

VILLAGE PANCHAYAT CANSULIM-AROSSIM-CUELIM  
CONSTRUCTION LICENCE FOR THE YEAR 2021-22



Ref. No. VP/CAC/11/12/Const/21-22/251

Dated: 07/04/2021

Licence is hereby granted to **Mr. Arvind Franklin A.J. Sequeira & Mrs. Meena Rosalina de Sequeira**, C/O SJ Constructions, Plot no. S-150, Phase III B, Near Micro Lab (main gate), Verna Industrial Estate, Verna for proposed **construction of Residential /Commercial Group Housing and Swimming Pool** as per the enclosed approved plan in the property zoned as settlement zone as per Regional Plan for Goa 2021 situated at Cuelim Village bearing **Sy. No. 50/3** of Village Cuelim, Mormugao under approved Development Permission Technical Clearance Order. **No. DH/6565/MTP/2021/86 dated 16/02/2021** in terms of Panchayat Resolution **No. 2(1) dated 22/03/2021** and as per application dated **25/02/2021** and one copy of the plan concerned with the approval note carrying the 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 adhere & comply with all the conditions imposed in the Technical Clearance Order **No. DH/6565/MTP/2021/86 dated 16/02/2021** issued by the Town & Country Planning Dept, Vasco da Gama.
  - (b) All the conditions laid down by the Medical Officer of Primary Health Centre, Cansulim vide their **NOC No. PHCC/ NOC/20-21/1394 dated 01/03/2021** should be strictly maintained & adhered to by the applicant.
  - © All the conditions laid down in Conversion Sanad issued from the office of the Additional Collector II, South-Goa District, Margao vide AC-11/MOR/SG/CONV/78/2019/1190 dated 02/02/2021
  - (d) All the conditions laid down by the Electricity Department vide their letter no. AE/S/D-III/VRN/TECH-5/1134/2020-21 dated 01/12/2020 should be strictly maintained & adhered by the applicant.
  - (c) As per cost certificate issued by Mr. Uday Sawant, PWD Reg.no.ER/0022/2010 Margao Goa. The estimate cost of the construction is Rs. 4,50,46,272/- (**Rupees Four Crores , Fifty Lacs, forty six thousand, two hundred seventy two only**)
  - (c) 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 Plan 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 15 -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. Before commencement of construction work the applicant should produce the availability of water supply to this Office. .
  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.
  18. 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. Stilt parking shall be strictly used for the purpose of parking of vehicles only.
  22. Space for parking of vehicle is to be clearly demarcated on the ground.
  23. All the setbacks shown in the approved site plan has to be strictly maintained.

*[Handwritten Signature]*

24. All temporary sheds/existing buildings which are not shown in the plan to be demolished, before applying for Occupancy Certificate.
25. The applicant should maintain all existing natural drains in the plot and should not block them at any stage
26. No soak pit or other structures should come in the road widening area.
27. Overhead tanks/sumps are provided with mosquito proof lids and other pipe fittings without any hole for the entry of mosquitoes. Outlet is to be covered by muslin/wire mesh. Ladder for inspection of the tank to be installed if required.
28. Traditional access if any passing through the property should not be blocked .
29. To fill the pits, ditches water pools etc to avoid stagnation and to ensure no mosquito breeding sites in And around specially in unused item like tyres, bottles, tins etc.
30. The Health units at the respective levels should be involved in the planning process.
31. The Waste generated during the Course Construction/repair renovation etc. shall be disposed off by the applicant/s in a scientific manner without harming the environment in its own property.
32. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
33. Curing of water should be treated with anti-larvae insecticides.
34. Labourers engaged for the construction of building shall posses health cards failing to which each Labourer shall be penalized with a fine of Rs. 1000/- at first instance and Rs. 50/- daily under Section 75(a) of the Goa Daman and Diu, Public Health Act, 1985.
35. Temporary toilet facilities to be provided to the labourers engaged for the construction of building to Avoid open defecation and maintain the surrounding Health.
36. Trees within the plot shall be planted as per Regulation 18 of The Goa Land Development and Building Construction Regulation 2010. The same shall be verified by local body before issue of occupancy certificate.
37. Debris of the existing structure proposed for demolition/any other construction debris shall be deposited in the area identified for the said purpose by the PWD and shall not be dumped in any other area.
38. 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.The Permission issued shall be liable to be withdrawn without pre-judice to the legal action that may be taken against the applicant.

**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.**

Applicant has paid the respective construction licence fees to the tune of Rs. 2,25,285/- (Rupees Two lakhs twenty five thousand two hundred eighty five only) by Receipt No. 83/239 dated 07/04/2021



  
Secretary

V.P. Cansaulim-Arossim-Cuelim

To,  
**Mr. Arvind Franklin A.J. Sequeira & Mrs. Meena Rosalina be Sequeira,**  
**C/O SJ Constructions, Plot no. S-150, Phase III B,**  
**Near Micro Lab (main gate),**  
**Verna Industrial Estate,**  
**Verna.**