



Ph.: 2472009

Office of the Village Panchayat

VERLA - CANCA

Bardez - Goa

www.verlacanca.com

Ref. No. VP / VC /

Date : 16/05/2022

CONSTRUCTION LICENSE NO.VPVC/ CONST. LIC. NO. 2 / 2022 - 23 / 334

Realcon Residency LLP, C/o. BT-15, 3rd Floor, Campal Trade Centre, Campal, Panaji - Goa is hereby granted permission for **proposed construction of Residential Units, Type - A (5 blocks x 2 Residential Units = 10 nos), Type - B (1 block x 2 Residential Units = 2 Nos) = 12 nos. of Residential units, Security cabin, Electrical room, toilet, swimming pool & compound wall in property bearing Survey No. 52/32-A of Village Verla, Bardez - Goa, in terms of resolution no. 2 (2), taken in the Panchayat Meeting dated 05/05/2022.**

1. The applicant shall strictly comply all the conditions imposed in the Development Permission/Order No. **TPB/7414/VER/TCP-2022/964 dated 02/03/2022**, Issued by the Technical Clearance Order issued by the Senior Town and Country Planning Department Mapusa.
2. The applicant shall strictly comply all the conditions imposed in the NOC for proposed construction **Ref.No. DHS/2022/DHS0901/O0023/495 dated 09/04/2022**, Issued by the Directorate of Health Services Primary Health Centre, Siolim, Bardez, Goa.
3. The applicant shall notify the Panchayat for giving the alignment of the building.
4. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
5. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the structural Liability Certificate submitted to the Panchayat.
6. NO material for construction or earth from excavation or any other construction material shall be stacked on the Public roads.
7. The Building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
8. 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.
9. The applicant should construct a separate soak pit in order to derivate in the sullage water.
10. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
11. The ventilation pipe of the septic tank should be provided with a mosquito net.
12. 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.
13. 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.
14. All the building material and other rubbish should be cleared from the construction site before applying for the occupancy certificate.
15. Water storage tanks shall be provided with mosquito proof lids and overflow pipes. The tanks should be provided with access ladders wherever necessary.

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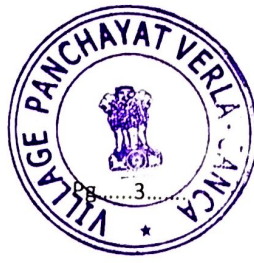
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VILLAGE PANCHAYAT VERLA-CANCA



16. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
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 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. Fire Escape staircase, is applicable shall be constructed as indicated in the approved plans.
24. All internal courtyards should be provided with drainage outlet.
25. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
26. No soak pit or other structures should come in the road widening area.
27. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
28. The adequate arrangement for collection and disposal of solid waste generated within the complex shall be arranged to satisfaction of this Panchayat.
29. Adequate openings at the bottom of compound shall be kept, so that no cross drainage is blocked.
30. The gate of the compound wall shall be opened inwards only & not outward to the road.
31. In case of corner plots, the height of the compound wall shall be closed type up to 0.90mts and open type above that for a distance of 9mts from the tangents point.
32. The gate shall be placed after leaving 15mts on either side from the tangents point. If the length of the plot is less than 15mts, it shall be located at the furthest end of the plot. Applicable to plots facing roads of 10.00 mts. Wide and above.
33. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
34. The applicant should provide a dustbin at a convenient place accessible for the Panchayat vehicle for collection of garbage.
35. All internal courtyards should be provided with drainage outlet.
36. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.

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37. The adequate arrangement for collection and disposal of solid waste generated within the Complex shall be arranged to the satisfaction of Village Panchayat.
38. Occupancy certificate should be taken from this office after completion of work of construction of the proposed Residential House.
39. Sanad should be produce before occupancy.

THIS LICENSE IS VALID UPTO THREE YEAR FROM THE DATE OF THE ISSUE OF THIS LICENSE. i.e From 16/05/2022 to 15/05/2025.

They have paid the respective fees to the tune of Rs. 2,25,500/- (Rupees Two Lakh Twenty Five Thousand Five Hundred only) paid vide receipt no. 227/042 dated 16/05/2022 and has paid Labour Cess to the tune of Rs. 4,50,850/- (Rupees Four Lakh Fifty Thousand Eight Hundred and Fifty only) paid vide receipt no. 227/043 dated 16/05/2022 .

This carries the embossed seal of this Panchayat Office Verla - Canca.

Ashok

(Mr. Ashok Naik)
Secretary
Village Panchayat Verla - Canca

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Copy to:

The Town Planner Town & Country Planning Dept. Mapusa, for information.