



Village Panchayat of VELSAO-PALE-ISSORCIM, GOA.

CONSTRUCTION LICENCE

NO. VP/VP/2017-2018/12

Date: 08/02/2018

Licence is hereby granted for carrying out the :-

- a) Construction of Row Villa, Compound Wall & Swimming pool as per the enclosed approval plans in the property zoned as Settlement in Outline Development Plan of Mormugao 2001 and Regional Plan for Goa 2021 (presently kept on hold), situated at Issorcim Village, Mormugao Taluka bearing Survey No.17/0 or 17/1, Plot No.F-6 and in terms of Resolution No.2(2) dated 30/01/2018 with the following conditions:-
 - 1) The applicant shall strictly comply all the conditions imposed in the Technical Clearance Order reference No. DH/6015/4/MTP/2018/58 dated 16/01/2018 issued by the Town Planner, Town & Country Planning Department, Mormugao, Goa.
 - 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 application 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 construction should maintain the minimum prescribed horizontal and vertical clearances 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.
 - 7) The building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
 - 8) The applicant should construct a separate soak pit in order to derivate in the sewage water.
 - 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) Completion order in Appendix-C6 has to be obtained from the TCP office before applying for Occupancy Certificate from the licensing authority.
 - 17) Road widening area shall be asphalted to the existing road level before applying for Occupancy Certificate.
 - 18) Stilt parking and garage shall be strictly used for the purpose of parking vehicles only.
 - 19) Storm water drain should be constructed along the boundary of the affected plot abutting to the road.

- 20) No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
- 21) Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
- 22) All internal courtyards should be provided with drainage outlet.
- 23) The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
- 24) No soak pit or other structures should come in the road widening area.
- 25) The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
- 26) 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.
- 27) No gates shall open outwards on to the road.
- 28) All set backs shown in the approved site plan has to be strictly maintained.
- 29) Adequate arrangement shall be made for the collection of garbage and its safe disposal at the satisfaction of the Village Panchayat.
- 30) Drinking water well should be 15 meters away from any soak pit.

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. APPLICANT HAS PAID CONSTRUCTION FEES OF Rs. 27,510/- VIDE RECEIPT NO. 111/39 DATED 08/02/2018.



[Signature]
V.P. Secretary

Village Panchayat Velsao-Pale-Issorcim.

This carries the embossed seal of this Panchayat.

To,
Amit Vora,
1st Floor, Palms Bldg.,
Plot No.50, Anand Estate,
Dabolim-Goa.

**Office of the Town Planner.
Town and Country Planning Deptt.
Mormugao Taluka Office
Vasco-da-Gama.
Goa.**

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out proposed construction of Row Villa, compound wall and swimming pool as per the enclosed approved plans in the property zoned as Settlement in Outline Development Plan of Mormugao 2001 and Regional Plan for Goa 2021 (presently kept on hold) situated at **Issorcim** Village, Mormugao Taluka bearing **Survey No. 17/0 or 17/1, plot No. F-6**, with the following Conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be affected 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 application 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 1.00 mts x 0.50 mts with writing in black color 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 15.00 mts 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 order has to be obtained from this office before applying for Occupancy Certificate from the licensing authority.
9. Storm water drain should be constructed along the boundary of the affected plot abutting the road.
10. Adequate Utility space for the transformer etc. should be reserved within the plot area.
11. In case of any cutting of sloppy land or filling of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner has to be obtained before the commencement of the works as per the provisions of Section 17(A) of the Goa Town and Country Planning Act 1974.
12. The ownership of the property and the traditional access if any passing through the property shall be verified by the Village Panchayat Office before issue of construction licence.
13. All the set backs shown in the approved site plan has to be strictly maintained.
14. No completion order shall be issued if the construction is carried out in violation of the approved plan.

15. Adequate arrangement shall be made for the collection of garbage and its safe disposal at the satisfaction of the Village Panchayat.
16. The construction of compound wall shall not amount to blocking of any natural water course and adequate number of openings in the compound wall shall be made for smooth flow of water.
17. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
18. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80 mts and along the boundary abutting on a street upto a height of 1.50 mts only and which shall be of closed type up to a height of 90 cms. only and open type above that height.
19. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0 mts from the crown of the road for a length of 9.00 mts from the intersections corner of the plot on both sides of the plot.
20. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00 mts radius for roads upto 10.00 mts R/W and that of 5.00 mts radius for roads above 10.00 mts R/W.
21. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made to the licensing body before issuing the licence.
22. As regards complaints, pertaining to encroachments, Judicial orders/directive and other legal issues, the same may be verified and confirmed by the concerned Village Panchayat before issuing licence.
23. Open Terrace proposed on first floor shall not be covered at any point of time which may lead to excess FAR.

Engineer who has design the RCC structure of the project proponent is liable for structural designs and stability of the project. Structural liability certificate dated 16/12/17 issued by **Eng. Vidhyadhar Kakodkar.**

Note:- Pursuant to this office assessment Order No. DH/6015/4/MTP/2018/05 dated 3/1/2008 the applicant has paid the Infrastructure Tax for an amount of Rs. 1,12,038/- (Rupees one lakh twelve thousand and thirty eight only) vide Challan No. 02/Infra tax/MTP/2018 dated 3/1/2018.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 16/12/17 FROM MR. AMIT VORA.

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


(Vertika Dagur)
Town Planner

✓ To,
Mr. Amit Vora.
1st Flora, Palms Bldg.,
Plot No. 50,
Anand Estate,
Dabolim-Goa.

Copy to:-
The Sarpanch/Secretary,
Village Panchayat of Cortalim,
Mormugao-Goa.