

**VILLAGE PANCHAYAT UCASSAIM - PALIEM - PUNOLA
BARDEZ - GOA**

Phone No: (0832) - 2261825, e-mail: vpanchayatucassaim@gmail.com/panchayatucassaim@gmail.com

Ref.No:- VP/UPP/Const. Lic. No. 06/2023-2024/187

Date:- 13/06/2023

CONSTRUCTION LICENCE

Licence is hereby granted to **M/s MAYFAIR RESORTS INDIA LTD.,** Represented by its Director **Mr. Gokul Kumar,** C/o, BT-15, 3rd FLOOR, CAMPAL TRADE CENTRE, CAMPAL PANAJI GOA, in pursuance of Resolution No. **3(b)** duly approved by the Village Panchayat Ucassaim Paliem Punola in its meeting held on **25/05/2023** for carrying out proposed **CONSTRUCTION OF RESIDENTIAL VILLA -5, (4 nos.), VILLA-6 (1 nos.), VILLA-7 (1 no.), VILLA-8,(4 nos.),=(10 nos.)** and swimming pool (**REVISED PLAN**) as per the enclosed Plans in the Property bearing Survey No. **40/8 (Part)** (Plot No. B) at **PALIEM** base on Technical clearance order no. **TPBZ/681/PAL/TCP-2023/1822** dated **21/03/2023**

SUBJECT TO THE FOLLOWING CONDITIONS :-

1. The Applicant shall strictly comply all the conditions imposed in the Development Permission/Order NO. **TPBZ/681/PAL/TCP-2023/1822** dated **21/03/2023** issued by the Town & Country Planning and Development Authority/Technical Clearance Order issued by the Town and Country Planning Department, Mapusa-Goa.
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 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 meters 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 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 overflow pipes. The tanks should be provided with access ladders whenever 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 rick/ laterite/ concrete/ stone/ ashlar/masonry finish to buildings 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 the Occupancy Certificate.

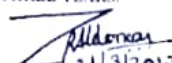
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19. The Ownership and tenancy position as on 2.11.1990 & thereafter of the plot/property under reference shall be verified by the licensing body before the issuing of the license.
 20. The village Panchayat shall ensure about the availability of Power and Water Supply and any other required infrastructure before issuing the license.
 21. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
 22. Open parking area should be should be effectively developed.
 23. Stilt parking area proposed in the building shall be used for the parking of vehicles only and it shall not be changed for any purpose at any point of time.
 24. Gradient of the ramps to the stilt floor parking should not be exceed 1:6
 25. Applicant shall make his own arrangement of water requirements for swimming pool.
 26. The Village Panchayat shall take cognizance of any issue in case of any complaints/ court orders before issue of construction license.
 27. Traditional access, if any passing through the property shall not be blocked and the same shall be verified by the Village Panchayat before issuing construction license.
 28. 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 to be produced to the village Panchayat.
 29. The applicant shall obtain prior permission from Tree Officer/ Forest Dept. for proposal involving felling of trees as mandated under section 8 & 9 of Goa Preservation of Tree Act.
 30. The applicant shall pay Labour cess of 1% of the total cost of construction project to the Commissioner of Labour & Employment and Secretary Goa Building & Other construction Workers Welfare Board before applying for completion certificate to the Authority.
 31. The area under road widening shall be deemed to be Public road and shall not be enclosed/ encroached. Affidavit/undertaking in this regards shall be sworn before the Village Panchayat/P.W.D as the case may be on stamp paper of Rs.100/-.
 32. This Technical Clearance order is issued relying on survey plan submitted to this office. In case of any boundary disputes/encroachment if any shall be resolve 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.
 33. This Technical Clearance Order issued as a partial modification to the earlier approval issued by this office vide Technical Clearance Order no. **TPBZ/681/PAL/TCP-19/416 dt.18/01/2019**. And all the conditions imposed in the above referred should be strictly adhered to.
- This Technical Clearance issued based on Government approval vide Note No.TPBZ/681/Paliem/TCP/23/838-A dtd. 09/02/2023.

NOTE:-

- a) This Technical Clearance Order is issued based on the order issued by the Secretary (TCP) vide no.29/8/TCP/2018(Pt.File)/1672 dated 13/08/2018 and order issued by the Chief Town Planner (Planning) vide no.29/8/TCP/2022/(Pt.File)/1734 dated 19/07/2022 pertaining to guidelines for processing various applications.
- b) An engineer who designs the RCC structure, of the project proponent is liable for structural designs and stability of the project, structural liability certificate issued by an **Engineer Paresh Gaitonde dt. 24 /12/2022 TCP Reg. No. ER/0057/2010**.
- c) This Order is issued with reference to the application dated 30/12/2022 from **M/s. Mayfair Resorts India Ltd., Represented by its Director Mr. Gokul Kumar**.
- d) Applicant has paid infrastructure tax of **Rs.5,03,960/- (Rupees Five Lakh Three Thousand Nine Hundred Sixty Only)** vide Echallan no.202300208382 dt. 16/3/2023.

