

VILLAGE PANCHAYAT BANDORA

TALUKA PONDA, BANDORA: 2335102.

No. VPB/Const./2024-2025/17/635

Dated :- 26/10/2024.

CONSTRUCTION LICENCE

License is hereby granted for carrying out proposed construction of **Residential cum Commercial Building and Compound Wall** bearing Sy. No. 223/5 Plot No. NIL at Bandora Village Ponda Goa to **Mr. Devidas Narayan Naik and Mr. Sandip Ramchandra Sardessai** of Bandora, Ponda - Goa as per the resolution No. 3(16) dated 15/10/2024 with the following conditions:-

1. The applicant shall strictly comply all the conditions imposed in the order no. **Ref.no. TPP/679/Bandora/223/5/2024/2101** dated 30/09/2024 issued by the Town and Country Planning Department, Authority/ Technical Clearance order issued by the Town and country planning Dept. Ponda Goa.
2. The applicant shall notify the Panchayat for giving the alignment of the building.
3. The construction should be maintain the minimum prescribed horizontal and vertical clearance 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 on earth from Excavation of any other construction materials shall be stacked on the public road.
6. The building should not be occupied unless the occupancy certificate is obtained from the Panchayat the construction license shall be revoked if the construction work is not executed as per the approved plans and the statements there and whenever there is any false statement or misrepresentation of the materials passed, approved or shown in the application on which the permit was based.
7. The applicants 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 mts away from any well.
9. The ventilation pipe of the septic tank should be proved with a mosquito net.
10. The applicant should connect the pipelines from the latrines/WC's to the sewage line at their own cost, when the sewage line is commissioned.
11. The applicant should fix 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.
12. All the building materials 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 overflow pipes. The tanks should be provided with access ladders whenever necessary.
14. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slab 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/ literate / concrete/stones ashlar masonry finish to buildings will also be permitted.
17. Applicant shall make his own arrangement of water for swimming pool.
18. The applicant should provide a dustbin at a convenient place accessible for the municipal vehicle for collection of garbage.
19. Road widening are 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. No restaurant, Bar will be permitted in the shops unless a separate soak pit is provide beside confirming to the rules in Force.
22. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
23. Space for parking should be kept as per plan.
24. No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
25. All temporary sheds/existing building shown to be demolished in the plan are demolished before applying for occupancy certificate.
26. Fire escape staircase, if applicable shall be constructed has indicated in the approved plan.
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 on any stage.
29. No soak pit or others structure should come in the road widening area.
30. The plot boundary should be cordoned off by continues 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 gate shall open outward on to the road.
33. The construction of 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 mts away from any soak pit.
35. Licencee shall demarcate the area for garbage disposal within it's plot.
36. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
37. In case of any cutting of sloppy land or filling of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town & Country Planning Act, 1974.
38. **The applicant shall dispose off solid liquid waste by proper manner and site for disposal of garbage shall be kept within the plot/property and shall also made arrangement for composting pit for disposal of solid liquid waste garbage without harming the environmental.**
39. Adequate storm water network shall be develop up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
40. The waste generated during the course of the construction/Repair/Renovation etc. shall be disposed of in a scientific manner without humming the enviroimmental, and beach their off shall be visited with the penalty or cancellation/Revocation of Licence/permission/NOC coupled with prosecution.
41. 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 property covering the iron drums/plastic tanks etc. or by observing dry day once a week.
42. 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 required.
43. Curing water collections should be treated with anti/Larval Chemicals by the builders/contractors.
44. Not to engage Labourers for any construction building work unless are screened for malaria and posses health cards. These cards are to renewed regularly every 3 month. Also arrangement should be done to get their blood tested immediately incase of fever and ensure that full treatment is taken in consulation with NVBDCP Programme.

45. Labourers to be provided with basic amenities like water for drinking and domestic proposes, proper sanitary condition including toilet facilities.
46. The information furnished by the applicant for obtaining the permission for construction of residential house if found to be false at later stage, the permission issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

This Licence is valid for a period of three years from the date of issue of this Licence i.e 26/10/2024 to 25/10/2027.

Rs. 3,44,838.00 L.C.
Rs. 1,77,695.00 L.F.

Respective fees of Hundred Ninety Five Only Rs. 1,77,695.00 (Rupees One Lack Seventy Seven Thousand Six collected vide receipt no. 95/H5, dated. 06/11/2024)

V. P. SARPANEH
V. P. BANDORA
Sarpanch
Village Panchayat Bandora
Ponda - Goa

V.P. SECRETARY
V.P. BANDORA
Secretary
Village Panchayat Bandora
Ponda - Goa

To,
Mr. Devidas Narayan Naik and
Mr. Sandip Ramchandra Sardessai,
Omkar Warkhandesm,
Ponda - Goa.

Copy to :-

The Senior Town Planner, Town and Country Planning Department,
Ponda, Goa