



VILLAGE PANCHAYAT MANDREM

Mandrem Pernem Goa

Ph. No. (0832)2247222

Email ID: vpmandrem@yahoo.com

Ref. No. VP/MAN/PER/Cons. Lic./2022-2023/7-85

Date: 19/10/2022

CONSTRUCTION LICENCE No. 09/2022-23

Licence is hereby granted to you in pursuance of Resolution No. 6 (2) duly approved by the Village Panchayat Mandrem in its meeting held on dated 14/10/2022 to carrying out -

- (a) Proposed Construction of Residential Villas 1 to 13, Swimming Pool and Compound Wall in property bearing survey No. 18/5 at Mandrem Goa, M/s. Perfectio Panacea LLP & Others.

Subject to the following conditions:-

1. The 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 License 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 passes, 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 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 application should connect the pipeline 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. Space for parking of vehicles is clearly demarcated on the ground.

Cont .. 2 ..


SECRETARY
Village Panchayat
Mandrem - Goa



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 the Occupancy certificate. Exposed rick / 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 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 area 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 this area.
21. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
22. No Restaurants / Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
23. No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
24. All Temporary shed / existing building shows to be demolished in the plan are demolished before applying for Occupancy certificate.
25. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
26. All internal courtyards should be provided with drainage outlet.
27. The applicant should maintain all existing natural drains in plot and should not block them at any stage.
28. No soak pit or other structure should come in the road widening area.
29. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
30. 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 opening in the compound wall for the purpose.
31. Storage of water should be done in such a way that mosquito breeding doesn't take place either by introducing fish in the tank / wells or properly covering the iron drums / plastic tanks etc. Or by observing dry day once a week.
32. Overhead tanks / sumps are provided with mosquito proof lids and other pipes 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.
33. Curing water collections should be treated with anti-Larval chemicals by the builders / contractors.
34. The road marked as existing road from the main road MDR- 18 towards property /plot of the applicant through the property belonging to V. P. Mandrem should not be use by the applicant as access to the property of applicant
35. Not to engage Labourers for any construction / building work unless they are screened for malaria and posses health cards. These cards are to be renewed regularly every 3 month. 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. Drinking water well should be 15 meters away from any soak pit.

VEDKAR
ALLB
OF GOA
No. 276

37. No gates shall open outwards on to the road.
38. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic proposes, proper sanitary conditions including toilet facilities.
39. To fill the pits, ditches water pools etc to avoid stagnation and to ensure no mosquito breeding sites in & around specially in unused item like tyres, tins etc.
40. Drains / Nallahs to be maintained clean around the site so that there is no blockade to flow of water. The gradient should be proper for drainage / flow and also proper cleaning of water should be done.
41. The Health units at the respective levels should be involved in the planning process.
42. The construction of the compound wall, if any should be as per the approved plan. The applicant shall inform this Panchayat after the completion of the compound wall.
43. All the conditions stipulated in the Technical clearance order bearing no. DA/2732/PER/MAN/TCP/2022/799 dated 04/07/2022 from TCP Pernem Goa, should be strictly followed.
44. All the conditions stipulated in the NOC bearing no. DHS/2022/DHS0901/00050/980 dated 15/7/2022 from CHC, Pernem Goa, should be strictly followed.
45. 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.
46. Applicant shall obtain Conversion Sanad before commencement of work, from Collector Office, North Goa, District, Panaji Goa.
47. The information furnished by the applicant for obtaining the permission for construction of 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.

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 PAID THE LICENCE FEES TO THE TUNE OF RS. 2,22,150/- VIDE RECEIPT NO. 487/42 DATED 19/10/2022 AND LABOUR CEES OF RS. 4,44,000/- VIDE RECEIPT NO. 487/43 dated 19/10/2022.

This carries the embossed seal of Panchayat Office of Village Panchayat Mandrem.



Amit Prabhu
19/10/2022
(Shri. Amit Prabhu)
Secretary
V.P. Mandrem.

This Licence is Valid from 19/10/2022 to 17/10/2025.

To,
M/s. Perfectio Panacea LLP & Others,
Stop No. 4, GF & FF, H. No. 177/3
Sy. No. 28/18, Opp. Lokmanya Multipurpose,
Co - Op Society Ltd.
Agarawada Pernem Goa.

Construction licence
Fee

FORM NO. 4

[See Rule 13 and Rule 20 (IV)]

Receipt Book No. 487

RECEIPT

Receipt No.: 042

The Village Panchayat Mandrem

Received with thanks from MS. Perfecto Panacea LLP & others

Rs. 222,150.00 Rupees (Two lakhs twenty two thousand
one hundred fifty only)

on account of Construction licence fee for proposed construction of
residential villa 1 to 13, swimming pool & compound wall etc.

Date 19/10/2022 Mandrem

Reference to cash entry

Book

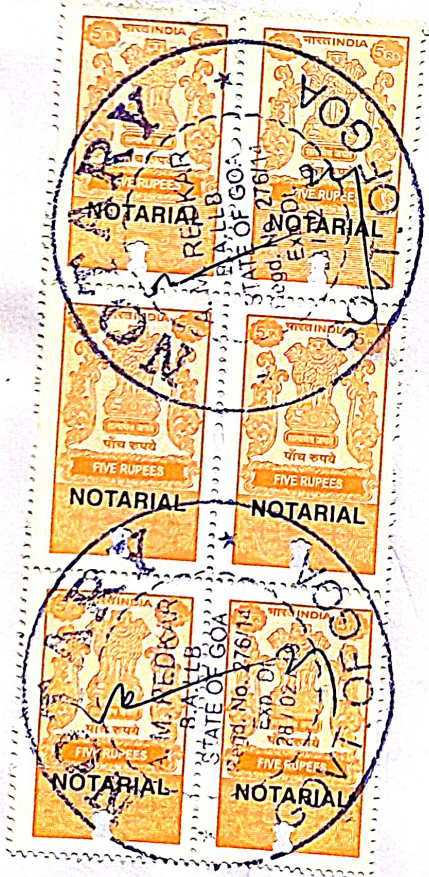
page No.



