


Office of the
VILLAGE PANCHAYAT OF RAIA,
Raia, Salcete, Goa Phone: 2776183

Building/ Construction licence.

The Goa (Regulation of land Development and Building construction) Act,2008.
The Goa Land Development and Building Construction Regulations,2010.

APPENDIX -C4.

CONSTRUCTION LICENCE NO. "VPR/2017-2018/34

Dated: 08/11/2017.

Sky World Properties and Holdings, R/o.H.No. 218, Gofur Manzil, Near Shivaji Chowk, Curchorem - Goa is hereby granted licence for the construction of **residential Building & Compound Wall situated at Bacbhatt - Raia** in the enclosed approval plan/plans in triplicate/duplicate attached and in the property wherein the occupant column of Form I & XIV bears the name of Sky World Properties and Holdings and is zoned settlement in the Regional Plan and situated at Raia Village bearing survey no 169/1 of plot no.66,67 & 68, and in terms of resolution no.2(4) taken in the Panchayat meeting dated. 17/10/2017 and as per application under inward no PPO/01/VP/Plans.1525 dated 26/09/2017. 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 strictly with the following conditions.

01. The applicant shall strictly comply all the conditions imposed in the Development permission/Order No.TPM/29419/Raia/169/1/Pl.no66,67,68/2017/3216 dated.08/09/2017 issued by the Senior Town Planner, Town & Country Planning Department, South, Margao - Goa.
02. The applicant shall notify the Panchayat in writing for giving alignment of the building.
03. The construction should maintain the minimum prescribed horizontal and vertical clearance from any overhead electrical line passing adjacent to the construction.
04. All RCC /Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Panchayat.
05. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads, Nulla or Drainages.
06. The building should not be occupied unless Occupancy certificate is obtained from the Panchayat.
07. The applicant should construct a separate soak pit in order to derivate in the sullage water.
08. Any soak pit septic tank should be constructed at a minimum distance of 15mts away from any well and vice versa.
09. The ventilation pipe of the septic tank should be provided with a mosquito net.
10. 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.

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11. The applicant should fix a board at 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.
 12. Water storage tanks shall be provided with mosquito proof lids and overflow pipes. This should be provided with access ladders wherever necessary.
 13. The drains surrounding the plot if any should be constructed with PCC and should be covered with removeable RCC slabs of sufficient thickness.
 14. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
 15. No soak pit or other structures should come in the road widening area.
 16. The plot boundary should cordoned off by continuous sheet fencing either of wood or metal during the construction period .
 17. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy Certificate.
 18. The applicant should gift the road widening area to the Village Panchayat before applying the Occupancy Certificate if the applicant has utilized the extra FAR in lieu of the road widening affecting the plot.
 19. Road widening area shall be asphalted to the existing road level before applying for Occupancy Certificate.
 20. The applicant should plaster and paint the building internally as well as externally before applying for Occupancy certificate.
 21. All temporary shed/Existing building shown to be demolished in the plan are demolished before applying for Occupancy Certificate.
- Panchayats Conditions for Construction to be strictly complied.**
22. Any excavation in the ground whether in the property/plot or in the R/W for soak pit, Sump, Drainage etc. should be intimated to the Panchayat in writing.
 23. To inform the Panchayat after excavation and before laying of plinth foundation. In writing.
 24. To inform the Panchayat when the construction has been completed upto plinth level in writing.
 - 25) Any changes / revision to be effected to the approved plans and constructions should be immediately intimated in writing to the Panchayat.
 - 26) To inform the Panchayat in writing as soon as construction is completed.
 - 27) Any change in the Structural Engineer and Architect should be immediately intimate to the Panchayat in writing.

