

APPENDIX-C4

Village Panchayat Building Licence

Village Panchayat Curca Bambolim & Talaulim, Tiswadi-Goa.

CONSTRUCTION LICENCE

No. VP/CBT/2024-25/Const/273

Date: 17/05/2024

Licence is hereby granted for Amalgamation of plots & proposed construction of Residential/Commercial Building, Swimming pool and compound wall in Sy.No. 101/1 & 3 at Bambolim Village, Tiswadi- Taluka as per enclosed plan and conditions therein should be strictly complied.

1. As per the enclosed approval plan/plans in the property zoned as Settlement in RP 2021 and situated at Bambolim Village of Tiswadi-Taluka bearing Sy.No. 101/1 & 3 at Bambolim Village.
2. The Technical Clearance Order from Dy. Town Planner, Town & Country Planning Department, Tiswadi, Panaji Goa vide No. TIS/1076/BAM/TCP/2024/151 dt. 14/03/2024 from conditions 1 to 38 and The Medical officer, Primary Health Centre, Chimbhel, vide No.DHS/2024/DHS0901/00033/52 dt.22/03/2024 from conditions 1 to 16.
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 clearance 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 Construction licence shall be revoked if the construction work is not executed as per the approved plans and the statement 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.
9. The applicant should construct a separate soak pit in order to derivate in the savage water.
10. Any soak pit should be constructed at a minimum distance of 15 meters away from nearest 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/WC's to the sewerage line at their own cost, when the sewerage line is commissioned.
13. The Applicant should fix a board at a prominent place whenever the construction is started, including the number, the date and the authority issued the licence for development /Construction work
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 PCC 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 brick/ 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/Panchayat vehicle for collection of garbage.
20. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.



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21. Garbage & Parking area shown in the approved plan shall be strictly used for said purposes only & should be easily accessible to vehicles. 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 should be clearly demarcated on the ground.
24. All Temporary sheds/Existing buildings shown to be demolished in the plan are to be demolished before applying for Occupancy certificate.
25. Fire Escape staircase, if applicable shall be constructed as indicated in the approved plans.
26. All internal courtyards should be provided with drainage outlet
27. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
28. No soak pit or other structure should come on the road widening area.
29. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
30. The Construction of compound wall should not obstruct any pathway or any public access. The applicant shall make necessary arrangement for smooth flow of rain water by keeping adequate opening in the compound wall for all purpose.
31. No gates shall open outwards on to the road.
32. The Construction of compound wall should be as per the approved plan. The applicant shall inform this Panchayat after the completion of the compound wall.
33. 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.
34. Applicant shall produce the certificate issued by the concerned PWD Officials of designated sites as mentioned in the said notification dated 07/03/2018.
35. NOC for hill cutting u/s 17-A from Town & Country Planning Department, Panaji-Goa should be obtained prior of Commencement of construction work.

Construction license fees to the tune of Rs.8,98,944/- is collected vide Receipt No. 314/044
dt. 17/05/2024.

THIS LICENCE IS VAILD 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.

THIS LICENCE IS ISSUED AS PER THE ORDER DT.17/05/2024 OF HON'BLE ADDITIONAL DIRECTOR OF PANCHAYATS-I AT PANAJI APPEAL NO. ADP-I/Curca-Bam-Talau/P.A.231/2024

To
The Authorized Signatory
M/s Goan Real Estate & Construction Pvt.Ltd
Aldeia de Goa, Bambolim, Tiswadi-Goa




SECRETARY
V.P. GURCA BAMBOLIM & TALAULIM