



OFFICE OF THE VILLAGE PANCHAYAT  
COLVALE, BARDEZ, GOA.

ग्रामपंचायत कोलवाळ

बांदेश - गोवा.

Pin Code : 403 513



Ph.: - 2299817

Ref. No.: V.P./COL/F/2022-23/1924

Date : 17/01/2023

**CONSTRUCTION LICENCE**

Construction Licence is hereby granted to Shrutika Sham Shetye, prop. M/s. Shetye Builders & Developers, H. No. 1834/1, Samrudhi Sanskruti Bungalow, Near Goa Assemble, Alto Porvorim, Bardez-Goa, for carrying out the Proposed Construction of Residential Building, Swimming Pool and Compound Wall, in the survey No. 416/2 at Colvale, Bardez-Goa, in terms of resolution No. 5(2) dt. 16/01/2023, as per the enclosed approval plans in the property zoned as settlement in GOA/Regional Plan 2021 and situated at Colvale Village bearing Sy. No. 416/2, at Colvale, Bardez - Goa. The applicant shall notify the Panchayat for giving the alignment of the building.

1. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
2. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the structural Liability Certificate submitted to the Panchayat.
3. No material for construction or earth from excavation or any other construction material shall be Stacked on the Public roads.
4. The Building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
5. 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 material passed, approved or shown in the application on which the permit was based.
6. The applicant should construct a separate soak pit in order to derivate in the sullage water.
7. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
8. The Ventilation pipe of the septic tank should be provided with a mosquito net.
9. 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.
10. 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.
11. All the building material and other rubbish should be cleared from the construction site before applying for the occupancy certificate.
12. Water storage tank shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders whenever necessary.
13. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
14. 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.
15. The Licence issued based on Technical clearance order granted to applicant by the Dy. Town Planner TCP Department Vide No. TCB/7463/COL/TCP-2022/7023. DT. 8/11/2022, the conditions in it to be strictly followed.
16. The Licence issued based on Technical clearance order granted to applicant by the Directorate of Health Services, Government of Goa, PHC Colvale Health Centre, Colvale, Bardez-Goa., the conditions in it to be strictly followed.
17. 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 buildings 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 roads level before applying for occupancy certificate.
20. Garage and Parking areas shown in the approved plans shall be strictly used for the parking purposes only and should be easily accessible to vehicles.

Cont. pg. 2/...

21. No commercial activities shall be allowed in these areas.
22. Access up to 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 Restaurants/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 premises unless a separate permission is obtained from this Panchayat
26. All temporary sheds /Existing building shown to be demolished in the plan are demolished before applying for 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 structure should come in the road widening area.
31. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
32. The applicant shall make necessary arrangement for smooth flow of rain water by keeping adequate opening in the compound wall for the purpose.
33. No gates shall open outwards on to the roads.
34. Drinking water well should be 15meters away from the soak pit.
35. The license fee collected as per the estimation certificate issued by Tushar T. Pal, BE (Civil) REG. No. PWD.Eng./955/2010, Reg. No. ER/0089/2010, Town and Country Planning Dept.
36. The HON'BLE High Court of Bombay at Goa in contempt petition number 43 of 2017 in PIL WP No. 4 Of 2017 reg ... Derbies.
37. Not to engage Laborers for any construction/building work unless they are screened for malaria and posses health cards. The cards are to be renewed regularly every 3 month also arrangement should be done to get their blood tested immediately in case of fever and ensure that full treatment is taken in consolation with NVBDCP programme.
38. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic proposes, proper sanitary conditions including toilet facilities.
39. Drain/Nallahs to be maintained clean around the site so that there is no blockage to flow of water. The gradient should be proper for drainage/flow and also proper cleaning of water should be done.
40. The Construction of the compound wall should be as per the approved plan. The applicant shall Inform this Panchayat after completion of the Compound wall.
41. The Waste generated during the Course of Construction shall be disposed off in a scientific manner without harming the environment in your own property, and any breach thereof shall be visited with the penalty of cancellation/revocation of Licence/permission/NOC coupled with prosecution.
42. The information furnished by the applicant for obtaining the permission for construction of residential building if found to be false at later stage, the permission issued shall be liable to be withdrawn without pre-judice to the legal action that may be taken against the application.
43. Debris should be dumped at a designated place as mentioned in the affidavit sworn by the application.
44. If any dispute arises with respect to the ownership of the land, the licence/permission granted shall stand revoked and the construction/development carried out shall be at the cost and risk of the applicant
45. Adequate arrangement for collection and disposal of solid waste/Garbage generated within the complex shall be disposed in plot area itself or arrangement be made to the satisfaction of village Panchayat, Garbage collection bin should be provided within the plot. An affidavit of Rs. 100/- stamp paper shall be executed by the owner to this effect and submit to this office within 15 days from issuance of this licence.







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46. Sewage treatment plant shall be set up to ensure that the same is functioning effectively.
47. Regarding wet disposal the builder/Developer for above construction of proposed construction of Residential/Commercial building. He has show the wet composting pits in the earmarked plot of the property which the TCP has to verify at the time of issue of Occupancy in further need of the wet garbage disposal at your end. Applicant has to produce undertaking on a stamp paper of Rs. 100/- about the dry and wet disposal.
48. To ensure that a separate space for segregation storage, decentralized processing of solid waste is demarcated in the development plan for group housing or commercial institutional or any other non residential complex exceeding 200 dwelling or having plot area exceeding 5000 sq. mts.
49. NOC for the pollution Control Board to be obtained for STP plant for more than 20 dwelling units & submitted to this Office.
50. Applicant/the flats owner should not bring any objection for religious functions perform by the temples authority as and when there are programmes in the Temple and affidavit to that has to given to the Panchayat duly notarized before the notary, within 5 days from receipt of the licence and this conditions should be mentioned in the Sale deeds whoever buys the flats.
51. Application should not blocked the parking of Temple authority and should allow the parking at the time of religious functions/Programme in the Temple and should not be blocked Affidavit to be submitted.
52. NOF from the fire safety point of view from the competent authority needs to be obtained. Necessary NOC. If required from concerned authority under building by-laws if any for hotel project may be obtained prior to construction work.

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 has paid the respective tax/fee to the tune of Rs. 80100/- by receipt no. 701/77 dated: 17/01/2023 Toward 1% Cess of Rs. 160000/- by receipt No. 701/ dt. 17/01/2023 (GBOCWW BOARD).

This carries the embossed Seal of this Panchayat Office of Village Panchayat of Colvale.



(Secretary)  
**SECRETARY**  
**V.P. COLVALE**

To:-

Shrutika Sham Shetye, prop. M/s. Shetye Builders & Developers, H. No. 1834/1, Samrudhi Sanskruti Bungalow, Near Goa Assemble, Alto Porvorim, Bardez-Goa.