



Village Panchayat Moira
Attafondem, Moira, Bardez, Goa

Phone No.:(0832) -2470344, e-mail: villagepanchayatmoira@gmail.com

Ref. No. VP/Moi/F/ Plan/Per/17/2023-24/1091

Date: 19/10/2023

RENEWAL OF CONSTRUCTION LICENCE

Licence is hereby granted to you in pursuance of Resolution No. 5(20) duly approved by the Village Panchayat Moira in its meeting held on date 16/10/2023.

- (a) The proposed construction of residential building, villas (9 nos), Swimming pools & Compound wall of Sandip Kalangutkar in land bearing Survey No. 72/3 (Part) at Moira Village, Taluka Bardez - Goa.
- (b) Land sub-division (provisional/Final).

Subject to the following conditions:-

1. Application 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 licence 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 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 brick/laterite/concrete/stone/ ashlar masonry finish to buildings will also be permitted.
17. The Dry and Wet Garbage should be disposed off by the owner in his/her own property.

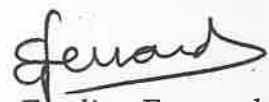
18. The applicant should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
19. Road widening area shall be asphalted to the existing road level before applying for Occupancy certificate.
20. Garages and Parking areas shown in the approved plan shall be strictly used for parking purposes only and should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.
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 courtyards should be provided with drainage outlet.
28. The applicant should maintain all existing natural drains in the plot 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. 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.
32. Storage of water should be done in such a way that mcsquito breeding doesn't take place either by introducing fish in tanks/wells or properly covering the iron drums/ plastic tanks etc. or by observing dry day once a week.
33. Overhead tanks/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.
34. Curing water collections should be treated with anti-larval chemical by the builders/contractors.
35. Not to engage laborers for any construction/building work unless they are screened for malaria and posses health cards. These cards are to be renewed regularly every 3monts. 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.
36. Labour cess to be provided with basic amenities like proper shelter, water for drinking and domestic proposes, proper sanitary conditions including toilets facilities.
37. To fill the pits, ditches water pools etc to avoid stagnation and to ensure no mosquito breeding sites in and around especially in unused item like tyres, bottles, tins etc.
38. Drains/nallahs to be maintained clean around the sites so that there is no blockade to flow of water. The gradients should be proper for drainage/flow and also proper cleaning of water should be done.
39. The health unites at the respective levels should be involved in the planning process.
40. No gates shall open outwards on to road.
41. The construction of the compound wall, if any should be as per the approved wall. The applicant shall open inform this Panchayat aŕter the completion of the compound wall.
42. Drinking water well should be 15 meters away from any soak pit.
43. All the conditions stipulated in the Renewal of Technical Clearance order bearing no. TPB/6270/MOI/TCP-2023/8457 dated 05/10/2023 from TCP from Sr. No. 1 to Sr. No. 26 should be strictly followed. „

44. All the conditions stipulated in the NOC bearing No. PHC/Aldona/NOC-Construction/2020-21/696 dated 14/09/2020 from Primary Health Centre, Aldona should be strictly followed.
45. The Wasted 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.
46. To make arrangement of Composting Pit or install the Bio-Digester in the compound of proposed construction so as to get rid of the garbage.
47. No Objection certificate should be obtained from Goa Pollution Control Board, Panaji -Goa for Consent to establish & operate STP Plant before applying for the occupancy certificate.
48. Owner is required to obtain the conversion sanad before commencement of the construction on the said property.
49. The information furnished by the applicant for obtaining the permission for Proposed construction of residential building, villas (9 nos.), Swimming pools & Compound wall of Mr. Sandip Kalangutkar in Land Bearing Survey No. 72/3 (Part) of Moira Village, Taluka Bardez - Goa, if found to be false at later stage, or if the conditions stated here in above are not complied with, the permission issued shall be liable to be withdrawn without pre-juiced to the legal action that may be taken against the applicant.

THIS LICENCE IS VAILD 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 RUPEES 1,63,550/- VIDE RECEIPT NO. 596/78 DATED 19/10/2023.

This carries the embossed seal of Panchayat office of Village Panchayat Moira.




(Mrs. Estelina Fernandes)
Secretary
Village Panchayat Moira,
Bardez, Goa.

To:
Mr. Sandip Kalangutkar
Socorro Porvorim,
Bardez- North Goa.



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No.: TPB/6270/MOI/TCP-2023/8457

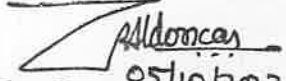
Dated: 05/10/2023

RENEWAL OF TECHNICAL CLEARANCE ORDER

- Read:- 1. This Office Technical Clearance order ref. No. TPB/6270/MOI /TCP-2020/3221 dt. 27/08/2020.
2. Your application received under inward no. 10568 dtd. 04/10/2023.

The Technical Clearance Order issued by this office vide ref. no. TPB/6270/MOI /TCP-2020/3221 dt. 27/08/2020 for proposed Construction of residential building, villas (9 nos.), Swimming pools & Compound wall in property bearing Sy. No.72/3 (Part) of Village Moira village, Bardez Taluka is hereby renewed & revalidated for a further period from 27/08/2023 to 28/08/2026.

All the conditions imposed in Technical Clearance Order dt. 27/08/2020 shall remain unchanged.


(Zaidev R. Aldonkar)
Dy. Town Planner

To,
Mr. Sandip Kalangutkar,
Socorro, Porvorim, Bardez Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of Moira ,
Bardez - Goa.

From,
Mr. Sandip Kalangutkar,
Socorro Porvorim,
Bardez-North Goa.

To,
The Dy. Town Planner,
Town and Country Planning Dept.
Govt. of Goa, Mapusa
Bardez, Goa.

4th October
Date: ~~30th~~ September, 2023.

Dear Sir,

Sub: Renewal and extension of TCP renewal Licence for land bearing survey no.
72/3 of Moira Village.(L. No. TPB/6270/MOI/TCP/20/3221)

Kindly give me extension of another three years to complete our Residential Project, approved vide L. No. TPB/6270/MOI/TCP/20/3221) dated 27/08/2020, We could not complete the same as we lost time due to Covid lockdown and restrictions.

Please do the needful at the earliest.

Thanking you,

Yours faithfully


Sandip Kalangutkar


04/10/23
Office of Senior Town Planner
Town & Country Planning Dept.
Govt. of Goa
Mapusa - Goa

FORM NO. 4

[See Rule 13 and Rule 20 (IV)]

Receipt Book No. 596

RECEIPT

Receipt No. 78

The Village Panchayat MOIRA

Received with thanks from Sandip Kalangutkar -

Rs. 1,63,550/- Rupees (One lakh sixty three thousand Five Hundred Fifty only -)

on account of licence fee towards construction of residential building, villas (9 nos), swimming pools & Compound wall in sy. NO. 72/3 (part) situated at Moira.

Date 19/10/2023

Reference to cash entry

Book

page No.


Secretary
V. P. Village Panchayat Moira
Bardez - Goa

Instruction covering the use of form 4 :

- Each receipt book shall have a serial number and each receipt which shall be in duplicate for use with carbon paper. shall have a serial number within the book. Both Book number and Receipt number shall be machine numbered on each receipt whether original or duplicate.
- The seal of the Panchayat shall be affixed to each receipt before issued.
The carbon copy shall be retained and the original issued.