

**Office of the Village Panchayat Nuvem,  
Salcete - Goa.  
Construction Licence**



No. VP/NUV/BL/2022-23/20

Date: 11/08/2022

**Santa fe Realty Private Limited** From Dreamwoods Pateapur, Nuvem Salcete Goa, is hereby granted licence for the proposed construction of **6 Row Villas, 2 Independent Villas and Swimming Pool and retaining Wall** in the property bearing **Sy. No. 254/3-B & 2-B** at Nuvem, Salcete - Goa.

In terms of the resolution No. 4(25) taken in the Panchayat Meeting dated 04/08/2022 as per the plans in triplicate/duplicate attached to his/her application under inward No.1174 dated 19/7/2022 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 whichever applicable:-

1. The applicant shall strictly comply all the conditions imposed by (a) T.C.P. vide Ref. No. TPM/17240/Nuvem/254/3/2022/3418 dated 15/7/2022, (b) Health Dept. No /DHS /2022/DHS0901/00025/946 dated 21/07/2022 (C) Conversion Sanad No. COL/SAL/SG/CONV/117/2021/8320 dated 21/6/2022 while undertaking construction.
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 clearance 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. The debris of construction should be disposed off without harming to the environment which will be monitored by this office.
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 pipeline 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. At 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 building 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 the road.
33. The applicant should mandatorily maintain the provision for disposal of Wet waste generated within the premises as per the recommendations of Goa Waste Management Corporation.
34. The construction of the compound wall should be as per the approved plan. The applicant shall inform the Panchayat after the completion of the compound wall.
35. Drinking water well should be 15 meters away from any soak pit.
36. Conversion Sanad should be obtained before commencement of construction.

THE LICENCE IS VALID UPTO 15/7/2025

He/ She has paid the respective tax/fees to the tune of Rs. 83807/- By Receipt No 36/64 dated 11/08/2022.

This carries the embossed seal of this Panchayat.

Office of Village Panchayat of Nuvem, Salcete, Goa.



FOR VILAGE PANCHAYAT NUDEM

*Sunita V Dessai*  
(Sunita V Dessai)  
Secretary  
VILLAGE PANCHAYAT  
NUDEM, SALCETE-GOIA

To,  
Santa fe Realty Private Limited From Dreamwoods Pateapur, Nuvem Salcete Goa