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- 28) Area under road widening should be strictly maintained free from any construction /obstruction.
- 29) To limit himself/herself to the plans approved by the Panchayat and statements therein.
- 30 . The applicant should fix a board of size 1.00mts x 0.50 mts with writing in black colour on white background at a prominent place on the site. The Information to be given as prescribed. Violation of this condition will attract a penalty of Rs.500/- on the day the construction has started and Rs.20/- for every additional day till the compliance of the above condition.**
31. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads, Nulla or Drainages if found a penalty of Rs.500/- for first day of every additional day Rs.20/- till material is removed.
32. All setbacks as shown on the site plan shall be strictly maintained.
33. Prior to commencement in development it will be incumbent upon the applicant to have conversion sanad of use of land as contemplated under Goa, Daman & Diu Land Revenue Code, 1968.
34. Stilt floor if shown for parking shall be strictly utilized for parking purpose only and same shall not be enclosed at any point of time.
35. Required composting units shall be constructed to cater the garbage generated .
36. Adequate arrangements shall be made for collection/disposal of solid and liquid waste.
37. Traditional access if any passing through the property shall not be blocked.
38. Traditional rain water flow through the property/plot should not be blocked.
39. Conditions laid down by the Primary Health Centre Loutolim in the No Objection Certificate vide order No .PHCL/DHS/NOC/2017-18/777 dt.22/09/2017 should be strictly comply.
40. Compliance of section 76-A of the Goa Public Health Act 1985 and Rules 1986 must be strictly followed. Failure to comply will attract section 76-B of the Goa Public Health Act 1985 and Rules 1986.
41. If construction plan is revised, then revised plan approved by the T&CPD should be submitted to this Panchayat along with fresh Valuation Certificate and permission should be taken from the Panchayat.
42. Permissions to revised plans will be issued after paying the difference in Licence fee if any.
43. During the period when approval of revision of plan is applied from T&CPD and until permission is granted by the Panchayat all construction activity on site should be suspended/stop.
44. Exposed brick/laterite/stone as final finish to the buildings will also be permitted.
45. Adequate septic tank and soakpit shall be constructed and the applicant shall call the Panchayat for inspection of the same before applying for Occupancy.
46. The building shall have sloping roof with Mangalore tiles before applying for Occupancy certificate.
- 47. Occupancy Certificate should be applied during validity of construction licence.**



48. Occupancy certificate should be applied in the prescribed format of APPENDIX A-6.

49. Occupancy certificate will be issued only after obtaining completion order from the T&CPD, Margao.

50. Submission of completion Order from T&CPD does not entitle applicant for Occupancy Certificate. The Panchayat will inspect and verify the compliance of all conditions listed in this construction licence before issue of Occupancy Certificate.

51. The Bungalow/Building/Residential house should be completed in all respect including electrical fitting, plumbing fitting, Flooring, Painting both external & internal, fitting of Mangalore tiles for the roof, approach road from the gate to the building, Compound wall and gate(if applied) and the building should be fit for occupancy/ready to stay before applying for Occupancy Certificate.

52. The building should not be occupied unless Occupancy certificate is obtained from the Panchayat. If the building is found occupied without obtaining occupancy certificate penalty will be imposed from the day the building is found occupied or from the date valid construction licence date expires(whichever is early) by calculating twice the prescribed house tax.

53. Panchayat will inspect and measure the Total built up Area after completion certificate is submitted. For any extra area found from that which was submitted as per the approved plan relevant penalty will be fixed.

54. The name and Signature of the Structural Engineer and the Architect as mentioned in the Structural Stability Certificate and Completion Certificate should be the same as mentioned in the Structural Liability Certificate and Certificate of Conformity with regulations.

55. If there is change in the Architect or Structural Engineer the Construction should be suspended until a new Architect or Structural Engineer is appointed and the same should be intimated to the Panchayat.

56. Construction should be carried out as per the Rules of:

(a) The Goa (Regulation of land Development and Building construction) Act,2008.

(b) The Goa Land Development and Building Construction Regulations,2010.

(c) The Goa Building & other construction workers(Regulations of Employment and conditions of Services)Rules 2008.

57. The shops shall be utilized for light commercial use only and commercial activities shall not cause nuisance/disturbances to surrounding areas.

58. 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.

59. No gates shall open outwards on to the road.

60. The construction of the compound wall should be as per the approved plan. The applicant shall inform this Panchayat in writing after the completion of the compound wall.

61. The construction licence will be revoked at any stage and the applicant will not be entitled for any compensation from the Panchayat.

- (a) If the construction work is not executed as per the plans approved and statements herein.
 (b) Whenever there is any false statements or falls documents or misrepresentation of any material passed or wrong plans or wrong calculations, concealing information of actual facts on site approved or shown in the application on which the licence was based.

(c) Non compliance of any of the conditions mentioned in this construction licence.

62. The construction of dairy farm shall not create any nuisance in the surrounding area and all the permissions as required under law should be obtained by the applicant.

63. The dairy allowed is purely for agro based activity supportive to farming and the same shall not be converted/used for the purpose besides the use allowed.

64. The part of the existing house proposed for demolition inorder to maintain the required setback, shall be demolished prior to asking for Occupancy Certificate of this office.

He had paid the respective tax/fees the tune of Rs. 62,700/- by Receipt no.15/94 dated. 08/11/2017.

THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE. RENEWAL IF REQUIRED OR APPLICATION FOR OCCUPANCY CERTIFICATE SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.


This carries the embossed seal of this Panchayat.

Office of Village Panchayat of Raia, Salcete, Goa.

08th November, 2017.


 (Zelia Gonsalves)
 Sarpanch
 V. P. RAIA




 (Sanjeev Naik)
 Secretary
 V. P. RAIA

Note: *Conditions to be complied before applying for Occupancy.