



Village Panchayat of Dramapur-Sirlim, Salcete Goa.

CONSTRUCTION LICENCE

No: VPDS/2017-18/C.L.9/316

Date: 11/08/2017

Licence is hereby granted to Royal Developers for carrying out the amalgamation of plots no.80/6-A & 80/7-A and construction of residential Bungalows (12 nos) and Compound wall as per the enclosed approved plans in the property zoned as settlement zone in the Regional Plan for Goa 2001 & 2021 and situated at Dramapur Village bearing Survey No.80/6-A & 80/7-A with the following conditions:-

1. The applicant shall strictly comply all the conditions imposed in the Order No.TPM/29381/Dramapur/80/6A,7A/2017/2792 dated 20/07/2017 issued by Technical Clearance Order issued by the Town & Country Planning Department Margao 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 R.C.C/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.
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 15mts away from any well.
10. The ventilation pipe of the septic tank should be provided with the mosquito net.



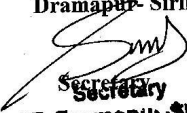
11. The applicant should connect the pipe lines from the latrines/W.C.s to Salcete sewerage line at their own cost, when the sewerage line is commissioned.
12. The applicant should fix a board at a prominent place whenever the construction is started, indicating the number, the date and the authority for which the licence for development work has been granted.
13. All 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 overflow pipes. The tanks should be provided with access ladders wherever necessary.
15. The drains surrounding the plots if any should be constructed with P.C.C 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 buildings 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 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 council.
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 and also provide necessary drainage facility with proper outlet 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. Drinking water well should be 15 meters away from any soak pit.
32. Access if any passing through the property should not be blocked.
33. Compost pit is to be constructed at the site for the disposal of Bio-degradable Garbage.

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.

The applicant has paid the licence fees of Rs.95000/-vide receipt no.17/86 dated 11/08/2017. The construction licence is issued in pursuance of resolution No.2(3) dated 04/08/2017.

For Village Panchayat
Dramapur-Sirlim

Secretary
V.P. Dramapur-Sirlim

To,
Royal Developers,
Dongorim-Navelim, Salcete Goa.

Copy to :
(a) Senior Town Planner TCP Margao.