



GOVERNMENT OF INDIA  
MINISTRY OF PANCHAYATS  
GOVERNMENT OF GOA  
PANCHAYAT RAJA

# OFFICE OF THE VILLAGE PANCHAYAT RAJA

P.O. Raia, Salcete, Goa-403720.

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Ref. No.V.P/R/2024-25/03

Date: 20/04/2024

## Building/Construction licence.

The Goa (Regulation of land Development and Building construction) Act, 2008.

The Goa Land Development and Building Construction Regulations, 2010.

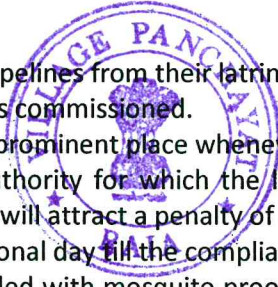
APPENDIX -C4..

M/s. Goldshield Real Estate Pvt Ltd, POA Mr. Animesh Bhattacharya, Mr. Ramchandra Subhash Tople, r/o. H.No. 105/K-9, Amaya Apt, Arlem, Raia, Salcete- Goa proposed Construction of residential villas V 8 to V 14 re-organisation of open club house and open space and revision of villa V-1 and villa V-2 situated at Curra, Raia, as per the enclosed approval plan/plans in the property zoned as settlement in the Regional Plan for Goa 2001 & 2021 and situated in Survey no. 393/2, of Raia Village in terms of resolution No. 3(a)5 adopted in the Panchayat body meeting dated 03/04/2024 based on the Technical Clearance Order No. TPM/33877/const/Raia/393/2/2024/1874 Dated 14/03/2024 issued by the Office of the Town Planner, Town & Country Planning Department, South, Margao - Goa. Copy of the plans concerned with the approval note carrying the embossed seal of this Panchayat and duly signed, is returned to the interested party, who shall comply strictly with the following conditions:

1. The applicant shall strictly comply all the conditions imposed in the Development permission/ Order No. TPM/33877/const/Raia/393/2/2024/1874 Dated 14/03/2024 by the Town Planner, Town & Country Planning Department, South, Margao - Goa.
2. The applicant shall strictly comply all the Conditions laid down by the Primary Health Centre Loutolim in the No Objection Certificate issued vide Letter No. DHS/2024/DHS0901/00025/52 Dated 20/03/2024.
3. The applicant shall notify the Panchayat in writing for giving alignment of the building, any excavation in the ground whether in the property/plot or in the R/W for soak pit, sump, drainage, etc; after excavation and before laying of plinth of foundation and after completion upto plinth level.
4. The construction should maintain the minimum prescribed horizontal and vertical clearance from any overhead electrical line passing adjacent to the construction.
5. All RCC /Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Panchayat.
6. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads, Nulla or Drainages. If found a penalty of Rs.500/- for first day of every additional day Rs.20/- till material is removed.
7. The building should not be occupied unless Occupancy certificate is obtained from the Panchayat. If the building is found occupied without obtaining occupancy certificate penalty will be imposed from the day the building is found occupied or from the date valid construction licence date expires( whichever is early) by calculating twice the prescribed house tax.
8. Occupancy certificate will be issued only after obtaining completion order from the T&CPD, Margao.
9. The name and Signature of the Structural Engineer and the Architect as mentioned in the Structural Stability Certificate and Completion Certificate should be the same as mentioned in the Structural Liability Certificate and Certificate of Conformity with regulations.
10. If there is change in the Architect or Structural Engineer the Construction should be suspended until a new Architect or Structural Engineer is appointed and the same should be intimated to the Panchayat.
11. Infrastructure such as roads and drainages are provided to the said construction site.
12. The garbage handling station consisting of segregation facility and composting unit/machine and Incinerator needs to be installed.
13. The sewerage treatment plant needs to be installed if sewerage connections are not released by the time of occupancy.
14. Adequate arrangements shall be made for collection/disposal of solid and liquid waste such as providing a dust bin and a composting unit at a convenient place accessible for the Panchayat vehicle for collection of dry garbage and disposal of wet garbage respectively.
15. Traditional access if any passing through the property and Traditional rain water flow through the property/plot shall not be blocked.
16. Compliance of section 76-A of the Goa Public Health Act 1985 and Rules 1986 must be strictly followed. Failure to comply will attract section 76-B of the Goa Public Health Act 1985 and Rules 1986.
17. If construction plan is revised, then revised plan approved by the T&CPD should be submitted to this Panchayat along with fresh Valuation Certificate and permission should be taken from the Panchayat.
18. The applicant should construct a separate soak pit in order to derivate in the sullage water.
19. Any soak pit septic tank should be constructed at a minimum distance of 15 mts away from any well and vice versa.
20. The ventilation pipe of the septic tank should be provided with a mosquito net.

