

Office of the Village Panchayat
Verna, Salcete-Goa.

Construction Licence (Revised)



No. VPV/Const/F. 720/2017-2018/248

Date:- 05-04-2017
03-05-2017

Licence is hereby granted for carrying out the-

(a) Amalgamation of Plots and Residential building, bungalow and Row Houses (Revised).

As per the enclosed approved plans in the property zoned as Settlement in Regional Plan 2001 & 2021 and situated in Survey No. 235/6-C and 8-A of Verna Village of Salcete Taluka with the following conditions:-

1. The applicant shall strictly comply all the conditions imposed in the Technical Clearance Order No. TPM/14857/Verna/235/6/17/108 dated 05-01-2017 issued by the Senior Town Planner, Town & Country Planning Department, Margao.
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 licence shall be revoked if the construction work is not executed as per the approved plans and the statements therein and whenever there is any misstatement 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 sillage water.
9. Any soak pit should be constructed at a minimum distance of 15meters 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 latines/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. All the building material and other rubbish 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 over flow pipes. The tanks should be provided with access ladders wherever necessary.
15. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
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/latelite/concrete/stone/ashlars masonry finish to buildings will also be permitted.
18. The applicant should provide a dustbin at a convenient place accessible for the 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. No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
24. No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
25. All Temporary Sheds/Existing buildings shown to be demolished in the plan are demolished before applying for occupancy certificate.
26. Fire Escape, stairs, staircases, if applicable shall be constructed, as indicated in the approved plans.
27. All internal courtyards should be provided with drainage outlet.
28. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
29. No soak pit or other structures should come in the road widening area.
30. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
31. The construction of compound wall should not obstruct any pathway or any public accent. The applicant shall make necessary arrangements for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose.
32. No gates shall open outwards on to the road.
33. The construction of the compound wall should be as per the approved plan. The applicant shall inform this Panchayat after completion of the compound wall.
34. Drinking water well should be 15 meters away from any soak pit.
35. The Technical Clearance Order issued is for the revision to this office approval issued vide No. TPM/Const/Verna/235/6/06/1347 dated 9/6/2006 and the condition laid therein shall be strictly adhere.

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.

Licence fees paid of Rs. 8907/-
By Receipt No. 28/58 dated 3/5/2017

Resolution No. 11(a)(8) of Panchayat meeting dated 15-03-2017.

To,
M/s. Chandra Real Estate Developers,
A-5, Alcon Holiday Village. Opp. Hotel Dona Aleina,
Candolim.


(Sachin P. Naik)
SECRETARY
VILLAGE PANCHAYAT
VERNA
SALCETE - GOA

Copy to: The Senior Town Planner
Town & Country Planning Department
Osia Commercial, Arcade, 4th Floor 'B' Wing, Margao-Goa.

O/C

(12)



Ch. No. 034247 dt 19/4/17 on Bank of India
Verna

Sl. No. 28

Form No. 4
(See Rule 13 and Rule 20 (iv))
RECEIPT

Receipt No. 58

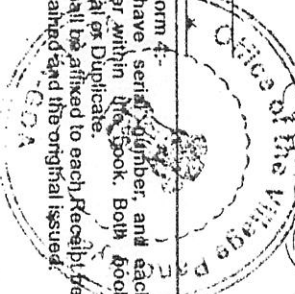
Age Panchayat Verna
eived with thanks from M/s. Chandra Real Estate Developers

ees (80,041/- Eighty Thousand Seventy One Only
account of Licence fees for Amalgamation of plot,
3/5/2017 Residential bldg, bungalow & 800 house
rence to Cash entry

No.

Signature and Designation of
Issuing Officer
A.P. VERRA

ction Covering the use of form 4-
ach Receipt book shall have serial number, and each receipt which shall be in duplicate for use with Carbon paper.
hall have a serial number within the book. Both book number and Receipt number shall be machine numbered.
ach receipt whether Original or Duplicate.
he seal of the panchayat shall be affixed to each Receipt before it is issued.
he carbon copy shall be retained and the original issued.



ADV. DILESHWAR M. NAIK
NOTARY
(Govt. of India)

H. No. 61/C, Police Hsg. Society,
Castlewada, Nagoa, Verna, Sangueta, Goa
Dated 15/2/18
Reg No. 220/18

