

Office of the Village Panchayat
Siolim-Sodiem

CONSTRUCTION LICENCE

No. F. 14/VPSS/2022-23/ResH-SWpool/426, Dated: 26- 05-2022.

Shri./Smt. **Isprava Luxury Realty Eight LLP**, is hereby granted licence for carrying out the proposed **Construction of Residential House A, B,C & Swimming Pool** in terms of resolution No. **7(7)** taken in the Panchayat meeting dated: **06/05/2022** as per the enclosed approval plans in the property zoned as settlement in GOA/Regional Plan 2001 and situated at Siolim Village bearing Sy. No. **243/12** plot no. **D** as per technical clearance order bearing no. **TPB/7586/SIO/ TCP-2022/3203**, dtd. **20/05/2022** from TCP, Mapusa with the following condition:-

1. The applicant shall strictly comply all the condition imposed in the Development Permission/ Order No **TPB/7586/SIO/ TCP-2022/3203**, dtd. **20/05/2022** Technical Clearance Order Issued by the Town and Country Planning Department, Mapusa.
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 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.
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 pipelines 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. All the building material and other rubbish should be cleared from the construction site before applying for the occupancy certificate.
14. Water storage tank shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders whenever 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 bricks/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 roads level before applying for Occupancy certificate.
20. Garage and Parking areas shown in the approved plans shall be strictly used for the 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 conforming 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 building 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 structure 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 path way 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 the purpose.
32. No gates shall open outwards on to the roads.
33. 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.
34. Drinking water well should be 15meters away from the soak pit.
35. The applicant shall obtain noc from sanitation point of view from Health Dept. Before obtaining Occupancy.
36. Adequate arrangement for collection and disposal of Solid waste/garbage generated within the complex shall be disposed in plot area itself or arrangement be made to the satisfaction of the village Panchayat. Garbage collection bins should be provided within the plot.
37. Sewage treatment plant shall be set up ensure that the same is functioning effectively.
38. No Hinderance /nuisance shall be created in the surrounding area on account of Garbage And maintaining of existing footpaths/public pathways which shall not be blocked.
39. The Storm water drain should be constructed along the boundary of the effected plot abutting to the road.



40. Adequate utility space for the dustbin, transformer etc. should be reserved within the plot area.
41. In case of any cutting of sloppy land or filing of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of section 17(A) of the Goa Town & Country Planning Act, 1974.
42. Garbage collection bins should be provided within the plot itself to the satisfaction of local authority.
43. The applicant shall dispose the construction debris without harming the environment and should use construction debris as filling material should be the first option.
44. 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. The applicant has submitted an affidavit no. 5523/2022, dated: 18-04-2022 is notarised by Adv. Y. Zuzarte regarding submission of conversion Sanad prior to commitment of construction. If applicant fails to comply the said construction licence will stand revoke.
45. The license fee collected as per the estimate, issued by Vishwas N. Kotkar, RCC Consultant, F-16, Leibrag Chamber , Above old Mapus Clinic, Mapusa, Goa.

**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 respective tax/fee to the tune of Rs. 87500/- by receipt no. 286/17, dated: 26/05/2022

This carries the embossed deal of this Panchayat
Office of Village Panchayat of Siolim, Sodiem, Bardez-Goa.

To,
M/s Isprava Luxury Realty Eight LLP,
Siolim,
Bardez- Goa.


SECRETARY
V.P. SIOLIM SODIEM
Bardez-Goa



Office of the Village Panchayat
Siolim-Sodiem

CONSTRUCTION LICENCE

No. F. 26/VPSS/2022-23/ResH-SQ-SWpool/1651, Dated: 05- 01-2023.

Shri./Smt. **Isprava Luxury Realty Eight LLP**, is hereby granted licence for carrying out the proposed **Construction of Residential Houses D & E, Staff quarters & Swimming Pool** in terms of resolution No. **3(2)** taken in the Panchayat meeting dated: **05/01/2023** as per the enclosed approval plans in the property zoned as settlement in GOA/Regional Plan 2001 and situated at Siolim Village bearing Sy. No. **243/12 plot no. D** as per technical clearance order bearing no. **TPB/7586/SIO/ TCP-2022/4615, dtd. 16/08/2022** from TCP, Mapusa with the following condition:-

1. The applicant shall strictly comply all the condition imposed in the Development Permission/ Order No **TPB/7586/SIO/ TCP-2022/4615, dtd. 16/08/2022** Technical Clearance Order Issued by the Town and Country Planning Department, Mapusa.
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 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.
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 pipelines 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. All the building material and other rubbish should be cleared from the construction site before applying for the occupancy certificate.
14. Water storage tank shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders whenever 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 bricks/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 roads level before applying for Occupancy certificate.
20. Garage and Parking areas shown in the approved plans shall be strictly used for the 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 building 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 structure 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 path way 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 the purpose.
32. No gates shall open outwards on to the roads.
33. 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.
34. Drinking water well should be 15meters away from the soak pit.
35. The applicant shall strictly comply with all the conditions imposed by PHC siolim vide their letter no. **DHS/2022/DHS0901/O0023/1209, dated: 07-09-2022.**
36. Adequate arrangement for collection and disposal of Solid waste/garbage generated within the complex shall be disposed in plot area itself or arrangement be made to the satisfaction of the village Panchayat. Garbage collection bins should be provided within the plot.
37. Sewage treatment plant shall be set up ensure that the same is functioning effectively.
38. No Hinderance /nuisance shall be created in the surrounding area on account of Garbage And maintaining of existing footpaths/public pathways which shall not be blocked.
39. The Storm water drain should be constructed along the boundary of the effected plot abutting to the road.



40. Adequate utility space for the dustbin, transformer etc. should be reserved within the plot area.
41. In case of any cutting of sloppy land or filing of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of section 17(A) of the Goa Town & Country Planning Act, 1974.
42. Garbage collection bins should be provided within the plot itself to the satisfaction of local authority.
43. The applicant shall dispose the construction debris without harming the environment and should use construction debris as filling material should be the first option.
44. 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. The applicant has submitted an affidavit no. 11681/2022, dated: 22-08-2022 is notarised by Adv. Y. Zuzarte regarding submission of conversion Sanad prior to commitment of construction. If applicant fails to comply the said construction licence will stand revoke.
45. The license fee collected as per the estimate, issued by Vishwas N. Kotkar, RCC Consultant, F-16, Leibrag Chamber , Above old Mapusa Clinic, Mapusa, Goa.

**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 respective tax/fee to the tune of Rs. 68000/- by receipt no. 295/40
, dated: 05 /01/2023

This carries the embossed deal of this Panchayat
Office of Village Panchayat of Siolim, Sodiem, Bardez-Goa.

To,
M/s Isprava Luxury Realty Eight LLP,
Siolim,
Bardez- Goa.


V.P. SANDPACH
SIOLIM - SODIEM
BARDEZ - GOA


VILLAGE PANCHAYAT SECRETARY
Siolim, Sodiem

