

**VILLAGE PANCHAYAT CHICALIM, MORMUGAO-GOA 403 711**  
**CONSTRUCTION LICENCE**  
**FOR THE YEAR 2015-2016.**



**Construction Licence No. VP/CHI/11/2015-16/23/2434**

**Date: 26.10.2015.**

Licence is hereby granted to M/s Shantilal Real Estate Services, POA Holder Mr. Anand Chandra Bose, 11-12, Apna Bazaar, 1<sup>st</sup> Floor, Vasco da Gama, for the Construction of Commercial/Residential Building, Swimming Pool and Compound Wall, at Chicalim Village, as per the enclosed approval plan in the property zoned as 'C-1' in the ODP, Village of Chicalim of Mormugao Taluka, property bearing Survey No. 9/1-A, under approved Development Permission Order No. MPDA/5-S-84/2015-16/763 dated 03.09.2015 in terms of Resolution No. 2 (1) dt. 14.09.2015 and as per his application under No. VP/CHI/11/3577 of V.P. Register dated 04.09.2015 and one copy of the plan concerned with the approval note carrying the embossed seal of this Panchayat, duly signed, is returned to the interested party who shall comply with the following conditions:

1. (a) The applicant shall strictly comply with all the conditions imposed in the Development Permission Order No. MPDA/5-S-84/2015-16/763 dated 03.09.2015 issued by the Mormugao Planning and Development Authority, Vasco da Gama.
- (b) As per the Infrastructure Tax Payment, under No. MPDA/Infrastr.Tax/5-S-84/2015-16/738 dated 31/08/2015.
- (c) As per Technical approval issued by Technical Officer, O/o the Assistant Engineer, Public Works Department St. Pelagia Building, 1<sup>st</sup> floor, above Punjab National Bank, Vasco da Gama, vide No. PWD8/IV/G.57/24/2015-16 Dated 10.09.2015. The estimate cost of the bldgs. works out as Rs. 20,25,39,880=00 (Rupees Twenty Crores Twenty Five Lakhs Thirty Nine Thousand Eight Hundred Eighty only)
- (d) All the conditions laid down by the Medical Officer of Primary Health Centre, Cortalim vide their NOC No. UHCV/NOC/15-16/ dated 11/09/2015 should be strictly maintained & adhered to by the applicant.
- (e) N.O.C. from the office of Asst. Engineer, Electricity Dept. Nr. KTC Bus Stand Vasco da Gama, vide their N.O.C. No. AE-II/VSG/TECH-1/664/2015-16 dated 10/09/2015 should be strictly maintained & adhered to by the applicants.
- (f) Conversion for use of land (Sanad Order) letter No. AC-II/SG/CONV-57/2006 dated 03/10/2006 from the O/o the Dy. Collector/SDO, Government of Goa Daman & Dui, Vasco da Gama, Goa.
- (g) Consent to establish No. 5/5111/15-PCB/CI-715 dated 2/10/2015 from the O/o of the Goa State Pollution Control Board, Dempo Towes, 1<sup>st</sup> floor, EDC Patto Plaza, Panaji, Goa.
- (h) 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 statements therein, and in case 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 20 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 pipelines from their latrines/WC's to the sewerage line at their own cost, whenever the sewerage line is commissioned.
11. 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
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 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/stones/ashlars masonry finish to building will also be permitted.
17. Disposal of garbage should be looked by the construction licence holder/site for the disposal of garbage should be earmarked within the plot area itself. And to Set up of Composting Unit for organic waste & Re-cycling station for inorganic waste.

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3. The applicant should provide a dustbin at a convenient place accessible for the Panchayat 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 purpose 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 to be provided with drainage facilities.
22. Space for parking of vehicle is to be clearly demarcated on the ground.
23. No restaurant/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 the Panchayat
25. All temporary sheds/existing buildings which are not shown in the plan to be 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 arrangement for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose. No gates shall open outwards on the road but shall open inwards only.
32. Drinking water well should be 20 meters away from any soak pit.
33. The construction licence shall be revoked:
  - a. If the construction work is not executed as per plans approved and statements therein
  - b. Wherever there is any false statement or any misrepresentation of any material/wrong plans/calculations/documents in any incorrect or wrong at any stage.
  - c. If any of the conditions laid down on the licence are not abided with
  - d. If any dispute arises with respect to traditional access, Mundcarial issue & Tenancy issue at any stage.
34. Subjected to the clarification received from The Goa State Pollution Control Board vide their letter No.1/25/13-PCB/6637 dt. 13.01.2014 in response to the order dated 13.08.2013 in SMWP No. 2 of 2007 by the Hon. High Court of Bombay at Goa, Panaji.

**THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE. RENEWAL IF REQUIRED HAS TO BE APPLIED BY THE APPLICANT, BEFORE EXPIRY OF THE PERIOD OF THE VALIDTY OF THE LICENCE.**

Beginning from today he have paid the respective construction licence fees to the tune of Rs. 1012750=00 (Rupees Ten Lakhs Twelve Thousand Seven Hundred Fifty only) by Receipt No. \_\_\_\_\_ dated 26.10.2015.

This carries the embossed seal of this Panchayat  
Office of Village Panchayat Chicalim.

  
(Pradeep M. Tamhanker)  
Secretary  
V.P. Chicalim

To,  
M/s. Shantilal Real Estate Services,  
POA Holder Mr. Anand Chandra Bose,  
11-12, Apna Bazaar, 1<sup>st</sup> Floor,  
Vasco da Gama.

**Copy to:**

1. Member Secretary,  
Mormugao Planning and Development Authority,  
Vasco da Gama.
2. The Health Officer.  
Urban Health Centre, in the matter.  
Vasco da Gama.
3. Asst, Engineer,  
P.W.D. VIII, S.Div.IV,  
Public Works Department,  
Municipal Bungalow,  
Vasco da Gama.
4. O/c, G/f.

for information and necessary action