



OFFICE OF THE VILLAGE PANCHAYAT
XELDEM, – QUEPEM, GOA

P.O. QUEPEM 403-705 TALUKA- QUEPEM

E-mail. vpxeldem@gmail.com

Ref. No. VP/X/Const. licence/2024-25/531



Date: 01/10/2024

CONSTRUCTION LICENCE

Licence is hereby granted to **Shri Johann Domnick Fernandes (Power of Attorney Holder of Shri Avdhut Gajanan Naik alias Avdhut Ganesh Naik and Mrs. Reema Avdhut Naik)** r/o H. No. F-23, Nirmal Residency, Tilamol, Quepem - Goa, for **Constriction of Commercial & Residential Building**, in terms of **Resolution No. 3/1** dated 24/09/2024 & as per the enclosed approved plan in the property zoned as Settlement Zone as per the Regional Plan for Goa 2021 and situated at Xeldem Village of Quepem Taluka bearing **Survey No. 122/1-C-2** with the following conditions:-

1. The applicant shall strictly comply all the conditions imposed in the Technical Clearance Order issued by The Deputy Town Planner, Town and Country Planning Department Quepem bearing No. **TPQ/CT/7916/Q-Xeldem/122/1-C-2/2024/2220** dated **06/09/2024**.
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 the 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 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.
8. The applicant should construct a separate soak pit in order to derivate in the sullage 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 / WCs 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 licence 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 whenever 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 / ashlar masonry finish to buildings will also be permitted.
18. The applicant should provide a dustbin at a convenient place accessible for the Municipal/Panchayat 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 structure 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. No gates shall open outwards on to the road.
33. The construction of the compound wall should be as per the approved plan. The applicant shall inform this Panchayat after completion of the compound wall.
34. Drinking water well should be 15 meters away from any soak pit.
35. Conversion sanctioned to be produced before issue of Occupancy certificate.

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.

The owner has paid the licence fees amounting Rs. 121021/- (Rupees one lakh twenty one thousand and twenty one only) Vide receipt No. 343/77 dated 01/10/2024.



Palm
Secretary 01.10.2024
SECRETARY
Village Panchayat of Xeldem
XELDEM

To,
Shri Johann Domnick Fernandes (POA),
Power of Attorney Holder of Shri Avdhut Gajanan Naik alias Avdhut Ganesh Naik and
Mrs. Reema Avdhut Naik,
R/o H. No. F-23, Nermal Residency, Tilamol, Quepem - Goa ,