



CONSTRUCTION LICENCE VP/TLG/CONST.LIC/44/2015-2016/1877

Licence is hereby granted to Alcon Constructions (Goa) Pvt. Ltd. vide Resolution No. 3(1) of V. P. Meeting dated 28-07-2015 for Proposed Construction of residential building (Revision) amalgamation & swimming Pool as per the enclosed approval plans, in the property zoned as Commercial C-1 Zone in the O.D.P. and situated at Taleigao Village bearing Survey No. 112/1 & 2 (Part) of approved Development Permission Order No. NCPDA/855/1244/2015 dated 07-07-2015 with the following conditions:-

1. The applicant shall strictly comply all the conditions imposed in the Development Permission/Order No. NCPDA/855/1244/2015 dated 07-07-2015, issued by the North Goa Planning and Development Authority.
2. As per the approval & condition from Directorate of Health Services, Urban Health Centre Panaji under Ref No. UHCP/DHS/NOC/2015-16/1130 dated 11-07-2015.
3. This license supersedes the earlier license under Ref. No. VP/TLG/Const. Lic./35/2013-2014/870 dated 18-07-2013.
4. The applicant shall notify the Panchayat for giving the alignment of the building.
5. The construction should maintain the minimum prescribed horizontal and vertical clearance from any overhead electrical line passing adjacent to the construction.
6. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Panchayat.
7. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads.
8. The Building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
9. 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.
10. The applicant should construct a separate soak pit in order to derive in the sullage water.
11. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
12. The ventilation pipe of the septic tank should be provided with a mosquito net.
13. 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.
14. 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.
15. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy certificate.
16. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders wherever necessary.



Ref. No.: VP / TLG / Const. Lic. / 44 / 15-16 / 1877

Date: 26-10-2015

17. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
18. 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.
19. 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 buildings will also be permitted.
20. The applicant should provide a dustbin at a convenient place accessible for the Panchayat vehicle for collection of garbage.
21. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
22. Garage 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.
23. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
24. Space for parking of vehicle is clearly demarcated on the ground.
25. No Restaurants / Bars will be permitted in the shops unless a separate soak pit is provided besides conforming to the rules in force.
26. No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
27. All Temporary sheds / Existing building shown to be demolished in the plan are demolished before applying for Occupancy.
28. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
29. All internal courtyards should be provided with drainage outlet.
30. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
31. No soak pit or other structure should come in the road widening area.
32. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
33. 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.
34. No gates shall open outwards on to the road. 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.
35. Drinking water well should be 15 meters away from any soak pit.
36. The applicant should make a provision of Garbage pit within the plot for disposal of wet garbage and the same should be built before applying for occupancy certificate.



Ph.: 2904066
Office of Village Panchayat
TALEIGAO

Tiswadi - Goa: 403 002

Ref. No.: VP/TLG/Const. Lic/44/15-16/1877

Date: 26/10/2015

THIS LICENCE IS VALID FOR A PERIOD OF ONE/TWO/THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE. HE / SHE HAS PAID THE RESPECTIVE TAX/FEEES VIDE RECEIPT NO. 836/74 DATED 20-10-2015 AS FOLLOWS.

CONSTRUCTION LICENSE FEES	Rs. 13,47,700/-
SANITATION FEES	Rs. 6,73,850/-
TOTAL	Rs. 20,21,550/-

RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THIS LICENCE.

Seen _____
This carries the embossed seal of this Panchayat.
Office of the Village Panchayat

Res. 65

JANUARDISSANO
SARBANCHI
VILLAGE PANCHAYAT OF TALEIGAO



Peter

PETER MARTINS
Secretary
Village Panchayat of Taleigao

To ✓
Alcon Construction (Goa) Pvt. Ltd.
Sukerkar Mansion,
1st Floor, M. G. Road,
Panaji, Goa.

Copy to:

1. Member Secretary
North Goa Planning & Development Authority, Panaji, Goa.

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st floor, Mala Link Road,
PANAJI-GOA

Ref. No. NGPDA/ 855/

1244

/15

Date:

- 7 JUL 2015

ORDER

(Development Permission under Section 44 of the Town & Country Planning Act 1974)

Whereas an application has been made by Alcon Constructions (Goa) Pvt. Ltd., for development permission in accordance with the provision of section 44 of the Goa Town & Country Planning Act 1974 for Proposed Construction of residential building (Revision) amalgamation & swimming pool and with respect to his land zoned as Commercial C -1 Zone in O.D.P./Zoning Plan/Regional plan and situated at Taleigao Village bearing Survey Number 112/1 & 2 (Part) approved sub-division reference number No. ---- dated-----

And whereas, a Development charge affixed at Rs.5,62,788/-and Infrastructure Tax of Rs. 54,59,410/-vide Challan No.P-99, dated 14/11/2011 has been paid

The Planning and Development Authority has granted permission to carry out the development in respect of the property above mentioned subject to the terms and conditions hereinafter stipulated upon receipt of the development charges levied for the said development. The terms and conditions upon which the permission has been granted by the Authority are the following.

- 1) Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
- 2) The permission granted shall be revoked, if any information , plans calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
- 3) The permission shall be revoked if found expedient to such an action under the provision of Section 50 of the Goa Town and Country Planning Act, 1974.
- 4) The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
- 5) The Developer/applicant should display a signboard of minimum size 1.00 mts x 0.50 mts with writing in black colour on a white background at the site, as required under the regulations.
- 6) The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968 before the commencement of any development/construction as per the permission granted by this order.
- 7) The soak pit shall not be located within a distance of 15 mts. from any other well in the plot area/plan.
- 8) The commencement and the completion of the work shall be notified to the Authority in writing in the appropriate forms.
- 9) Completion Certificate has to be obtained from this Authority before applying for

Occupancy Certificate from the Licencing Authority.

- 10) Storm water drain should be constructed along the boundary of the affected plot abutting to the road.
- 11) Adequate utility space for the dust bin, transformer, etc. should be reserved within the plot area. In case of any cutting sloppy land or filling of low lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works as per the Provision of Section 17(A) of the Goa Town and Country Planning Act, 1974
- 12) In case of compound wall the gate shall open inwards only and traditional access, if any passing through the property shall not be blocked.
- 13) The ownership of the property shall be verified by the licencing body before the issuing of the Licence.
- 14) 1) This Development Permission shall not in any way construed to be a document conforming any or all the following;
 - a) Title or interest of the holder of the permission to the relevant land or building or both.
 - b) Boundaries of the relevant site for which permission has been obtained; or
 - c) Any easement thereon or therefrom.
- 15) The permission has been granted as per the approved plans hereby annexed.
- 16) Condition laid down in the earlier development permission order dated 5/12/2011 stands valid and in force
- 17) The Construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulation 2010

This permission is issued with reference to the application dated 24/3/2015 under Section 44 of the Goa Town and Country Planning Act, 1974, from Alcon Constructions (Goa) Pvt. Ltd.,

This permission is valid for three years from the date of issue of construction licence provided the construction licence is issued within the period of three years



(R.K.PANDITA)
MEMBER SECRETARY

To,
Alcon Constructions (Goa) Pvt. Ltd,
Sukerkar Mansion, first floor M.G. Road,
Panaji, Goa
Copy to:

* The Secretary, Village Panchayat Taleigao, Taleigao Tiswadi Goa
Not to issue Occupancy Certificate without submitting Completion Certificate from North Goa Planning and Development Authority.

/Ac

"Swachha Bharat, Swachha Goa"
" स्वच्छ भारत स्वच्छ गोवा "
"Zatun Swachha Bharat Swachha Goa"
" Clean India, Clean Goa "