OFFICE OF THE VILLAGE PANCHAYAT BORIM

V. P. Market Complex Building, 1st Floor,
Borim, Ponda – Goa.

Pin Code: 403 401. **Phone No.: 0832-2333233.**
E-mail: vpborim@gmail.com

No. VPB/Const./Bor./2022 - 23/ 118 *Date: 19/04/2022*

APPENDIX – C4
CONSTRUCTION LICENCE

License is hereby granted for carrying out the:-

* (a) ~~Land Sub – Division (Provisional/Final)~~
* **(b) Construction of Row House &**
* **(c) Construction of Compound Wall**
* ~~(d) Change of use of (Building/Land)/as per the enclosed~~. Approval Plan Village/Plans in the Property **Zoned as Settlement Zone** as per **Regional Plan for Goa 2021,** in the ODP/CDP/ Regional Plan and Situated at **Deulwada - Borim** Village/Town Bearing **Survey No. 3/7,** Chalta No. of PTS No. –Nil-, **Plot No. 05**, of Approved Sub–Division reference No. **-Nil-** Development Permission Order No. **-Nil** - with the Following conditions:-

1. The applicant shall strictly comply all the conditions imposed in the Development Permission/Order No. No. **TPP/578/Borim/3/7/Plot - 05/22/130** Dated **19/01/2022** issued by the **Dy. Town Planner**, Planning and Development Authority/Technical Clearance Order issued by the Town and Country Planning Department, Ponda – 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 ACC/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 there in 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 soak pit should construct a separate in order to derivate in the sullage water.
9. Any soak pit should be constructed at a minimum distance if 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 tanks shall be provided with mosquito proof lids and over flow pipes. The tanks storage shall be provided with access ladders wherever 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 wide 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 building 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.

P.T.O.

21. Access up to the entrance of the building is to be paved and with drainage facilities.
22. Space for Parking of vehicles is clearly demarcated on the ground.
23. No Commercial activities 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 nature 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 or Compound Wall should not obstruct any pathway or public access. The applicant shall make necessary arrangements for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose.
32. No gates shall open outwards on the road.
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 15 meters away from any Soak Pit.
35. 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.
36. Applicant shall produce the Certificate issued by the concerned PWD officials of designated sites as mentioned in the said Notification dated 07/03/2018.
37. 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 Licence issued to the applicant shall be withdrawn/cancelled.

Note: - This Panchayat has collected Building & Other Construction Workers Welfare Board Cess as per the Order of Department of Labour Secretariat, Porvorim – Goa, Vide Order No. 22/12/2002–LAB/6239. Dated: 29/12/2008 and with reference to Letter No. CLE/GBOCWWB/ADM/01/2020/206. Dated: 17/06/2020 of the Goa Building & Other Construction Workers Welfare Board, Shram Shakti Bhavan, 2nd Floor, Patto Plaza, Panaji - Goa, i.e. 1% of the Estimated Cost of Building. Amount Collected Rs. 100271/- ***Vide Receipt No.*** 795/28 ***, Dated*** 19/04/2022

THIS CONSTRUCTION LICENCE ISSUED HAS BEEN VIDE RESOLUTION NO. 51/2/4 ***DATED*** 08/02/2022 ***APPLICANT HAS PAID THE CONSTRUCTION LICENCE FEE AT AN AMOUNT OF RS.*** 50185/- ***VIDE RECEIPT NO.*** 795/27 ***DATED*** 19/04/2022

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.

Place: BORIM.

Date: 19/04/2022.

OFFICE OF THE VILLAGE PANCHAYAT BORIM ★ PONDA-GOA ★

Secretary
Village Panchayat, Borim
Ponda-Goa

Secretary
Village Panchayat Borim

To,
Mr. Jagdish R Jog
Khadapaband, Ponda – Goa.

Copy to.
* (a) Member Secretary, ... Planning and Development Authority.
* (b) Senior Town Planner TCP .....
* (c) Strike out which is not applicable.