

VILLAGE PANCHAYAT SAO JOSE DE AREAL, SALCETE-GOA



CONSTRUCTION LICENCE

YEAR – 2018-19

DATE: **07/04/2018**

Construction licence No. **VP/SJA/2018-19/03**

is hereby granted for carrying out the

(a) Construction of : Residential row bungalows and compound wall.

as per the the enclosed approved plans in the property zoned as **Settlement Zone** in **Regional Plan** and situated at **Igorjeward, Sao Jose de Areal** Village bearing Survey No. **4/18** of Plot No. **---** of approved sub-division reference No. **-----** dated **-----** vide **Order and Judgement passed by Additional Director of Panchayats-II at Margao-Goa in Appeal No. Adp-I/P.P. No. MAR-1/23/117 dated 16/02/2018** with the following condition:-

1. To limit himself/herself to the plans approved and statement therein.
2. The construction shall be as per plans approved by this panchayat and conditions imposed on it.
3. To inform the panchayat after excavation and before lying of plinth level.
4. To inform the panchayat when the construction has been completed up to plinth level.
5. To inform the panchayat as soon as the construction is completed.
6. Not to inhabit the building without the prior permission of this panchayat.
7. To abide by the other related provision in force.
8. That building or construction is carried out as per the alignment given and the plinth level fixed by the panchayat.
9. The construction licence shall be revoked.
 - a) If the construction work is not executed as per the plans approved and statements therein.
 - b) Wherever there is any false statement or any misrepresentation of any material/ wrongplans/Calculations/documents in any incorrect of wrong at any stage.
- 10) The applicant shall strictly comply all the conditions imposed in the Order No. **TPM/Const /SJA/4/18/2011/5441** dated **15/09/2011** issued by the Town & Country Planning Department, Margao-Goa.
- 11) The applicant shall notify the Panchayat for giving the alignment of the building.
- 12) The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
- 13) All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Panchayat.
- 14) No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads.
- 15) The Building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
- 16) 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.
- 17) The applicant should construct a separate soak pit in order to derivate in the sullage water.
- 18) Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
- 19) The ventilation pipe of the septic tank should be provided with a mosquito net.
- 20) 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.
- 21) 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.
- 22) All building material and other rubbish should be cleared from the construction site before applying for the Occupancy certificate.

..... Other conditions continued on page No.2.....

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- 23) Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders whenever necessary.
 - 24) The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
 - 25) 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.
 - 26) 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 buildings will also be permitted.
 - 27) The applicant should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
 - 28) Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
 - 29) 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.
 - 30) Access up to the entrance of the building is to be paved and is provided with drainage facilities.
 - 31) Space for parking for vehicles is clearly demarcated on the ground.
 - 32) No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
 - 33) No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
 - 34) All Temporary sheds/Existing buildings shown to be demolished in the plan are demolished before applying for Occupancy certificate.
 - 35) Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
 - 36) All internal courtyards should be provided with drainage outlet.
 - 37) The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
 - 38) No soak pit or other structures should come in the road widening area.
 - 39) The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
 - 40) 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 openings in the compound wall for the purpose.
 - 41) No gates shall open outwards on to the road.
 - 42) 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.
 - 43) Drinking water well should be 15 meters away from any soak pit.
 - 44) The owner of the plot should also install/construct dustbin/vermin composting pit inside the plot on completion of the construction before applying for Occupancy Certificate.
 - 44) **All condition imposed by Town & Country Planning Department, South Goa District Office, Margao-Goa vide Technical Clearance Order No. TPM/Const /SJA/4/18/2011/ 5441 dated 15/09/2011 should be strictly followed.**
 - 45) 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 permissible limits. Prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of section 17(A) of the Goa Town and Country Planning Act 1974.
 - 46) In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.

..... Other conditions continued on page No.3.....



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- 45) The setbacks shown on the site plan shall be strictly maintained.
- 46) Adequate arrangement shall be made for collection and disposal of solid and liquid waste generated.
- 47) Adequate storm water drain network shall be constructed for smooth flow of rain water.
- 48) Area left for road widening shall be developed and gifted to concerned Authority before applying for occupancy certificate.
- 49) Necessary provision of garbage bins for disposal of garbage shall be made within the project premises and necessary arrangement shall be made for the disposal of the garbage in consultation with local authority.
- 50) Necessary conversion sanad has to be obtained before applying for Occupancy failing which Panchayat will not issue Occupancy Certificate.
- 51) (a) 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.
(b) Applicant shall produce the certificate issued by the concerned PWD official of designated sites as mentioned in the said Notification dated 07/03/2018.
(c) 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.
- 52) Prevention/Control over water stagnation in various places like drains open/ overhead and ground level tanks and other articles like containers, bottles, discarded utensils, scrap, tyres etc., which are the ideal breeding site for mosquitoes.
- 53) Regular checking/control over sanitary lines of factory building, so as to prevent water stagnation.
- 54) Labourers/working staying with the Industrial Estates, who perform their daily activities like bathing, urination, toilet's etc., in open places without proper sanitation. This has to be stopped immediately.
- 55) The Labourers/Industrial workers are required to be screened and should possess health cards, sanitary card, etc. The labour contractor engaged should be registered with the Labour Department.

THE 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.

Beginning from today He/She had paid the respective tax/fees the tune of Rs. 25,500/-
(Rupees twenty five thousand five hundred only)
By Receipt No. 121/70 Dated 07/04/2018.

To,

- 1) Shri. Mohammed Zakee Saudagar & Others,
Aqum, Margao, Salcete-Goa.




Secretary,
V.P. Sao Jose de Areal.

Secretary
V. P. SAO JOSE DE AREAL.
SALCETE - GOA