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE. OF CONSTRUCTION LICENSE PROVIDED THE CONSTRUCTION LICENSE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.


 (Zaidev R. Aldonkar)
Dy. Town Planner

To.

**M/s. Mayfair Resorts India Ltd.,
 Represented by its Director Mr. Gokul Kumar,
 C/o. BT-15, 3rd Floor, Campal Trade Centre,
 Campal, Panaji-Goa,**

Copy to:

**The Sarmanch/Secretary,
 Village Panchayat of Uccassaim- Paliem-Punola
 Bardez-Goa.**

.. This order is issued subject to the provision of Town & Country Planning Act 1974 and the rules & Regulation framed there under.

**VILLAGE PANCHAYAT UCASSAIM - PALIEM - PUNOLA
BARDEZ - GOA**

Phone No: (0832) - 2261825. e-mail: vpanchayatucassaim@gmail.com/panchayatucassaim@gmail.com

Date:- 06/06/2023

Ref.No:- VP/UPP/Const. Lic. No. 04/2023-2024/165

CONSTRUCTION LICENCE

Licence is hereby granted to **M/s MAYFAIR RESORTS INDIA LTD.,** Represented by its Director **Mr. Gokul Kumar,** C/o, BT-15, 3rd FLOOR, CAMPAL TRADE CENTRE, CAMPAL PANAJI GOA, in pursuance of Resolution No. 3(a) duly approved by the Village Panchayat Ucassaim Paliem Punola in its meeting held on **25/05/2023** for carrying out proposed **CONSTRUCTION OF RESIDENTIAL VILLA -1, (3nos.), VILLA-2 (2 nos.), VILLA-3 (1 no.), VILLA-4,(1no.), VILLA -5, (1no.), VILLA-(2 nos.) & VILLA-7,(2 nos.) = (12 nos.)** and swimming pool (**REVISED PLAN**) as per the enclosed Plans in the Property bearing Survey No. **40/8 (Part) (Plot No. A)** at **PALIEM** base on Technical clearance order no. **TPBZ/681/PAL/TCP-2023/1585** dated **13/03/2022**

SUBJECT TO THE FOLLOWING CONDITIONS:-

1. The Applicant shall strictly comply all the conditions imposed in the Development Permission/Order NO. **TPBZ/681/PAL/TCP-2023/1585** dated **13/03/2022** issued by the Town & Country Planning and Development Authority/Technical Clearance Order issued by the Town and Country Planning Department, Mapusa-Goa.
 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.
- 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 be constructed at a minimum distance of 15 meters 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 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 overflow pipes. The tanks should be provided with access ladders whenever 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 rick/ laterite/ concrete/ stone/ ashlar/masonry finish to buildings 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 the Occupancy Certificate.



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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 the Panchayat.
25. All Temporary sheds/Existing buildings shown to be demolished in the plan are demolished before applying for Occupancy Certificate.
26. Fire Escape 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 be 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 access. The applicant shall make necessary arrangements for smooth flow of rain water by keeping adequate opening in the compound wall for the purpose.
32. No gates shall open outwards on to the roads.
33. Storage of water should be done in such a way the mosquito breeding doesn't take place either by introducing fish in the tanks/wells or properly covering the iron drums/plastic tanks etc. or by observing dry day once a week.
34. Overhead tanks/sumps are provided with mosquito proof lids and other pipe fitting without any hole for the entry of mosquitoes. Outlet is to be covered by muslin/wire mesh. Ladder for inspection of the tank to be installed if required.
35. Curing water collections should be treated with anti-larval chemicals by the Builders/Contractors.
36. To fill the pits, ditches water pools etc. to avoid stagnation and to ensure no mosquito breeding sites in and around especially in unused item like tyres, bottles, tins etc.
37. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic proposes, proper sanitary conditions including toilet facilities.
38. Not to engage Labourers for any construction/building work unless they are screened for malaria and possess health cards. These cards are to be renewed regularly every 3 month. Also arrangement should be done to get their blood tested immediately in case of fever and ensure that full treatment is taken in consultation with NVBDCP programme.
39. Drains/Nallahs to be maintained clean around the site so that there is no blockade to flow of water. The gradient should be proper for drainage/flow and also proper cleaning of water should be done.
40. The Health units at the respective levels should be involved in the planning process.
41. The construction of the compound wall, if any should be as per the approved plan. The applicant shall inform this Panchayat after the completion of the compound wall.
42. Drinking water well should be 15 meters away from any soak pit.
43. The Waste generated during the Course Construction/repair renovation etc. shall be disposed off by the applicant/s in a scientific manner without harming the environment in its own property.
44. The necessary approvals shall be taken from competent authorities such as Health Officer, Department of Forest, The Goa Coastal Zone Management Authority, Department of Fire & Emergency Services and Administrator of Comunidade if applicable.
45. Licencee shall submit an Affidavit/undertaking that an area under road widening shall not be encroached.
46. The building setbacks shown shall be strictly maintained.
47. Open parking area should be effectively developed.



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