

VILLAGE PANCHAYAT OF CANA BENAULIM SALCETE- GOA.

CONSTRUCTION LICENSE

Construction Licence No. VPCB/ 19 /2017-2018 Date: 23/6 /2017.

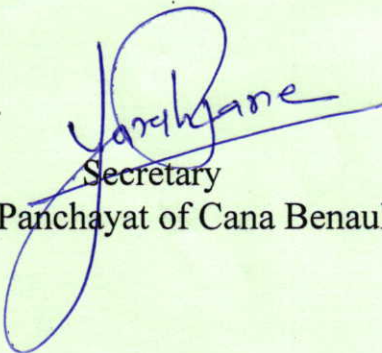
PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING, of S. I. Media L.L.P, in the property bearing Sy.no. 245/19, Benaulim. Approved vide resolution No. 5 (44) Dated. 05/05/2017.

1. The applicant shall strictly comply all the conditions imposed in the Development Permission/Order No. TPM/29324/Ben/245/19 /17/1926. Dated. 12/5/2017. Technical Clearance Order issued by the Town & Country Planning Department, Margao Goa.
2. The applicant shall strictly comply all the conditions imposed by Primary Health Centre, Cansaulim Goa. Vide NOC No. PHCC/Cans//NOC/2017-18/334. Dt.01/6/2017. No Objection Certificate Order issued by the Primary Health Centre, Cansaulim Goa.
3. The applicant shall be employed the labourers only whose who have holding a valid Health Cards issued by Competent authority.
4. All RCC/Structural works shall be designed and supervised by the Engineer who was 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 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 the latrines/WC's to the sewage 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 should 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 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/late rite/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 Panchayat vehicle for collection of garbage.
19. Road widening area shall be asphalted to the existing road level before applying for Occupancy certificate.
20. If Garages and Parking area 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.
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 buildings 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 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 of 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. The Area under Road widening shall not be enclosed /encroached. Affidavit / undertaking in this regard shall be sworn before the village Panchayat/P.W.D Dept.
33. The permission is granted as per ownership title of documents produce this office, In future, if any disputes / litigation arises regarding the ownership, title etc, then the applicant shall be solely responsible at their cost of applicant at his own peril. The Panchayat or any other authorized officer on behalf has reserves a right of liberty to revoke construction licence granted without giving any notice / reasons.
34. Applicant shall settle / clear up all the disputes & litigation before commencement of construction work, if any. In future, if any disputes / litigation on the tenancy position, mundcarial as regards complaints, pertaining to encroachment, judicial orders / directive and other legal issues, If found then the applicant shall be solely responsible at their own cost and peril. The Panchayat or any other authorized officer on behalf has reserves a right of liberty to revoke construction licence granted without giving any notice / reasons.

35. In case of compound wall, the gate shall open inward only and traditional access, if passing any through the property shall not be blocked.
36. Proposed sewage treatment plan shall have adequate capacity and same shall be of appropriate standard.
37. Storm water drain shall be constructed along the boundary of the effected plot abutting to the road.
38. Adequate arrangement for collection/treatment and disposal of solid and liquid waste shall be made. Proposed Sewage treatment plant shall have adequate capacity and same shall be of appropriate standard.
39. All setbacks as shown on the site plan shall be strictly maintained.
40. Adequate utility space for the dustbin, transformer etc. should be reserved within the plot area. In case of any cutting of sloppy land or filling of low lying land. Beyond the permissible limit, prior permission of the chief Town Planner shall be obtained before the commencement of the works per the provision of section 17(A) of the Goa Town and Country Planning Act, 1974.

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 had paid the respective fee the tune of Rs.27657/- by Receipt No...381/55..... Dt. 23/06/2017


Secretary

Village Panchayat of Cana Benaullim.

Copy to:

1. The Senior Town Planner, Town and Country Planning Department South Goa District office, Osia Commercial Arcade, 4th Floor, B, wing Margao Goa ..for information
2. office copy
3. Guard file