

## Village Panchayat Building Licence



## Village Panchayat of VELSAO-PALE-ISSORCIM, GOA.

### CONSTRUCTION LICENCE

NO. VP/VP/2016-2017/5

Date: 17/05/2017

Licence is hereby granted for carrying out the :-

- a) Construction of residential Row Houses & Compound Wall as per the enclosed approval plans in the property zoned as Settlement as per for Goa 2001 and PR 2021, situated at Issorcim Village bearing Survey No.20/4-4A and in terms of Resolution No.2(3) dated 11/05/2017 with the following conditions:-
  - 1) The applicant shall strictly comply all the conditions imposed in the Technical Clearance Order reference No. DH/5883/6/MTP/2017/227 dated 11/05/2017 issued by the Town Planner, Town & Country Planning Department, Mormugao, Goa.
  - 2) The permission granted shall be revoked if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong, at any stage after the grant of the permission and the application will not be entitled for any compensation.
  - 3) The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
  - 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 material for construction or earth from excavation or any other construction material shall be stacked on the public roads.
  - 7) The building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
  - 8) The applicant should construct a separate soak pit in order to derivate in the sewage water.
  - 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, when 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) All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy certificate.
  - 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 the Occupancy Certificate, if the applicant has utilized the extra FAR in lieu of the road widening affecting the plot.
  - 16) Completion order in Appendix-C6 has to be obtained from the TCP office before applying for Occupancy Certificate from the licensing authority.
  - 17) Road widening area shall be asphalted to the existing road level before applying for Occupancy Certificate.
  - 18) Stilt parking and garage shall be strictly used for the purpose of parking vehicles only.
  - 19) Storm water drain should be constructed along the boundary of the affected plot abutting to the road.

- 20) No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
- 21) Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
- 22) All internal courtyards should be provided with drainage outlet.
- 23) The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
- 24) No soak pit or other structures should come in the road widening area.
- 25) The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
- 26) 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.
- 27) No gates shall open outwards on to the road.
- 28) All set backs shown in the approved site plan has to be strictly maintained.
- 29) Adequate arrangement shall be made for the collection of garbage and its safe disposal at the satisfaction of the Village Panchayat.
- 30) Drinking water well should be 15 meters away from any soak pit.

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. APPLICANT HAS PAID CONSTRUCTION FEES OF Rs. 38,235/- VIDE RECEIPT NO. 100/1 DATED 18/05/2017.



  
V.P. Secretary

Village Panchayat Velsao-Pale-Issorcim.

This carries the embossed seal of this Panchayat.

To,  
M/S. Rangavi Realtors,  
'Teerthgopa' A.N. Haik Road,  
Aquem, Margao-Goa.