Seen by  
[Signature]

SECRETARY  
V. P. RAIA

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21. 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.
  22. The applicant should fix a board at 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. Violation of this condition will attract a penalty of Rs.500/- on the day the construction has started and Rs.20/- for every additional day till the compliance of the above condition.
  23. Water storage tanks shall be provided with mosquito proof lids and overflow pipes. This should be provided with access ladders wherever necessary.
  24. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
  25. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
  26. Drains/Nullahs to be maintained clean around the site so that there is no blockage to flow off water. The gradient should be proper for drainage/flow and also proper cleaning of water should be done.
  27. No soak pit or other structures should come in the road widening area.
  28. The plot boundary should cordoned off by continuous sheet fencing either of wood or metal during the construction period.
  29. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy Certificate.
  30. The waste generated during the course of Construction/repair/renovation, etc shall be disposed off by the applicant in a scientific manner without harming the environment in its own property.
  31. The applicant should gift the road widening area to the Village Panchayat before applying the Occupancy Certificate if the applicant has utilized the extra Far in lieu of the road widening affecting the plot.
  32. Road widening area shall be asphalted to the existing road level before applying for Occupancy Certificate.
  33. The applicant should plaster and paint the building internally as well as externally before applying for Occupancy certificate. Exposed brick/laterite/stone as final finish to the buildings will also be permitted.
  34. All temporary shed/Existing building shown to be demolished in the plan are to be demolished before applying for Occupancy Certificate.
  35. All setbacks as shown on the site plan shall be strictly maintained.
  36. 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.
  37. Access up to the entrance of the building is to be paved and is to be provided with drainage facilities.
  38. Space for parking of vehicles is to be clearly demarcated on the ground.
  39. No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
  40. No commercial activities will be permitted in the shops unless a separate permission is obtained from the Panchayat.
  41. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
  42. All internal courtyards should be provided with drainage outlet.
  43. 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/plastics tanks etc. or by observing dry day once a week.
  44. Overhead tanks/sumps are provided with mosquito proof lids and other pipe fittings 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 requires.
  45. Curing water collections should be treated with anti-Larval chemicals by the builders/contractors.
  46. 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 month. 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.
  47. Labourers are to be provided with basic amenities like proper shelter, water for drinking and domestic purposes, proper sanitary conditions including toilet facilities.
  48. To fill the pits, ditches water pools etc to avoid stagnation and to ensure no mosquito breeding sites in and around especially in unused items like tyres, bottles, tins etc.
  49. Prior to commencement in development it will be incumbent upon the applicant to have conversion sanad of use of land as contemplated under Goa, Daman & Diu Land Revenue Code, 1968.
  50. Stilt floor if shown for parking shall be strictly utilized for parking purpose only and same shall not be enclosed at any point of time.
  51. Sanad to be obtained before commencing of construction work and should be produced to V.P. office at the time of occupancy.

  
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52. The Commercial building/ Bungalow/Building/Residential house should be completed in all respect including electrical fitting, plumbing fitting, Flooring, Painting both external & internal, fitting of Mangalore tiles for the roof, approach road from the gate to the building, Compound wall and gate( if applied ) and the building should be fit for occupancy/ready to stay before applying for Occupancy Certificate.
53. Construction should be carried out as per the Rules of:
  - (a) The Goa (Regulation of land Development and Building construction) Act, 2008.
  - (b) The Goa Land Development and Building Construction Regulations, 2010.
  - (c) The Goa Building & other construction workers (Regulations of Employment and conditions of Services) Rules 2008.
54. The shops shall be utilized for light commercial use only and commercial activities shall not cause nuisance/disturbances to surrounding areas.
55. 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.
56. No gates shall open outwards on to the road.
57. The construction of the compound wall should be as per the approved plan. The applicant shall inform this Panchayat in writing after the completion of the compound wall.
58. The construction licence will be revoked at any stage without pre-judice to the legal action that may be taken against the applicant and the applicant will not be entitled for any compensation from the Panchayat.
  - (a) If the construction work is not executed as per the plans approved and statements herein.
  - (b) Whenever there is any false statements/information furnished or falls documents or misrepresentation of any material Passed or wrong plans or wrong calculations, concealing Information of actual facts on site approved or shown in the application on which the licence was based.
  - (c) Non compliance of any of the conditions mentioned in this construction licence.
59. (a) Applicant shall dispose the construction debris at his/her own level and or the same shall be taken at the designated site as per the "disposal plan" given by the applicant in the affidavit at his own expenses.
- (b) Application shall produce the certificate issued by the concerned PWD officials of designated sites as
- (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.

**THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE. RENEWAL IF REQUIRED OR APPLICATION FOR OCCUPANCY CERTIFICATE SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE. HE/SHE HAS PAID THE RESPECTIVE TAX/LICENCE FEES TO THE TUNE OF RS. 1,24,960/- VIDE RECEIPT NO. 41/48, DATED 20/04/2024 AND CHARGES TOWARDS DEDUCTION TOWARDS LABOUR CESS OF RS. 2,500/- VIDE RECEIPT NO. 41/49, DATED. 20/04/2024. THE LABOUR CESS OF RS. 2,47,310/- VIDE DEMAND DRAFT NO. 001002 DATED 20/04/2024 TO GOA BUILDING AND OTHER CONSTRUCTION WORKER WELFARE BOARD, PANJIM-GOA.**

This carries the embossed seal of the Panchayat

Office of Village Panchayat of Raia, Salcete-Goa.

**20<sup>th</sup> April, 2024.**



  
**(Krishna Dessai)**  
**Secretary**  
**V.P. RAIA**

To  
 M/s. Goldshield Real Estate Pvt Ltd,  
 POA Mr. Animesh Bhattacharya,  
 Mr. Ramchandra Subhash Tople,  
 r/o. H.No. 105/K-9, Amaya Apt, Arlem, Raia, Salcete- Goa.

Copy to:

- 1) The Senior Town Planner, Town & Country Planning Department, South Margao-Goa.
- 2) The Primary Health Center Loutolim, Salcete Goa.