580 dated 23/03/2024 copy of the plans concerned with approval note carrying the embossed seal of this panchayat and duly signed, is returned to the interested party, who shall comply with the following conditions:-

2. The applicant shall strictly comply all the conditions imposed in the Development Permission/Order No.TIS/10694/MOP/TCP/2024/730 on Dated 13/03/2024 issued by the Town & Country Planning Department, Panaji-Goa. NOC from Health Services, Medical Officer, Primary Health Centre, Chimbel Goa vide no. DHS/2024/DHS0901/00033/51 dated 22/03/2024, Structural Liability Certificate issued by Shri. Paresh Gaitonde, Chartered Engineer TCP Reg no. ER/0057/2010.
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 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 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 permit was based.
8. The applicant should construct a separate soak pit in order to derivate in the silage 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/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 and the authority for which the license 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 brick/laterite/concrete/stone/ashlars masonry finish to buildings will also be permitted.
18. The applicant should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
19. Road widening area shall be asphalted to the existing road level before applying for occupancy cert.
20. Garages and Parking areas shown in the approved plan shall be strictly used for parking purposes only & 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 escapes 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.
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. The construction of compound wall should not obstruct any pathway or any public access. In case of Compound Wall, the gates shall be open inwards only and traditional access if any passing through the property shall not be blocked. The applicant shall make necessary arrangements for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose. No Gate Shall be open outwards on the Road.
33. 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.
34. Drinking water well should be 15 meters away from any soak pit.



35. you shall maintain the record of the debris generated at site during the construction and the manner in which it transported to the designated site.

36. conditions imposed in the circular bearing No. 15/22/VP/HC/WPPIL/20/17-18/2104 dated 28/03/2018, issued by the Directorate of Panchayat which are referred to herein after shall be strictly followed, failing which the permission hereby granted is liable to be revoked.

a) Applicant shall dispose the construction debris at his 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.

b) Applicant shall produce the certificate issued by the concerned PWD Officials of designated sites as mentioned in the said Notification dated 07/03/2018.

c) Failing to comply clause a) & b) the penalty shall be imposed to the applicant at the rate of 0.5%

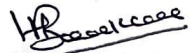
on the total cost of the Project and also the Construction Licence issued to the Applicant shall be withdrawn/cancelled.

37. The demolition debris/construction debris if generated, shall be dumped at the location designated vide Govt. notification dated 07/03/2018 at the own cost & expense of the Applicant.

38. Applicant shall produce the certificate issued by the concerned PWD Officials of the designated sites as mentioned in the said notification. Dtd. 07/03/2018.

THIS LICENCE IS VALID FOR 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. Licence fee is paid Rs. 173155/- vide Receipt No. 618/12 dtd. 27/4/2024.




(Hanumant Borkar)
Secretary.
V.P Mercet