

**VILLAGE PANCHAYAT
ASSAGAO**

Assagao, Bardez - Goa.
Phone : (0832) 2268218
Email : vpassagao@gmail.com



ग्रामपंचायत आसगांव

आसगांव, बार्देश - गोवा.
फोन : (०८३२) २२६८२१८

Ref. No.: V.P. / Ass / 2023-24/2214

Date : 14/03/2024

Construction License No. 50/2023-24

Classic Squares Realty Pvt. Ltd., is hereby granted permission for proposed construction of residential Villas, swimming pools and compound wall in Survey No. 116/2 at Assagao, Bardez, Goa, in terms of Resolution No. 3 (1) taken in the Panchayat body meeting dated 16.02.2024 as per the plans in triplicate/duplicate attached to their application, one copy of plans concerned with the approval note carrying the embossed seal of this Panchayat and duly signed is returned to the interested party, who shall comply with the following conditions.

1. To limit himself to the plans approved and statements therein.
2. The construction shall be as per plans approved by this Panchayat and condition imposed on it.
3. To inform the Panchayat after excavation and before laying of plinth foundation.
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 license shall be revoked if:
 - a. The construction work is not executed as per the plans approved and statements therein;
 - b. Wherever there is any false statement of any misrepresentation of any material passed, approved or shown in the application on which the permit was passed.
10. The work should be executed as per approved plan and under the supervision of RCC consultant.
11. As per section 75 of Goa Public Health act all the labourer's possessing Malaria Health cards are employed at the site and should be renewed once in three months. However contravenes the provision of health act shall be punishable with fine as specified in the Act.
12. Health card should be available at the site and should be produced to Health Staff on demand.
13. Secondary Development shall be as per the rules in force.
14. No trees shall be cut except with prior permission of the competent authority.
15. No trees are to be planted where overhead electric line/wire passing through.




Secretary
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16. Curing water should be treated with anti-larvae insecticide.
17. No plastic/Garbage to litter around the well/construction site.
18. Neat and clean environment with special reference to drainage, sewerage, garbage, etc, shall be maintained.
19. In case HT/LT/Electric line are [passing through the property than NOC of the Electricity Department shall be obtained, prior to starting the construction work.
20. The distance of septic tank/soak pit shall keep more than 15 mts away from the drinking water well.
21. No cutting or filling or low lying area shall be undertaken without obtaining prior permission from the Chief Town Planner under section 17 A of Town Planning Act.
22. Internal access as shown on the site plan shall be effectively developed.
23. Necessary arrangement for collection and disposal for garbage bins shall be provided within the property.
24. Internal access, open space and car parking spaces should be effectively developed.
25. Adequate avenue greenery should be developed.
26. Necessary arrangement for collection and disposal of garbage shall be maintained.
27. The proponent/developer shall display a signboard of an appropriate size as prescribed showing details of all concerned approvals such as construction license, NOC's from T.C.P. Health Officer, Electricity Dept. Valuation of Technical Officer, PWD, Mapusa, Sanad etc. with date at a location visible from distance.
28. Proper cleanliness is maintained in and around the construction site.
29. No Health Hazard or any other environmental pollution is created in the surrounding area.
30. The owners/contractor shall co-operate with the Health and pollution control authorities whenever they visit the site for sanitary inspection.
31. If any complaint received towards the sanitary point, the NOC will be revoked.
32. Garbage should be treated in your own complex.
33. Sewage treatment plant should be installed at the site.
34. Proper facilities must be provided to the labourers engaged for the construction work.
35. Parking spaces which is shown on site plan shall be maintained.
36. The provision of water body for rain harvesting shown on ground floor plans should be used for rain water harvesting only.




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37. Construction of the Compound wall should be as per the provision of the Town and Country Planning Department if any.
38. Party shall maintain the setback as shown in the proposed plan from all the sides. This license issued only for construction of residential apartment, and compound wall.
39. 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. Construction debris shall be disposed without harming the environment.
40. Applicant shall produce the certificate issued by the concerned PWD officials of designated sites as mentioned in the said Notification by the Hon'ble High Court.
41. Failing comply clause/Sr. No. 44 & 45 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 license issued to the Applicant shall be withdrawn/cancelled.
42. Party has to show, where the construction debris & demolition debris available wherever material is required for filling unless technically not suitable for that construction is to be explored.
43. Construction & demolition waste management rules, 2016 and solid waste management rules, 2016 shall be implement in totality.
44. Use of construction debris as filling material should be the first option.
45. Party should dump the debris at the places mentioned by Office of Principal Chief Engineer, PWD Altinho, Panaji-Goa in notification No. 5-1/PCE-PWD-EO/2018/181, dated 07.03/2018 (copy enclosed)
46. The necessary road widening area as shown in the plan needs to be maintained.
47. The party should comply with all the conditions laid down by the Health Department.
48. The Party should comply all the conditions laid down by Senior Town Planner, Mapusa, Goa in his letter bearing No. TPB/1830/ASS/TCP-2023/10190 dated 05.12.2023.
49. This Panchayat reserve the right to revoke the said permission/license.
This license shall be valid for three years. He has paid the respective fees of 3,63,050/- 1% labour cess Rs. 7,26,100/- Altogether 10,89,150/- (Ten Lakhs Eighty Nine Thousand One Hundred and Fifty Only) is paid vide receipt No. 560/35, 36 dated 14/03/2024. This carries the embossed Seal of this Panchayat.

C.C. to:-

1. Deputy Town Planner, TCP Department, Bardez, Goa.




Secretary
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