

VILLAGE PANCHAYAT TIVIM

BARDEZ – GOA



PH:- 2298595

Ref No.VP/T/F...04/24-25/866

Date: 17/7/2024

RENEWAL CONSTRUCTION LICENSE

M/s. GIRIJA ESTATES PVT. LTD., of Mapusa, Bardez, Goa is hereby granted Renewal permission for Proposed Amalgamation of Plots & Construction of Residential Buildings Block A1, A2, A3 and Block B1 and B2 in survey no. 4/21 & 22 at Tivim, Bardez, Goa, in terms of resolution no. XIII(4), taken in the Panchayat Meeting dated 28-06-2024.

1. The applicant shall strictly comply all the conditions imposed in the Development Permission/Order No. TPB/6461/TIV/TCP-21/1856, dated 17-05-2021, Issued by the 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 license 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 meteres 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 license for development work has been granted.
13. All the building material and other rubbish should 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.

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15. The drains surrounding the plot is any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
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.
17. The applicant should provide a dustbin at a convenient place accessible for the Municipal/Panchayat vehicle for collection of garbage.
18. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
19. 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.
20. Access upto 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. Fire Escape staircase, is applicable shall be constructed as indicated in the approved plans.
23. All internal courtyards should be provided with drainage outlet.
24. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
25. No soak pit or other structures should come in the road widening area.
26. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
27. The adequate arrangement for collection and disposal of solid waste generated within the complex shall arranged to satisfaction of this panchayat.
28. Adequate openings at the bottom of compound shall be kept, so that no cross drainage is blocked.
29. Storm water drain should be constructed along the boundary of the effected plot abutting To the road.
30. The applicant should provide a dustbin at a convenient place accessible for the Panchayat vehicle for collection of garbage.

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31. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
32. The area under road widening shall not be encroached/enclosed.
33. Applicant shall dispose the construction debris at his/her own level and/or the same shall be taken to the designated site as per the disposal plan given by the Applicant in the Affidavit at his own expenses.
34. Applicant shall produce the certificate issued by the concerned PWD officials of designated sites as mentioned in the said Notification dated 07-03-2018.
35. Failing to comply clause (a) and (b) the penalty shall be imposed to the Applicant at the rate of 0.5% on the total cost of the project and also the construction license issued to the Applicant shall be withdrawn/cancelled.
36. The Developer/applicant should display a sign board of minimum size 1.00 mts. X 0.50 mts. With writing in black color on a white background at the site, as required under the Regulations.
37. Open Parking area should be effectively developed.
38. The said house should be used for residential purpose only as per the Technical Clearance issued.
39. Gradient of the ramps to the stilt floor/parking should not exceed 1:6.
40. Stilt parking area of building shall be strictly used for parking purpose only and shall not be closed/covered in any fashion at any stage and shall not be used for any commercial activity.
41. Segregation of plastic waste into dry & wet should be carried out at the site. Dry waste should be handed over to the panchayat & wet waste should be Dumped in your backyard for time being.
42. No plantation of trees/plants are allowed outside the compound wall of the Residential Building
43. Sale Deeds shall be executed only after obtaining occupancy certificates, by mentioning the correct house number registered on V.P. house tax records.
44. Occupancy certificate should be taken from this office after completion of work of construction of residential Buildings Block A1, A2, A3 and Block B1 and B2.

THIS LICENSE IS RENEWED FOR THE PERIOD OF ONE YEAR I.E. FROM 27-06-2024 TO 26-06-2025

He has paid fees of Rs. 1,02,700/- (Rupees One Lakh Two Thousand Seven Hundred Only) as Renewal construction license fees paid Vide receipt no...873/60, dated ...17/7/2024.

This carries the embossed seal of this Panchayat Office Tivim.


(Mr. Amit Prabhu)
Secretary
Village Panchayat Tivim.

Copy to: The Town Planner Town & Country Planning Dept. Mapusa, for information.