ग्रामपंचायत कारापूर, सर्वण डिचोली-गोवा
VILLAGE PANCHAYAT KARAPUR-SARVAN

TAL. BICHOLIM - GOA
PH. : 2364273

Ref. No. VP / KS / 2018-2019/15

Date : 04/04/2018

CONSTRUCTION LICENCE 01/2018-2019

Technical Clearance is hereby granted for carrying out the construction of residential cum Commercial Building .As per the enclosed approved plan's in the property zoned as Settalment in regional Plan for Goa 2001 A.D. of Bicholim Taluka and situated at Village Karapur, Taluka Bicholim bearing Survey No.103/1,of approved vide resolution No.4 (1) meeting dtd.28/03/2018 with the following conditions :-

1. The applicant shall strictly comply all the conditions imposed in the development permission/Technical Clearance Order No.DC/6843/BICH/TCP-17/1065 dt.26/12/2017 issued by the Town & Country Planning Department, Taluka Office Bicholim /Sattari Taluka, Bicholim - 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 stack on the public roads.
6. The Buildings shall 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 shall construct a separate soak pit in order to derivate in the sullage water.
9. Any soak pit shall 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 live in 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.

Village Panchayat Karapur Sarvan Taluka Bicholim Goa

Contd 2/

ग्रामपंचायत कारापूर, सर्वण डिचोली-गोवा
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Ref. No. VP / KS /

Date :

14. Water storage Tank shall be provided with mosquito proof lids and overflow pipes. The Tank 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 bricks/Laterite/Concrete / Stone / Ashlars masonry finish to buildings will also be permitted.
18. The Applicant should provide a dustbin at the convenient place accessible for Municipal / Panchayat Vehicle for collecting 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 this 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 building unless a separate permission is obtained From this Panchayat.
25. All temporary sheds / existing buildings shown to be demolished in the plans 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 court yards 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.

Contd 3/

ग्रामपंचायत कारापूर, सर्वण डिचोली-गोवा
VILLAGE PANCHAYAT KARAPUR-SARVAN

TAL. BICHOLIM - GOA
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Ref. No. **VP / KS /**

Date :

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31. The Construction of Compound Wall should not obstruct any pathway or any public access. The applicant shall make necessary arrangement for smooth flow of rain water by keeping adequate opening n the Compound Wall for the purpose.
32. No Gate 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 compound wall.
34. Drinking Water well should be 15 meters away from any soak pit.
35. Nalla at the side of plot should not be destroyed or damage for the flow of natural water in rainy Season.
36. At the time of Occupancy Certificate Nalla should be desilt and should be construct properly by Construction.
37. All the condition laid down in Letter No.. AE/V-II (R)/Tech-4(D)/2017-2018/2534 Dt.21 /02/2018 received from Electricity Dept., Sankhali-Goa. Letter No. PHCS/NOC- CONST/2017- 18/2587 Dt. 24/01/2018 received From Primary Health Center, Sankhalim- Goa and shall be obeyed strictly failing which licence issued will be revoked at any stage without any notice (Copy Enclosed)

THIS LICENCE IS VALID FOR A PERIOD OF ~~ONE~~/~~TWO~~/THREE YEAR FROM THE DATE OF ISSUE OF THIS LICENCE. RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF VALIDITY OF THE LICENCE.

And had paid the respective fees to the tune of Rs.187031 /- Vide Receipt No.310/44 **dtd.** 04/04/2018

To,
M/s Ashvamedh Developers,
H. No. 79, Cimulwada, Marcela,
Ponda– Goa.

Village Panchayat Karapur Sarvan Taluka Bicholim Goa

Secretary
Village Panchayat
Karapur Sarvan

Government of Goa
Directorate of Health Services
Primary Health Centre Sakhalim

Tel. 0832-2364258 **Email ID: phcsanhali-heal.goa.gov.in**
No. PHCS/NOC-Const/2017-2018/2587 **Date: 24 / 01/2018**

To,
M/S.Ashvamedh Developers,
H.No 79,Cimulwada Marcela
Ponda Goa.

