



(13)

Office of the Village Panchayat NAGOA, SALCETE - GOA

Construction Licence No. 324/VP/NAG-SAL/2017-18/274

Shri. Amit C. Prabhu from Shop No. 1, Murgao Avenue, Near Desstro Church, Vasco da Gama, Goa, is hereby granted licence for the construction licence for the proposed construction of Residential Building and compound wall, situated in Survey No. 44/7, Nagoa-Salcete, Goa, as per order passed by Additional Directorate of Panchayats-I dated 12/02/2014 and order passed by District Court, South Margao, dated 08/09/2016, as per the plans in triplicate/duplicate attached to their application. One copy of the plans concerned with the approval note carrying the embossed seal of this Panchayat and duly signed, is returned to the interested party, who shall comply with the following conditions.

CONSTRUCTION LICENCE

1. The applicant shall comply all the conditions imposed in the Development Licence No. 13/Nagoa/44/7/2012/4012 dated 18/10/2012 issued by Town and Country Planning Department, Margao 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 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/laterite/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 Municipal 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 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 access. 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 the completion of the compound wall.
34. Drinking water well should be 15 meters away from any soak pit.
35. The Applicant should submit conversion sanad to this office before commencement of work.

THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE.

By Receipt No.: 133/63

Dated : 08/06/2017

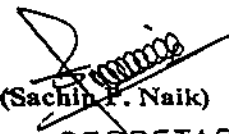
Rs. 1,32,900/-

(Rupees One Lakh, Thirty-Two Thousand, Nine Hundred only)

This carries the embossed seal of this Panchayat Office of the Village Panchayat of Nagoa Salcete Goa.



To,
Shri. Amit C. Prabhu,
Shop No. 1,
Murgao Avenue,
Near Desstro Church,
Vasco da Gama, Goa


(Sachin P. Naik)
SECRETARY
Village Panchayat, NAGOA
SALCETE - GOA

OFFICE OF THE SENIOR TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT,
SOUTH GOA DISTRICT OFFICE,
OSIA COMMERCIAL ARCADE, 4TH FLOOR 'B' WING
MARGAO-GOA

REF:- TPM/24113/Nagao/44/7 | 2012/40 | DATE:- 18/10/2012

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the work of proposed construction of: **Residential Building and compound wall.**

as per the enclosed approved plans in the property zoned as **Settlement in Regional Plan for Goa 2001 & 2021** and situated in Plot No.-- of survey no. **44/7** sub-division -- of **Nagao** Village of **Salcete** Taluka of approved sub-division reference no.-----, with the following conditions:-

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 sign board of minimum size 1.00mts. x 0.50mts. with writing in black color 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 should not be located within a distance of 15.00meters from any other existing well in the plot area/plan.
8. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
9. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
10. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.

11. Adequate Utility space for the dustbin, manhole, etc. shall be reserved within the plot area. In case of any cutting or stoppage of filling 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 and Country Planning Act, 1974.

12. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.

13. Maximum height of a compound wall along the boundary other than that abutting on a street may be permitted up to a maximum height of 1.80mts, and along the boundary abutting on a street upto a height of 1.50mts only and may be of closed type up to a height of 90cm. only and open type above that height.

14. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0mts from the crown of the road for a length of 9.0mts from the intersections corner of the plot, on both sides of the plot.

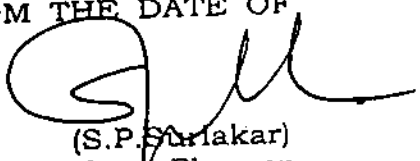
15. The Ownership of the property shall be verified by the licensing body before the issuing of the licence.

16. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.

17. This Technical Clearance is granted with the approval of the Govt, dtd. 28/9/2012.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 13/8/2012 FROM Shri.Amit C.Prabhu.

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE.


(S.P. Suriakar)
Dy. Town Planner

Note: Pursuant to this office assessment Order No. TPM/24113/Nagoa/4417/2012/3856 dtd. 10/10/2012 the applicant has paid the Infrastructure Tax of Rs.3,32,955/- (Rupees three lakhs thirty two thousand nine hundred and fifty five only) vide challan no.378 dtd. 10/10/2012.

To,
Shri Amit C. Prabhu,
Shop No. 1, Murgao Avenue,
St. Desro Curch,
Vasco-da-Gama,

Secretary,

Municipality of Nagoa,

Salcete, Goa.

Encl/-