

APPENDIX-C4

Village Panchayat Building Licence

Village Panchayat Curca Bambolim & Talaulim, Tiswadi-Goa.

CONSTRUCTION LICENCE

No. VP/CBT/2017-18/Const/ 422

Date 21/06/2017

Licence is hereby granted for carrying out the Construction of residential building & Compound wall as per enclosed plan and conditions therein should be strictly complied.

- a) As per the enclosed approval plans in the property zoned as Settlement (S3) in the ODP and situated at Curca village bearing Survey No. 53/1-F.
- b) The Town Planner, Town & Country Planning Department, Tiswadi, Panaji Goa vide No. Tis/8697/CUR/TCP/2016/1618 dated 13/12/2016 from conditions 1 to 25.
- c) No Objection Certificate issued by Director of Health Service, Panaji-Goa, vide Ref.No. UHCP/DHS/NOC/2016-17/2681 dt. 23/12/2016.
1. The applicant shall notify the Panchayat for giving the alignment of the building.
2. The construction should maintain the minimum prescribed horizontal and vertical clearance 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 licence shall be revoked if the construction work is not executed as per the approved plans and the statement 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. The applicant should 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.
9. The ventilation pipe of the septic tank should be provided with a mosquito net.
10. 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.
11. The Applicant should fix a board at a prominent place whenever the construction is started including the number, the date and the authority for which the licence for development work has been granted.
12. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy certificate.
13. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders wherever necessary.
14. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
15. 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.
16. 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.



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17. The applicant should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
18. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
19. Garbage and Parking area shown in the approved plan shall be strictly used for parking purpose only and should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.
20. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
21. Space for parking of vehicles is clearly demarcated on the ground.
22. No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
23. No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
24. All Temporary sheds/Existing buildings shown to be demolished in the plan are demolished before applying for Occupancy certificate.
25. Fire Escape staircase, if applicable shall be constructed as indicated in the approved plans.
26. All internal courtyards should be provided with drainage outlet.
27. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
28. No soak pit or other structure should come in the road widening area.
29. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
30. 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 in the compound wall for all purpose.
31. No gates shall open outwards on to the road.
32. The construction of the compound wall should be as per the approved plan. The applicant shall inform this Panchayat after the completion of the compound wall.
33. Drinking water well should be 15 meters away from any soak pit.
34. The applicant shall obtain Conversion Sanad before Commencement of the construction on the said property.

Construction licence fees to the tune of Rs. 90,500/- (Rupees Ninety Thousand Five Hundred Only) is collected vide Receipt No. 177/95 dt. 21/06/2017.

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

THIS LICENCE IS ISSUED AS PER THE ORDER OF HON'BLE ADDITIONAL DIRECTOR OF PANCHAYATS-II APPEAL NO. ADP-II/P.A. No. 35/2017.



(Rajendra B. Sawas)

SECRETARY

V. P. CURCA BAMBOLIM TALAULIM

To,
M/s Adwalpalkar Constructions & Resorts Pvt.Ltd.,
Off. at 5th, 6th floor, Smith Vandan bldg.,
Above Indusland Bank, Nr. Taj Vivanta,
St. Inez, Panaji-Goa.

[Handwritten Signature]



**GOVERNMENT OF GOA
DIRECTORATE OF HEALTH SERVICES
URBAN HEALTH CENTRE - PANAJI**

Panaji-Tiswadi Goa.

Tel./ Fax :- (0832) 2426495 , Email :uhcpanaji-heal.goa@gov.in

No.UHCP/DHS/NOC/16-17/2681

Date:- 23/12/2016

NO OBJECTION CERTIFICATE

This is to certify that I /My representative have /has inspected site of the proposed Construction of residential Building & compound wall by M/s Adwarpalkar Constructions & Resorts Pvt.Ltd. St.Inez ,Panaji-Goa. bearing Survey no.53/1-F, situated at Curca village Tiswadi Taluka Goa and I have no objection to the said construction from the sanitary point of view as under:-Ref.no.Nil

Approximate No. of persons:- 100,each

a)	No. of Units for residential purpose:	18			
b)	No. of units for commercial purpose	-			
c)	Total:	18			
d)	Size of the septic tank & soak pit for the above person	L.	B.	Volume	
		7.5	2.65	1.00	
e)	Whether the Soak pit /Septic tanks/STP has been shown on the plan & if so, which side.	Yes,			
f)	Whether the Soak pit /Septic tank is adequate to the above units/persons and if not what should be done	Yes			
g)	Distance of the Soak pit /Septic Tank /STP from any drinking water well	15 meter.			
h)	Whether the drains in the complex have been properly shown to discharge rain water	Yes			
i)	Whether there is any possibility of contaminating water in the nearby wells due to construction of septic tank and soak pit:	NA			

This NOC is issued on the condition that the applicant and/or builder shall observe the following requirements:

- 1 The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/ plot.
- 2 All the labourers employed in the construction activity shall possess valid Health Cards and the same shall be renewed every three months. NO labourers shall be engaged by the Builder/Contractor unless he/she has a valid Health Card, whoever contravenes the above provision of the Health Act shall be punishable with fine of 10,000 .per labour as specified in the Act.
- 3 The NOC shall be revoked if the construction of the Septic tank, Soak pit and Drainage system of the premises are not as per the approved plan.
- 4 The applicant shall construct a separate soak pit in order to absorb the sewage water from the kitchen and from other non sewage resources.
- 5 Accumulation of water shall be prevented in pits in and around the site so as to avoid the breeding of mosquitoes.
- 6 The builder/contractor shall take adequate anti-larval measures at the construction site in consultation with the Health Officer/Medical Officer I/c or Sanitary Inspector
- 7 NOC from the authority shall be obtained before obtaining the Occupancy Certificate.
- 8 The sanitary toilets have to be provided to all labourers residing at the construction site.
- 9 The NOC is liable to be withdrawn if the conditions stipulated above are not complied with or if it is established that this NOC has been obtained using fraudulent means.
- 10 Construction board with details should be displayed at the construction site.

