OFFICE OF THE VILLAGE PANCHAYAT
BETQUI - CANDOLA

TAL: PONDA – GOA PH.:2287860

Ref. No. VP/BC/2017-18/F. Const/Lic. No. 14/1085 Dated:- 18/08/2017

CONSTRUCTION LICENCE

Shri. Mahesh P. Talekar & Mrs. Mansi M. Talekar,H. NO.820, Flat No.SF2, Laxmi Narayan krupa Bldg. Ganesh nagar, Candola, Marcela-Goa,is hereby granted license for the Construction of Residential Building & Compound wall, in bearing survey No.2/1,Plot No. 250, Village Candola, Taluka Ponda, District North Goa, at Ganapatiwada –Devlay- Candola.

In terms of the resolution No. 7(3) taken in the Panchayat meeting dated 21/07/2017 and approval of T. C. P. Ponda & P. H. C. Betki as per plans in triplicate/duplicate attached to his/her application under inward No.PPO/VP/Plans 395 dated 08/05/2017 on copy of the plans concerned with the approval note carrying the embossed seal of this Panchayat and duly signed, is returned to the interested party, who shall comply with the following conditions:

1) To limit himself/herself to the plans approved and statement therein.
2) The Construction shall be as per plans approved by this Panchayat and conditions imposed on
3) To inform the Panchayat after excavation and before laying or plinth foundation.
4) To inform the Panchayat when the construction has been completed up to plinth level.
5) To inform the Panchayat as soon as the construction is completed.
6) Not to inhabit the building without the prior permission of this Panchayat.
7) To abide by the other relation provision in force.
8) The fixed by the Panchayat. That building or construction is carried out as per the alignment Given and the plinth level by
9) The construction license shall be revoked.
   a) If the construction work is not executed as per the plans approved and statement therein:
   b) Wherever there is any false statement or any mispresentation of any material passed approved or shown in the application on which the permit was passed.
10) Ref. Town & Country Planning approval letter No.TPP/587/Cand/2/1/17/416 dated 05/05/2017 And to strictly follow/comply the condition maintained in the above approval/Technical Clearance order Sr. No. 1 to 21.
11) Ref. Vidyadhar V. Dhupkar, TCP Reg. No. ER/0062/2010, Dce, Dacad, Dvastu. Fiiv, Mce (i), Civil Engineer, Approved Valuer & Vastu Consultant , Krishna Palace, S-1, 2nd Flr. Near Ktc Bus Stand, Marcel-Goa, Certificate of Conformity with Regulations and Estimate , dated 27/02/2017 and dated 05/05/2017
12) Ref. Vidyadhar V. Dhupkar, TCP Reg. No. ER/0062/2010, Dce, Dacad, Dvastu. Fiiv, Mce(i), Civil Engineer, Approved Valuer & Vastu Consultant ,Krishna palace,S-1,2nd Flr. Near Ktc Bus Stand, Marcel-Goa of Structural Liability Certificate, dated 27/02/2017.
13) Ref. Primary health Centre-Betki approval letter No. PHC/Betki/ NOC/2017-18/ 269 dated 22/05/2017 And the applicant shall to strictly follow/Comply the condition imposed in the above approval/ NOC, sr. No. 1 to 10 by Primary Health Centre Betki.
14) Garbage shall be disposed by them self.
15) Residential Building shall not be occupied unless occupancy is obtained from the Panchayat.
16) The applicant shall strictly comply all the conditions imposed in the technical Clearance Order No.-TPP/587/Cand/2/1/17/416 dated 05/05/2017 sr. no.01 to 21, issued by the Dy. Town Planner , the Town & Country Planning Department - Ponda-Goa.
17) The applicant shall strictly comply/follow all the conditions imposed in approval No. PHCB/NOC/2017-18/269 dated 22/05/2017 issued by PHC Betki
18) The applicant shall notify the Panchayat for giving the alignment of the building.
19) The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead if electrical line passing adjacent to the construction.
20) All RCC/Structural works shall be designed and supervised by the Engineer who has signed the structural liability certificate submitted to the Panchayat.
21) No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads.
22) The construction licence shall be revoked if the construction work is not executed as per the approved plans and the statement 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.

P.T.O.

23) The applicant should construct a separate soak pit in order to derivate in the sullage water.
24) Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
25) The ventilation pipe of the septic tank should be provided with a mosquito net.
26) 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.
27) 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.
28) All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy Certificate.
29) Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders wherever necessary.
30) The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
31) 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.
32) 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.
33) The applicant should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
34) 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.
35) Access up to the entrance of the building is to be paved and is provided with drainage facilities.
37) Space for Parking of vehicles is clearly demarcated on the ground.
36) No. Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
37) No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
38) Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
39) The applicant should submit the availability certificate of Power and Water supply before applying of occupancy certificate.
40) All internal courtyards should be provided with drainage outlet.
41) The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
42) No soak pit or other structures should come in the road widening area.
43) The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
44) 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.
45) No gates shall open outwards on to the road.
46) The construction of the compound wall should be as per the approved plan. The applicant shall inform this Panchayat after the completion of the compound wall.

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.

The application shall be valid for a period of One/Two/Three years beginning from today He /She has paid the respective tax/fees to the tune of Rs 20631/- By receipt No. 464/044, dated 18 /08 /2017

VILLAGE PANCHAYAT BETQUI-CANDOLA * PONDA-GOA *

SECRETARY
V. P. BETQUI - CANDOLA
PONDA - GOA