Secretary
SECRETARY
Village Panchayat
Mandrem - Goa

Instruction covering the use of form 4 :

- a) Each receipt book shall have a serial number and each receipt which shall be in duplicate for use with carbon paper. Each receipt 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.
- b) The seal of the Panchayat shall be affixed to each receipt before issued. The carbon copy shall be retained and the original issued.



Certified that this is a True Copy of the original/certified copy
at Mandrem on 19/10/2022
A. M. Redkar
A. M. REDKAR
B.A. LLB
NOTARY
State of Goa
Reg. No. 2801/2022

1% laboring cess.

FORM NO. 4

[See Rule 13 and Rule 20 (IV)]

Receipt Book No. 487

RECEIPT

Receipt No.: 043

The Village Panchayat Mandrem.

Received with thanks from Mrs. Perfecto Panacea UP & others

Rs. 44000/- Rupees (Four lach forty four thousand only)

on account of deduction of 1% laboring cess for proposed cost of residential villa 1 to 13, swimming pool & compound wall

Date 19/10/2022



Reference to cash entry

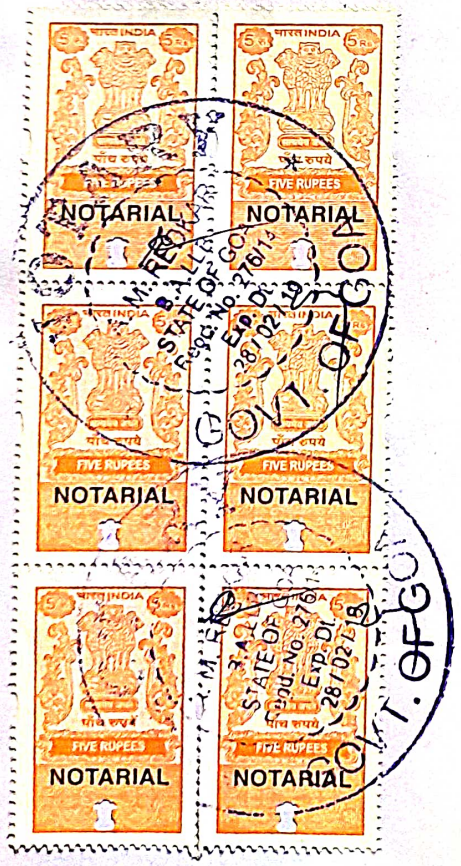
Book _____

page No. _____

A. M. Redkar
Secretary
SECRETARY
Village Panchayat
Mandrem - Goa

Instruction covering the use of form 4 :

- a) 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.
- b) The seal of the Panchayat shall be affixed to each receipt before issued. The carbon copy shall be retained and the original issued.



Certified that this is a True Copy of the original/certified copy
at Margosa on 19/10/2022
A. M. Redkar

A. M. REDKAR
B.A LLB
NOTARY
State of Goa
Reg. No. 2806/2022

Sanitation charges

FORM NO. 4

[See Rule 13 and Rule 20 (IV)]

Receipt Book No. 487

RECEIPT

Receipt No.: 014

The Village Panchayat Mandrem

Received with thanks from MJ. Perfecto Pinaca: Up a street

Rs. 10,000 Rupees (Ten thousand only)

on account of Sanitation charges for payment construction of
sewerage line 1 to 13, Suwaya rd & compound wall in it,
at Mandrem

Date 19/10/2022

Reference to cash entry

Book

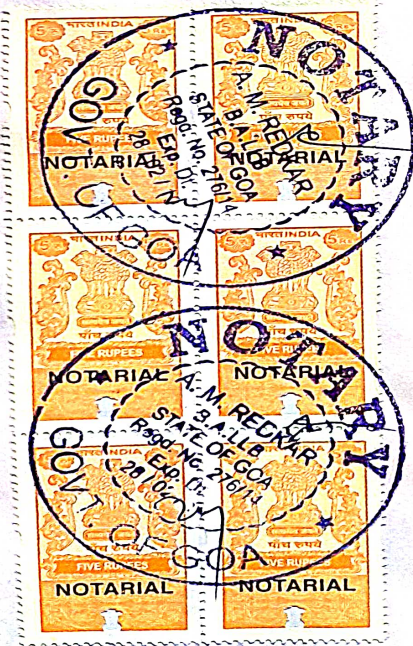
page No.



A. M. Redkar
Secretary
SECRETARY
Village Panchayat
Mandrem

Instruction covering the use of form 4 :

- a) Each receipt book shall have a serial number and each receipt which shall be in duplicate for use with carbon paper. Each receipt 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.
- b) The seal of the Panchayat shall be affixed to each receipt before issued. The carbon copy shall be retained and the original issued.



Certified that this is a True Copy of the original/certified copy
at Mandrem on 19/10/2022
A. M. Redkar

A. M. REDKAR
B.A LLB
NOTARY
State of Goa
Reg. No. 2816/2022