Yours faithfully

(Dr.Preetam P.Naik)

Health Officer

Urban Health Centre, Panaji

To,

M/s Adwalpalkar Constructions & Resorts Pvt.Ltd.
St.Inez, Panaji-Goa

Copy to:- 1) The Secretary, Village Panchayat Curca Taulim, Bambolim-Goa

2) The Health Officer , Primary Health Centre, Corlim.

3) Office Copy

Ref. No. TIS/8697/COR/16/1518
Town & Country Planning Department,
Tiswadi Taluka office, Kamat Tower, 5th floor,
Patto, Panaji-Goa.

Dated:- 13/12/2016



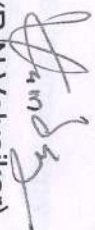
OFFICE OF THE TOWN PLANNER, TOWN & COUNTRY PLANNING DEPT.
TISWADI TALUKA OFFICE, 5th FLOOR, KAMAT TOWER
PATTO-PANAJI-GOA.

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for proposed **Construction of residential building & Compound wall** as per the enclosed approved plans in the property zoned as **Settlement(S3)** in the Outline Development Plan for Panaji and situated at **Curca village**, bearing Sy.No. **53/1-F** of Tiswadi Taluka with the following conditions:-

- 1) Construction shall be strictly as per approved plans. No change 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 development permission will not entitle the applicant for making/laying any claim on water and any other connection from the government of Goa
- 4) 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.
- 5) 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.
- 6) The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
- 7) The commencement and the completion of the work shall be notified to this office in writing in appropriate forms.
- 8) Completion certificate has to be obtained from this office before applying for occupancy certificate from the licensing authority.
- 9) Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
- 10) Adequate utility space for the dustbin, transformer etc, should be reserved within the plot area.
- 11) In case of any cutting of sloppy land of filling of low lying land, 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 & Country Planning Act 1974.
- 12) The Ownership of the property shall be verified by the licensing body before issuing of the license.

- 13) All the set back as shown on the site plan shall be strictly maintained
 - 14) The balconies proposed should not be covered in any fashion, which may lead to access FAR.
 - 15) In case of compound walls, the gates shall be open inwards only and traditional access, if any passing through the property shall not be blocked.
 - 16) The Traditional access, if any passing through the plot shall not be blocked
 - 17) Adequate arrangement for collection and disposal of solid waste generated within the plot shall be arranged to satisfaction of village panchayat.
 - 18) Panchayat shall verify Infrastructure requirement such as water and power supply before issue of construction licence
 - 19) Garbage collection bins shall be provided within the plot itself.
 - 20) Along the intersection of the streets, no compound wall shall be raised to a height of more than 0.90 mts from the crown of the road for length of 0.9mts from the intersection of the street. This distance being measured from the corner point of the plot.
 - 21) Maximum height of the compound wall along the boundary other than that abutting on a street may be permitted up to a height of 1.80 mts and along the boundary abutting on a street up to a 1.50 mts only and may be closed type up to a height of 90 cm only and of open type above that height.
 - 22) Complaints/Court order if any should be verified by the Village Panchayat before issue of construction license.
 - 23) Proposed stilt floor should be strictly used for parking of vehicles only and shall not be closed at any point of time.
 - 24) 5.00mts access to rear as shown in site plan shall be effectively developed.
 - 25) Engineer who designs the RCC structure, of the project proponent is liable for structural design & stability of the project. Structural liability certificate issued by an Engineer Mr. Paresh Gaitonde dt. 13/09/2016 Reg no. ER/0057/2010
- THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION UNDER INWARD NO.1578 dt.10/10/2016 FROM M/s Adwalpalkar Constructions & Resorts Pvt. Ltd..
- (THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENCE, PROVIDED THE CONSTRUCTION LICENCE IS ISSUED WITHIN THE PERIOD OF THREE YEARS).


(R.N.Volvoikar)

Dy. Town Planner

Note:- Pursuant to this office assessment order No.TIS/8697/CUR/TCP/16/1579 dt. 25/11/2016 the applicant vide challan no.1630 dt.29/11/2016 has paid the Infrastructure tax of Rs.2,81,520/- (Rupees Two Lakhs Eighty One Thousand Five Hundred Twenty only).

To,
M/s Adwalpalkar Constructions & Resorts Pvt. Ltd.,
St. Inez, Panaji-Goa.

Copy to:-
The Secretary,
Office of the Village Panchayat,
Curca, Bamboim & Talaulim, Tiswadi-Goa.