



VILLAGE PANCHAYAT SIRSAIM SIRSAIM, BARDEZ, GOA

Phone No:(0832) - 2298339, e-mail: vpsirsaim@gmail.com

Ref. No. VPS/BAR/C. Lic- 09/2024-25/975

Date: 15/01/2025

CONSTRUCTION LICENCE

Construction license is hereby granted to you in pursuance of Resolution No. 2 (2) duly approved by the Village Panchayat in its meeting dated 15/01/2025 for carrying out **proposed Construction of Residential house type I, II, III, IV, V & VI (House A to W & X) Security Cabin, Swimming Pool & Compound wall Sy. No. 69/4-A Village Sirsaim, Taluka Bardez Goa** subject to the following conditions:-

1. The applicant shall notify the Panchayat for giving the alignment of the building.
2. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
3. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Panchayat.
4. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads.
5. 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.
6. The construction license 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.
7. Construction shall be strictly as per the approved plans. No change shall be effected in the approved plans/approved built spaces without the prior permission of the authority.
8. The development permission will not entitle the applicant for making/laying any claim on the water and any other connection from the Government of Goa.
9. The Developer/applicant should display a sign board of minimum size 1.00 mts *0.50 Mts. with writing in black color on a white background at the site, as required under the Regulations.
10. The Septic tank, soak pit should not be located within a distance of 15 meters from any other existing well in the plot area/plan.
11. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
12. Completion certificate has to be obtained from the Authority before applying for Occupancy Certificate from the licensing authority.
13. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
14. Adequate Utility space for the dustbin, transformer, etc. should be reserved within the plot area.
15. In case of any cutting of sloppy land or filing of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town & Country Planning Act, 1974.
16. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
17. Adequate storm water network shall be developed up to the satisfaction of Village Panchayat and same to connect to the existing drain in the locality.
18. Water storage tanks shall be provided with mosquito proof lids and over flow pipes, the tanks should be provided with access ladders wherever necessary.



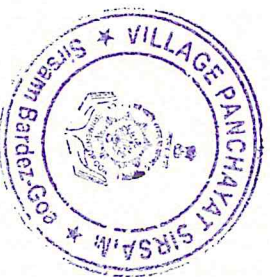
19. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
20. The applicant should gift the road widening area to the Village Panchayat before applying for the occupancy certificate, if the applicant has utilized the extra FAR in lieu of the road widening affecting the plot.
21. The applicant should provide a dustbin at a convenient place accessible for the Panchayat vehicle for collection of garbage.
22. In case of compound walls, the gates shall open inwards only and traditional access it any passing through the property shall not be blocked.
23. Application shall plant one tree for every 100.00m² of area developed, land scaping on open spaces/tree plantation along roads and in developed plots.
24. Stilt parking of building shall be strictly used for parking purpose only and shall not be closed/covered at any fashion at any stage.
25. Gradient of the ramps to the stilt floor parking should not be exceeds 1:6.
26. No soak pit or other structures should come in the road widening area.
27. Adequate avenue greenery should be developed.
28. Open parking area should be effectively developed.
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. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
32. Storage of water should be done in such a way that 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.
33. Overhead tanks/sumps are provided with mosquito proof lids and other pipe fittings 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 any.
34. Curing water collections should be treated with anti-larval chemicals by the builders/contractor.
35. Not to engage laborers for any construction /building work unless they are screened for malaria and posses health cards. These cards are to be renewed regularly every 3 month. Also arrangement should done to get their blood tested immediately in case of fever and ensure that full treatment is taken in consultation with NVBDCP Programme.
36. Laborers to be provided with basic amenities like proper shelter, water for drinking and domestic proposes, proper sanitary conditions including toilet facilities.
37. 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.
38. 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.
39. The Health units at the respective levels should be involved in the planning process.
40. 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.
41. The technical clearance order is issued for compound wall of length of 490 mts. Only.
42. Applicant shall dispose the construction debris at his 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 at his expenses.
43. Applicant shall produce the certificate issued by the concerned PWD officials of designated sites as mentioned in the said Notification dated 07/03/2018.
44. Failing to comply clause (a) and (b) the penalty shall be imposed to the applicant at the rate of 0.5% on the total cost of the project and also the construction license issued to the Applicant shall be withdrawn/cancelled.

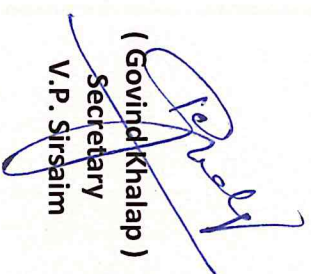
45. All the conditions stipulated in the Technical clearance order bearing No. TPB/10285/SIR/TCP-2025/64, dated 02/01/2025 from TCP should be strictly followed.

46. The information furnished by the applicant for obtaining the permission for proposed Construction of Residential house type I, II, III, IV, V & VI (House A to W & X) Security Cabin, Swimming Pool & Compound wall Sy. No. 69/4-A Village Sirsaim, Taluka Bardez Goa if found to be false at later stage, or if the conditions stated herein above are not complied with, the permission issued shall be liable to be withdrawn without pre-judice to the legal action that may be taken against the applicant.

THIS LICENCE IS VALID FOR A PERIOD OF THREE YEAR FROM THE DATE OF ISSUE OF THIS CONSTRUCTION LICENCE: THE APPLICANT HAS PAID AS LICENCE FEES TO THE TUNE OF Rs. 836500/- (RUPEES EIGHT LAKHS THIRTY SIX THOUSAND FIVE HUNDRED ONLY) VIDE RECEIPT NO. 190/17 DATED 15/01/2025 AND LABOUR CESS Rs. 16,72,900/- AND 38950/- SANITIZATION FEES.

Construction license fees:	836500/-
Labour Cess	: 1672900/-
Sanitization fees	: 38950/-
Total	<u>25,48,350/-</u>




(Govind Khalap)
Secretary
V.P. Sirsaim

To:

➤ M/S Pakshaj Project Reality Three LLP, P.O.A. Holder Govardhan Damaji, Pernem Goa.

Copy to: The Dy. Town Planner, Town & Country Planning Department, Mapusa – Goa.