



VILLAGE PANCHAYAT SE-OLD-GOIA

Old Goa, Tiswadi-Goa

No.VP/SOG/TIS/20 16 -20 17 11883

Date: 25/02/2017

CONSTRUCTION LICENCE NO.VP/SOG/23/2016-17

Licence is hereby granted for Proposed (Revised plan) Construction of Group Housing, Residential Building Blocks A,B,C,D,E,F,S,T,U,V,X, Club House and Security Cabin and Compound wall, as per the enclosed approved plan in the property zoned as settlement in Outline Development Plan for Panaji Goa situated at Village Bainguinim, bearing survey No.20/3-A of Tiswadi Taluka in terms of resolution No.3(1) taken in the Panchayat meeting dated 23.02.2017 as per the plans in triplicate/duplicate attached to his application under inward No.3753 dated 22.2.2017. One copy of the plans concerned with the approval note carrying the embossed seal of this Panchayat and duly signed, is returned to the interested party, who shall comply with the following conditions.

1. The applicant shall strictly comply all the conditions imposed in the Technical Clearance /Order No.Tis/7158/BAI/TCP/2017/18 dt.05.01.2017 issued by the Town and Country Planning Department Tiswadi Taluka Office, Panaji Goa.
2. The applicant shall obtain conversion sanad under the Goa Land Revenue Code, 1968 before the commencement of construction activity.
3. The applicant shall notify the Panchayat for giving the alignment of the building.
4. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
5. All RCC/structural works shall be designed and supervised by the Engineer who has signed the structural Liability certificate submitted to the Panchayat.
6. No materials for construction or earth from excavation or any other construction materials shall be stacked on the public road.
7. The Building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
8. 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 materials passed, approved or shown in the application on which the permit was based.
9. The applicant should construct a separate soak pit in order to derivate in the sul-lage water.
10. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
11. The ventilation pipe of the septic tank should be provided with a mosquito net.
12. The applicant should connect the pipeline from their latrines/EC's to the sewerage line at their own cost. When the sewerage line is commissioned.

2.....





VILLAGE PANCHAYAT SE-OLD-GOA

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Date: _____

13. The applicant should fix a board at a prominent place where the construction is started, including the number, the date and the authority for which the license for development work has been granted.
14. All the building material and other rubbish should be cleared from the construction site before applying for the occupancy certificate.
15. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders wherever necessary.
16. The drains surrounding the plot if any should be constructed with RCC and should be covered with removable RCC slabs of sufficient thickness.
17. 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.
18. 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 building will also be permitted.
19. The applicant should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
20. Road widening area shall be asphalted to the existing road level before applying for Occupancy certificate.
21. Garbage and parking areas shown in the approved plan shall be strictly used for parking purposed only and should be easily accessible to vehicles. No. commercial activities shall be allowed in these areas.
22. Access up the entrance of the Building is to be paved and is provided with drainage facilities.
23. Space for parking of vehicles is clearly demarcated on the ground.
24. No Restaurant/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
25. No commercial activities will be permitted in the shops unless a separate permission obtained from this Panchayat.
26. All temporary sheds/existing building shown to be demolished in the plan are demolished before applying of Occupancy certificate.
27. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
28. All internal courtyards should be provided with drainage outlet.
29. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
30. No soak pit or other structures should come in the road widening area.





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31. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
32. The construction of compound wall should not obstruct any pathway or any public access. The applicant shall make necessary arrangements for smooth flow of rain water by keeping adequate opening in the compound wall for the purpose.
33. No gates shall open outwards on the road.
34. 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.
35. Drinking water well should be 15 meters away from any soak pit.
36. The applicant shall obtain NOC from Primary health Centre before commencement of work.
37. Adequate arrangement for collection and disposal of solid waste generated with the plot shall be arranged to satisfaction of Village Panchayat.
38. Garbage collection bins shall be provided with the plot itself.
39. The project proponent shall complete shifting of 110 KV electric line passing through the property before any commencement of works/development in the above property.

The licensee has paid Rs.9,40,200/- (Rupees Nine lakhs forty thousand two hundred only) towards construction license fees vide receipts No.018 dated 25.02.2017.

THE LICENSE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENSE; RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENSE.

VB
(SEEN BY ME)
VINAYAK J. FADTE
SARPANCH
V. P. SE-OLD-GOA




(SHIRISHKUMAR TARI)
SECRETARY
V. P. SE OLD-GOA

To,
M/s Manglam Build Developers Ltd.,
C/o Mr. Avinash Poonia,
Plot No.54, Kare River Ville,
Poolwado, Benaolim Salcete Goa.