

Office of the Village Panchayat of Morjim

FORM

Permission No. 24/ 2022 -23

(Sec Rule 3)

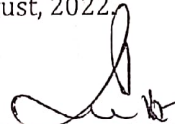
License is hereby granted to Mr./Mrs./M/s. The Coastal Goa Realtors LLP, Through designated Partner, Shri. Amol Vadiyar & Mrs. Deepthi B. Gad 4th floor, B. R. Commercial Centre, Op. Parase Ground, Campal, Panajim - Goa vide No.3/EOVP/BDO-PER/Admn-Approval/Morjim/2022/1685 dated:- 28/07/2022 for carrying out the **proposed Construction of Residential/Commercial building (Block 'A'), Residential Villas, Twin Bungalows and Swimming Pools** as per the enclosed approved plans in the property situated at Morjim Village bearing Survey No. 49/0 of approved Technical clearance Order No. DA/2694/RPG-21/ TCP / PER/2022/299. dtd. 14/03/2022 with the following conditions.

1. To limit himself / herself to the plan approved and statement therein.
2. The construction shall be as per plan approved by the Village Panchayat and condition imposed on it.
3. To inform the Panchayat when the construction has been completed up to plinth level.
4. To inform the Panchayat as soon as the construction is completed.
5. Not to inhabit the building without the prior permission of the Panchayat.
6. To abide by the other relevant provisions of law for the time being in force.
7. That the building or construction is carried out as per the alignment given and the plinth level fixed by the Panchayat.
8. The conditions imposed by Town & Country Planning Dept., Pernem -Goa vide their letter No. DA/2694/RPG-21/ TCP / PER /2022/299. dtd. 14/03/2022. (Copy Enclosed).
9. The conditions imposed by Community Health Centre Pernem, vide their letter No. DHS/2022/DHS0901/00050/556. dtd. 25/04/2022 (copy enclosed)
10. The applicant shall notify the Panchayat for giving the alignment of the building.
11. The construction should maintain the minimum prescribed horizontal and Vertical clearances from any overhead electrical line passing adjacent to the construction.
12. All RCC / Structural works shall be designed and supervised by the Engineer who has signed the structural liability certificate submitted to the Panchayat.
13. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads.
14. The Building should not be occupied unless the occupancy certificate is Obtained from the Panchayat.
15. 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.
16. The applicant should construct a separate soak pit in order to derivate in the sullage water.
17. The applicant shall be deposited the non- biodegradable waste generated during The course of construction of Building /Project at the designated place for safe disposal of building debris and other non-biodegradable waste without harming the environment.
18. The ventilation pipe of the septic tank should be provided with a Mosquito net.
19. 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.
20. The applicant should fix a board at the prominent place whenever the construction is started, indicating the number, the date and the authority for which the license for development work has been granted.
21. All the building material and other rubbish should be cleared from the Construction site before applying for the occupancy certificate.
22. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders wherever necessary.
23. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.

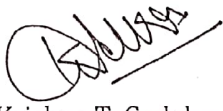
24. The applicant should gift the road widening area to the Village Panchayat before applying for the occupancy certificate, if the applicant has utilized the extra FAR in lieu of the road widening affecting the plot.
25. The applicant should plaster and paint the building internally as well as externally before applying for occupancy certificate. Exposed brick / laterite / concrete / stone / ashlar masonry finish to building will also be permitted.
26. The applicant should provide a dustbin at a convenient place accessible for the Municipal / Panchayat vehicle for collection of garbage.
27. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
28. 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.
29. Access upto the entrance of the building is to be paved and is provided with Drainage facilities.
30. Space for parking of vehicles is clearly demarcated on the ground.
31. No Restaurants / Bars will be permitted in the shops unless a separate soak pit is provided besides conforming to the rules in force.
32. No commercial activities will be permitted in the structure unless a separate permission is obtained from this Panchayat.
33. All temporary sheds / Existing buildings shown to be demolished in the Plan are demolished before applying for occupancy certificate.
34. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
35. All internal courtyards should be provided with drainage outlet.
36. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
37. No soak pit or other structures should come in the road widening area.
38. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
39. The applicant shall obtain NOC from the Competent Authority before commencement of Construction Work.
40. **The applicant should obtain conversion sanad before commencement of any Construction work at the site.**
41. All access / Traditional access 3mtr breadth if any passing through the plot should be maintained to the satisfaction of the local authority/Villagers.
42. The Electricity Transformer shall be installed and charged within the premises of plot bearing survey no.49/0 before issue of Occupancy Certificate.
43. Drinking water well should be 20 meters away from any soak pit.
44. The Construction license/Permission issued is liable to be withdrawn if the above conditions are not complied with. Or if it is found at any stage that the application contained false information /wrong documents or any other incorrect/ wrong accompaniments.

The permission shall be valid for a period of **Three Year** from **06/08/2022** to **05/08/2025**. They has paid the respective tax / fees to the tune of **Rs. 1,15,427/-** by receipt No. 749/91 dtd. 08/08/2022.

This carries the embossed seal of the Village Panchayat Morjim, Pernem -Goa 6th day of August, 2022.


(Pramod M. Naik)
SECRETARY
Village Panchayat Morjim
Pernem-Goa.




(Krishna T. Gadekar)
ADMINISTRATOR
V. P. MORJIM
TALUKA PERNEM - GOA.

To,
The Coastal Goa Realtors LLP,
Through designated Partner,
Shri. Amol Vadiyar & Mrs. Deepti B. Gad,
4th floor, B. R. Commercial Centre, Op. Parase Ground,
Campal, Panajim - Goa.

Copy to:-
Dy. Town Planner,
Town & Country Planning Dept. Pernem -Goa.