Sub: Issue of NOC for construction of residential Cum Commercial Building

Sir,

With reference to your letter No. Nil, dated 05/12/2017,and TCP order No:DC/6843/BICH/TCP-17/1065. Dated 26/12/2017. the above mentioned subject, site inspection was conducted by the undersigned along with Sanitary Inspector of this Primary Health Centre Sankhalim on 04/01/2017 at 12.00 p.m. In this regards, I am to convey **NO OBJECTION FROM SANITARY POINT OF VIEW** for the construction of Residential Cum Commercial building, in Survey No 103/1, Situated at Village **Carapur** Taluka Bicholim Goa, subject to the following conditions:

1. The construction is to be carried out as per the plan submitted.
2. Proper cleanliness is maintained in and around the construction site.
3. The soak pit and septic tank should be at least **15** meters away from any drinking water source and should correspond with the dimensions given.
4. The capacity of septic tanks should correspond with dimensions shown in the chart submitted to this office for **10 0** persons.
5. There should be a separate soak pits for sewage and sullage.
6. No health hazard or any other environmental pollution is created in the surrounding area.
7. The owner/contractor shall co-operate with the health and pollution control authorities whenever they visit the site for sanitary inspection.
8. This office is not responsible for any court litigation regarding the ownership and area of the house.
9. If any complaint comes from the sanitary point, the N.O.C. will be revoked.
10. As per section 75A of Goa Public Health Act all laborers should possess health cards and should renew them once in three months. Whoever contravenes the provision of the Public Health Act shall be punishable with fine as specified in the Act and amendments published in the official Gazette Government of Goa, Series 1 No.26 (Extraordinary No.3)
11. Health cards should be available at the site and should be produced to the Health Authorities on demand.
12. Final N.O.C. from Health Authorities to be obtained prior to issuance of occupancy certificate.
13. The N.O.C. is liable to be withdrawn if the conditions stipulated above are not complied with.
14. This office is not responsible for any litigation in any court of law regarding the legality of the premises of the Construction. This NOC is liable to be withdrawn if it is established that it was obtained through fraudulent means and if any one condition stipulated above and any fresh conditions imposed in future, by the government as per Goa public Health act are not complied

(Dr. Uttam Dessai)
HEALTH OFFICER
Primary Health Centre
Sankhali-Goa.

.Copy to:-

1. The Secretary/ Sarpanch Village Panchayat Carapur. Bicholim-Goa
2. Office file 3. Guard File

GOVERNMENT OF GOA
ELECTRICITY DEPARTMENT
OFFICE OF THE, SUB DIVISIONAL ENGINEER,
SUB DIVISION-II(R), SANKHALI.

No: - AE/V-II(R)/Tech-4(D)/2017-18/2534 Date: 21 /2/2018

To,
M/s. Ashvamedh Developers,
H. No 79, Cimulwada, Marcela
Ponda Goa.

Sub: - N.O.C for proposed construction of residential cum commercial building & in sy No. 103/1, of Carapur Village of Bicholim Taluka.

Ref: - Letter dt. 7/2/2018.

Sir,

With reference to the above, this is to inform you that this office does not have any objection for proposed construction of residential cum commercial building & in Sy. No. 103/1, at Village Carapur of Bicholim Taluka by M/s. Ashvamedh Developers subject to maintain adequate clearance from the electricity power line and service connections as stipulated in the I.E Rule.

Further work should be executed as per the plan submitted and adequate clearance should be maintained before and after the proposed construction & no trees should be planted within the vicinity of electrical line.

The file containing the site plan (duly endorsed) may please be arranged to collect from this office during the office hours.

Yours faithfully,

Assistant Engineer, Elect.
S/D-II(R), Sankhali Goa.

Copy to: -
1) The Sarpanch, Village Panchayat Karapur Sarvan, ... for information
2) Master file (O & M)

Ref. No: DC/6843/BICH/TCP-17/1048
Office of the Dy. Town Planner,
Town & Country Planning Dept.,
Bicholim/Sattari Taluka,
Bicholim –Goa.
Date:- 18/12/2017.

