



**VILLAGE PANCHAYAT BASTORA
BARDEZ - GOA**

(Phone no. 2260003)

Ref. No.VP. /BAS/Const-Lic/2023-2024/205

Date: 05/05/23

Email address vpbastora@gmail.com

CONSTRUCTION LICENCE

Licence is hereby granted for carrying out the

(a) Construction of Residential building Block A, B, C & D(Revised) in sy.n o. 84/6 at St.Cruz, Bastora, Bardez-Goa.

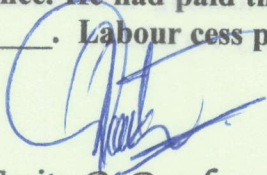
1. The application shall strictly comply all the conditions imposed in the Development permission/order no. TPB/5062/BAS/TCP-2023/586 Dated 30/01/2023 issued by the Town Planning and Development Authority/Technical clearance order issued by the Town and Country Planning Department Mapusa
2. The applicant shall notify the Panchayat for giving the alignment of the building.
3. The construction should maintain the minimum prescribed horizontal and vertical clearance from any overhead electrical line passing adjacent to the construction.
4. All RCC/Structure 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 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 constructed at a minimum distance of 15 meter 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 the 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 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 drain 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 affection 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/ ashlar masonry finish to building will also be permitted.
18. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.

Cont. on pg. 2.

19. 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.
20. Access up to 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. 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 sheds/Existing building shown 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 the plot and should not block them at any stage.
28. No soak pit or other structures should not 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 openings in the compound wall for the purpose.
31. No gates shall open outwards on the road.
32. 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.
33. Drinking water well should be 15 mts. away from any soak pit.
34. The other non-biodegradable waste generated during the course of construction/reconstruction/repair/renovation etc. shall be deposited at the designated place for safe disposal of building debris and other non-biodegradable waste without harming the environment and any breach thereof shall be visited with the penalty of cancellation renovation licence/permission/NOC coupled with prose.
35. The applicant shall strictly follow terms and conditions laid by the Town & Country Planning Dept. vide letter no. TPB/5062/BAS/TCP-2023/586 Dated 30/01/2023.
36. Applicant shall dispose the construction debris at his/her own level and/or the same be taken to the designated site as per the disposal plan given by the applicant in the affidavit at this own expenses.
37. Applicant shall produce the certificate issue by the concern PWD officials of designated sites at mentioned in the said Notification dated 7/3/2018.
38. Transformer should be installed before obtaining Occupancy Certificate from Village Panchayat Bastora.
39. Before occupancy sewage Treatment plant (STP) should be constructed in proper manner.
40. There shall be No digging of borewell in property bearing no. 84/6.
41. Bio-digester should be installed before applying for Occupancy in order to manage wet garbage in property bearing Sy. no. 84/6 of Village Bastora.
42. Failing to comply clause (a) and (b) the penalty shall be imposed to the applicant at the rate of 0.50 % on the total cost of the project and also the construction licence issued to the applicant shall be withdrawn/cancelled.
43. If any fees/Taxes are upgraded in time to time will be applicable and same shall be paid by the applicant.

This licence is valid for a period of three years from the date of issue of this licence, if required shall be applied within the period of the validity of the licence. He had paid the respective fees to the tune of Rs. — by receipt no. — / dated — . Labour cess paid Rs. — by receipt no. — / — dated — .




Smita B. Parab
Secretary
Village Panchayat Bastora
Bardez-Goa.

To,
Mr. Vijay P.Sawardekar
Managing Partner
Aditya Builder, 204, Gere Imperium1
EDC Complex, Patto Plaza, Panaji-Goa
R/o. Bastora, Bardez-Goa.