



VILLAGE PANCHAYAT TIVIM

BARDEZ – GOA

PH:- 2298595

No. VP/TIV/BAR/ F. ⁴¹/2023-24/ 2365

Date:-20-12-2023

CONSTRUCTION LICENSE

M/s. ANAND SAGAR HOMES R/O Tivim, Bardez, Goa is hereby granted permission for **CONSTRUCTION OF RESIDENTIAL BUILDING & Compound Wall** in survey no. 341/3 at Tivim , Bardez, Goa, in terms of resolution no. III(3) , taken in the Panchayat Meeting dated 18-12-2023.

1. The applicant shall strictly comply all the conditions imposed in the Development Permission/Order No. TPB/9117/tiv/tcp-2023/9608 dated 13-11-2023 , Issued by the Technical Clearance Order issued by the Town and Country Planning Department Mapusa.
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 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 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 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 meteres 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/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 license for development work has been granted.
13. All the building material and other rubbish should 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 overflow pipes. The tanks should be provided with access ladders wherever necessary.
15. The drains surrounding the plot is any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.

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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/ashlars masonry finish to building 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 & Road widening area shall not be encroached .
20. Access upto the entrance of the building is to be paved and is provided with drainage facilities.
21. Space for parking of vehicles is clearly demarcated on the ground.
22. Fire Escape staircase, if applicable shall be constructed as indicated in the approved plans.
23. All internal courtyards should be provided with drainage outlet.
24. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
25. No soak pit or other structures should come in the road widening area.
26. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
27. 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.
28. Internal road shall be developed effectively.
29. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
30. All the setbacks mentioned in the site plan should be strictly maintained.
31. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
32. Stilt parking area proposed in the building shall be used for the parking of vehicles only, it shall not be changed for any purpose at any point of time.
33. Gradient of the ramps to the stilt floor parking should not exceed 1:6.
34. Open parking area should be effectively developed.





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35. The adequate arrangement for collection and disposal of solid waste generated within the Complex shall be arranged to the satisfaction of Village Panchayat.
36. The height of the compound wall shall be maintained as per Rules in force.
37. The gate of compound wall shall be open inwards only.
38. Applicant shall dispose the construction debris at his/her own level and/or the same shall be taken to the designated site as per the disposal plan given by the Applicant in the Affidavit at his own expenses.
39. Applicant shall produce the certificate issued by the concerned PWD officials of designated sites as mentioned in the said Notification dated 07-03-2018.
40. 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 license issued to the Applicant shall be withdrawn/cancelled.
41. The said Building should be used for residential/commercial purpose only as per the Technical Clearance Order.
42. 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.
43. Before applying for Occupancy, the owner/Power of Attorney Holder/Builder/etc., should make provisions for water harvesting in their plot/property.
44. The owner should hand over open space, roads etc & the costs for transferring the title in the name of panchayat should be borne by the owner/builder himself if applicable.
45. This technical Clearance order is issued relying on survey plan submitted to this office. In case of any boundary/encroachment if any shall be resolved by the applicant with clear demarcation of boundary stones from Directorate of settlement and land records. This office shall not be held responsible at any point of Time, as this Technical Clearance order issued is only from planning point of view.
46. **Sale Deeds shall be executed only after obtaining occupancy certificates, by mentioning the correct house number registered on V.P. house tax records.**
47. No plantation of trees/plants are allowed outside the compound wall of the Residential Building
48. Occupancy certificate should be taken from this office after completion of work of Construction of Residential Building.

THIS LICENSE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF THE ISSUE OF THIS LICENSE RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENSE. From 20-12-2023 to 19-12-2026.

He has paid Rs. 2,73,760/- (Rupees Two Lakhs Seventy Three Thousand Seven Hundred Sixty Only) as construction license fees & Labourcess of Rs. 5,47,420/- (Rupees Five Lakhs Forty Seven Thousand Four Hundred Twenty Only) and Land tax Rs. 2000/- (Rupees Two Thousand only) paid vide receipt no.

845/37, dated 20/12/2023

This carries the embossed seal of this Panchayat Office Tivim.



(Mr. Dhiraj Govekar)
Secretary
Village Panchayat Tivim.

C.C to: The Town planner, TCP, Mapusa, for information.