



Office of the Village Panchayat
Sangolda, Bardez-Goa.

Construction License No. 2/VP/SAN/2021-2022/273 dated 13-08-2021.

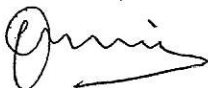
Licence is hereby granted to you in pursuance of Resolution No. 3(1) duly approved by the Village Panchayat in its meeting dated 13-08-2021 for carrying out the proposed construction of residential villas Type -1 =4 nos, Type -2 =3 nos, Type -3 & Type -4 =one villa each i.e. total 9 nos. of villas, common amenities block, Swimming pool & compound wall in Sy. No. 89/12-B of Sangolda Village subject to the following conditions:-

1. The applicant 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 shall be strictly as per the approved plans. No change shall be effected in the approved plans/approved built spaces without the prior permission of TCP
7. 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 applicant will not be entitled for any compensation.
8. The applicant should construct a separate soak pit in order to derivate in the sullage water.
9. The Septic Tank, soak pit should not be located within a distance of 15.00 meters /as per the requirement of Health Act from any other existing well in the plot area/plan.
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/wc's 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. The Developer /applicant should display a sign board of minimum size of 1.00 Mts X 0.50 Mts, with writing in black color on a white background at the site, as required under the Regulations.
14. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy certificate.
15. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
16. Water storage tanks shall be provided with mosquito proof lids and over flow pipes, the tanks should be provided with access ladders wherever necessary.
17. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
18. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
19. 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.
20. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
21. 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 Technical Clearance order.
22. Completion Certificate has to be obtained from the Authority before applying for Occupancy Certificate from the licensing authority.
23. Adequate utility space for the dustbin, transformer etc. should be reserved within the plot area.
24. The applicant should provide a dustbin at a convenient place accessible for the Panchayat vehicle for collection of garbage.
25. 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.
26. The applicant shall plant one tree for every 100.00 m² of area developed, land scaping on open spaces/tree plantation along roads and in developed plots
27. The area under road widening shall not be encroached enclosed.
28. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.

29. Open parking area should be effectively developed.
30. Adequate avenue greenery should be development
31. Gradient of the ramps to the stilt floor parking should not be exceed 1:6.
32. Internal 4.50 mtrs access as shown on site plan shall be effectively developed
33. The said villas should be used for residential purpose only as per the Technical Clearance Order.
34. Stilt parking area proposed in the villas shall be used for the parking of vehicles only and it shall not be changed for any purpose at any point of time.
35. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
36. Adequate arrangement shall be made for collection and disposal of solid waste generated within the complex shall arrange to satisfaction of Village Panchayat.
37. Adequate storm water network shall be developed to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
38. 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.
39. Applicant shall make his own arrangement of water requirements for swimming pool
40. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic proposes, proper sanitary conditions including toilet facilities.
41. Drains /Nallahs to be maintained clean around the site so that there is no blockade to flow of water.
42. Gradient of the ramps to the stilt floor parking should not be exceed 1:6.
43. The Health units at the respective levels should be involved in the planning process.
44. Panchayat shall verify the infrastructural requirements such as water supply and Garbage before issue of construction license.
45. the Technical Clearance order is issued based on the Government approval vide note moved vide No. TBP/6730/SANG/TCP-21/2016 dated 27/05/2021
46. The village Panchayat shall take cognizance of any issue in case of any complaints court orders before issuing of construction license.
47. All the Conditions stipulated by the Directorate of Health services in the NOC bearing no. DHS/2021/DHS0901/00013/24 dated 07-08-2021 should be strictly followed.
48. All the conditions stipulated in the Technical clearance order bearing No. TPB/6730/SANG/TCP-21/2623 dated 02-07-2021 from TCP should be strictly followed.
49. The waste 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.
50. The information furnished by the applicant for obtaining the permission for construction of Residential villas in Sy. No. 89/12-B, of Sangolda Village if found to be false at later stage, or if the conditions stated herein above are not complied with, the permission issued shall be liable to be withdrawn without pre-judice to the legal action that may be taken against the applicant.
51. Applicant shall dispose the construction debris at his own level and/or the same shall be taken to the designated site as per the disposal plan at his own expenses.
52. Applicant shall produce the certificate issued by the concerned PWD officials of designated sites as mentioned in the said Notification dated 07/03/2018.
53. Failing to comply clause (a) and (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 issued to the Applicant shall be withdrawn/cancelled.

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. HE HAS PAID THE LICENCE FEES TO THE TUNE OF RUPEES 1,44,500/- VIDE RECEIPT No. 412/97 DATED 13/08/2021.

SEEN



SHRI. ULHAS M. MORAJKAR
SARPANCH
Village Panchayat Sangolda
Bardez - Goa

To,
Mr. Diwakar Gupta,
POA Holde Mr. Rahul Nadkarni
C/o PN Real Estate Developers,
S-206, 2nd Floor Elite Towers,
Mapusa, Goa.




SECRETARY
VILLAGE PANCHAYAT SANGOLDA
BARDEZ - GOA