ORDER

Read:
1) The Goa Tax on Infrastructure Act, 2009 (Goa Act of 20/2009)
2) Notification No.45/1/TCP-09/pt. file/3417 dt. 18/9/09.
3) Notification No.45/1/TCP-09/Pt. file/2012/1037 dt. 30/03/2012
4) Notification No.7/18/2013-LA dt. 20/05/2013.
5) Ref. Application dated 17/11/2017 (Received under inward no. 1113 dated 17/11/2017).

Whereas the Infrastructure Tax towards your application for **construction of Residential cum Commercial building** in property bearing survey no, **103/1** of Village **Carapur** Taluka **Bicholim** has been assessed as **Rs.7,74,290/-** (Rupees seven lakh seventy four thousand two hundred ninety only) the calculation of the tax has been assessed as per the provision of the said Act.

Infrastructure Tax due.

1. Commercial 644.5 m2 @ Rs. 600.00m2 = **Rs. 2,57,800/-**
2. Residential 2582.45.3m2 @ Rs.200.00 m2 = **Rs. 5,16,490/-**

Total = Rs. 7,74,290/-

(Rupees seven lakh seventy four thousand two hundred ninety only)

Now, therefore the said amount shall be deposited by way of **Challan.**

Deshpande 18/12/17
(Anand A. Deshpande)
Dy. Town Planner

To,
M/s. Ashvamedh Developers,
H. No. 79, Chimulwada Marcela,
Ponda Goa.

Office of the Dy. Town Planner,
Town & Country Planning Dept.
Bicholim/Sattari Taluka Office, Bicholim–Goa.

Ref. No: DC/6843/BICH/TCP-17/ 1065 **Date: -** 26 / 12 **/2017.**

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the **construction of Residential Cum Commercial Building.** As per the enclosed approved plans, the property zoned as **Settlement** in Regional Plan for Goa 2001 A.D of **Bicholim** Taluka & situated at Village **Carapur** Taluka **Bicholim** bearing Survey **no.103/1** 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 & Country Planning Act, 1974.
4. Any change to be affected to the approved plans prior permission shall be obtained from this office.
5. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
6. The Developer/applicant should display a sign board 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.
7. Adequate parking for vehicles has to be provided within the plot at all the time after construction of the building.
8. 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.
9. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
10. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
11. Completion order has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
12. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.

maintained to the satisfaction of the local authority.

14. N.O.C. of the Electricity Dept. shall be obtained if any H.T/L.T/Electric line is passing through the property prior to commencement the development work.
15. Adequate Utility space for the dustbin, transformer etc, should be reserved within the plot area. In case of any cutting of 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 provisions of section 17(A) of the Goa Town and Country Planning Act, 1974.
16. In case of compound walls, the gated shall open inwards only and traditional access, if any passing through the property shall not be blocked.
17. N.O.C. from all the concerned authorities shall be obtained if any before commencement of the development work as applicable.
18. The ownership of the property shall be verified by the licensing body before the issuing of the license.
19. F.A.R. coverage and setback should be strictly maintained.
20. Verification of ownership with the specific reference to tenancy position as on 2.11.1990 has to be verified by the village Panchayat/Municipality before issue of license.
21. The adequate arrangement for collection and disposal of solid waste generated within the complex shall arrange to satisfaction of village Panchayat/Municipality.
22. The village Panchayat/Municipality shall ensure that Sewage Treatment Plant if proposed for the project function effectively at all the times.
23. Complaint/Court order if any shall be verified by the Municipality/Panchayat before issue of construction license.

❖ Necessary infrastructure tax of **Rs. 7,74,290/-** (Rupees seven lakh seventy four thousand two hundred ninety only) paid vide Challan no.72 dtd. 18/12/2017.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 17/11/2017 (received under inward no.1113 dated 17/11/2017) FROM M/S. ASHVAMEDH DEVELOPERS.

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

Deshpande 26/12/17

(Anand A. Deshpande)
Dy. Town Planner

To,
M/s. Ashvamedh Developers,
H. No. 79, Cimulwada, Marcela,
Ponda Goa.

Copy to: