



VPTO/Rev-CL/20/20-21/171D

DATE:-20/03/2021

## CONSTRUCTION LICENSE

Construction license is hereby granted for construction of residential cum commercial Group housing project ( **Revised Plan**) in Sy. No.51/0 of Tivrem Village in term of the resolution No. 3(12) taken in the Panchayat meeting dated 16/02/2021 as per the plans concern with the approval note carrying the embossed seal of this Panchayat and dully signed and kept in Panchayat record, Who shall comply with the following condition:-

- 1.The applicant shall strictly comply all the conditions imposed in the Technical Clearance Order No.TPP/430/Tiv-Orgao/51/2018/2001 dated 19/10/2018 the issued by the Town and Country Planning Department, Ponda- Goa.
- 2.The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
- 3.All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Panchayat.
- 4.No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads.
- 5.The Building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
- 6.The construction license shall be 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.
- 7.To construct a separate soak pit in order to derivate in the sullage water.
- 8.Any soak pit should be constructed at a minimum distance of 15 meters away from any well. The ventilation pipe of the septic tank should be provided with a mosquito net.
- 9.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.
10. 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 license for development work has been granted.
- 11.All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy certificate.
- 12.Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks 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 removable RCC slabs of sufficient thickness.
14. 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.
15. 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.
16. The applicant should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
17. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
18. 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.
19. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
20. Space for parking of vehicles is clearly demarcated on the ground.
21. No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
22. No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
23. All Temporary sheds/Existing buildings shown to be demolished in the plan are demolished before applying for Occupancy certificate.
24. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
25. All internal courtyards should be provided with drainage outlet.
26. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
27. No soak pit or other structures should come in the road widening area.
28. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
29. 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
30. No gates shall open outwards on to the road.

Contd.

31. The construction of the residential house should be as per the approved plan. The applicant shall inform this Panchayat after the completion of the Residential house.
32. Drinking water well should be 15 meters away from any soak pit.
33. As per plan drawn and structure designed by Register Engineer M. G. Chavan G. D. Arch. AI.I.A. R AR/0017/2015.
34. To maintain the sanitation & Cleanness, it is instructed to install bio methanation plant and its operation at your cost.
35. Material Recovery Facility (MRF) within proposed project area should be installed & maintained.
36. Installation of bailing & crushing machines at your cost within the project area.
37. Solar roofing & solar water heating system should be installed & for treating water & flushing system & gardening double Plumbing System should be installed.

THIS LICENCE IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENSE.

RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.

The respective construction licence fees to the tune of Rs.63674/- & 1% labour cess of total project cost Rs.3024207/- out of which part payment amounting to Rs. 1500000/- has been paid vide Receipt No.943/87, dated- 20/03/2021.

Date :- 20/03/2021

Place :- Tivrem-Orgao



SECRETARY

V.P.TIVREM -ORGAO  
SECRETARY  
Y, P. TIVREM ORGAO

To,  
M/s. Scholar Builder Pvt. Ltd.,  
2<sup>nd</sup> floor Fatima Chambers,  
Opp. Hotel Samrat,  
Panaji -Goa.