



**VILLAGE PANCHAYAT UCASSAIM - PALIEM - PUNOLA
BARDEZ - GOA**

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Ref.No:- VP/UPP/Const. Lic. No. 15 /2025-2026/815

Date:- 17/11/2025

CONSTRUCTION LICENCE

Licence is hereby granted to **VIVIENDA LUXURY HOMES LLP, POA HOLDER Mr. GOVARDHAN DAMAJI, PERNEM GOA**, in pursuance of Resolution No. 3(iv) duly approved by the Village Panchayat Ucassaim Paliem Punola in its meeting held on **13/11/2025** for carrying out proposed **CONSTRUCTION OF RESIDENTIAL APARTMENT TYPE-1(4 nos.), TYPE-2 (4 nos.), TYPE-3 (4 nos.), SWIMMING POOLS & COMPOUND WALL (REVISED PLAN)** as per the enclosed Plans in the Property bearing Survey No. **80/1-A** at **UCASSAIM** base on Technical clearance order no. **TPB/10516/UCA/TCP-2025/9547** dated **04/11/2025**.

SUBJECT TO THE FOLLOWING CONDITIONS :-

- 1) The Applicant shall strictly comply all the conditions imposed in the Development Permission/Order NO. **TPB/10516/UCA/TCP-2025/9547** dated **04/11/2025** issued by the Town & Country Planning and Development Authority/Technical Clearance Order issued by the Town and Country Planning Department, Mapusa-Goa.
- 2) The Applicant shall notify the Panchayat for giving the alignment of the building.
- 3) The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
- 4) All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural liability certificate submitted to the Panchayat.
- 5) No material for construction or earth from excavation or any other construction material shall be stacked on the public roads.
- 6) The Building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
- 7) 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.
- 8) The applicant should construct a separate soak pit in order to derivate in the sullage water.
- 9) Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
- 10) The ventilation pipe of the septic tank should be provided with a mosquito net.
- 11) 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.
- 12) 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.
- 13) All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy Certificate.
- 14) Water storage tanks shall be provided with mosquito proof lids and overflow pipes. The tanks should be provided with access ladders whenever necessary.
- 15) The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
- 16) 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.
- 17) The applicant should plaster and paint the building internally as well as externally before applying for Occupancy Certificate. Exposed brick/ laterite/ concrete/ stone/ ashlar/masonry finish to buildings will also be permitted.
- 18) The applicant should provide a dustbin at a convenient place accessible for the Municipal/Panchayat vehicle for collection of garbage.





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- 19) Road widening area shall be asphalted to the existing road level before applying for the Occupancy Certificate.
- 20) 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.
- 21) Access up to the entrance of the building is to be paved and is provided with drainage facilities.
- 22) Space for parking of vehicles is clearly demarcated on the ground.
- 23) No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
- 24) No commercial activities will be permitted in the shops unless a separate permission is obtained from the Panchayat.
- 25) All Temporary sheds/Existing buildings shown to be demolished in the plan are demolished before applying for Occupancy Certificate.
- 26) Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
- 27) All internal courtyards should be provided with drainage outlet.
- 28) The applicant should maintain all existing natural drains in the plot and should not be blocked at any stage.
- 29) No soak pit or other structures should come in the road widening area.
- 30) The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
- 31) 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 opening in the compound wall for the purpose.
- 32) No gates shall open outwards on to the roads.
- 33) Storage of water should be done in such a way the mosquito breeding doesn't take place either by introducing fish in the tanks/wells or properly covering the iron drums/plastic tanks etc. or by observing dry day once a week.
- 34) Overhead tanks/sumps are provided with mosquito proof lids and other pipe fitting without any hole for the entry of mosquitoes. Outlet is to be covered by muslin/wire mesh. Ladder for inspection of the tank to be installed if required.
- 35) Curing water collections should be treated with anti-larval chemicals by the Builders/Contractors.
- 36) To fill the pits, ditches water pools etc. to avoid stagnation and to ensure no mosquito breeding sites in and around especially in unused item like tyres, bottles, tins etc.
- 37) Laboures to be provided with basic amenities like proper shelter, water for drinking and domestic proposes, proper sanitary conditions including toilet facilities.
- 38) Not to engage Laboures for any construction/building work unless they are screened for malaria and possess health cards. These 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 consultation with NVBDCP programme.
- 39) Drains/Nallahs to be maintained clean around the site so that there is no blockade to flow of water. The gradient should be proper for drainage/flow and also proper cleaning of water should be done.
- 40) The Health units at the respective levels should be involved in the planning process.
- 41) The construction of the compound wall, if any should be as per the approved plan. The applicant shall inform this Panchayat after the completion of the compound wall.
- 42) Drinking water well should be 15 meters away from any soak pit.
- 43) The Waste generated during the Course Construction/repair renovation etc. shall be disposed off by the applicant/s in a scientific manner without harming the environment in its own property.
- 44) The necessary approvals shall be taken from competent authorities such as Health Officer, Department of Forest, The Goa Coastal Zone Management Authority, Department of Fire & Emergency Services and Administrator of Comunidade if applicable.
- 45) Licence shall submit an Affidavit/undertaking that an area under road widening shall not be encroached.
- 46) The building setbacks shown shall be strictly maintained.




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- 47) Open parking area should be effectively developed.
- 48) 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.
- 49) Applicant shall produce the certificate issued by the concerned PWD officials of designated sites as mentioned in the said Notification dated 07/03/2018.
- 50) The applicant shall furnish quantity of construction or demolish debris used for filling of footing pits up to the plinth area of the new construction and raising the surrounding levels in the plot and also disposal at designated site every month to furnish report to concern authority. Till the occupancy issued & failing to comply clause 5 (a) and (b) of circular No. 15/22/DP/HC/W.P. No. (Pic) 20/2017-18/2100 dated 28-03-2018 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.
- 51) The applicant shall not to engage labours/contractor without their police verification & applicant shall submit detail list of the laboures engage for the work of Construction at the site every month.
- 52) The height of the compound wall strictly maintain rule in force.
- 53) The applicant should make provision for disposal of wet waste garbage by proper manner within the property bearing **Sy. No. 80/1-A** by making arrangement of **composting pit**.
- 54) Condition imposed in NOC no. **DHS/2025/DHS0901/00053/123 dated 14/11/2025** from **Primary Health Centre, Aldona Goa** should be strictly followed
- 55) The construction fee collected based on valuation issued by **VIRAJ KUNKOLIENCAR**
- 56) The applicant shall applied renewal if any before expiry of technical clearance order issued by Town & Country Planning department.
- 55) The applicant shall provide toilet facility for workers engaged for construction work at site to stop open defection in open space.
- 56) The information furnished by the applicant for obtaining the permission for proposed Construction of residential building if found to be false at later stage, or if the conditions stated herein above are not complied with, the Permission issued shall be liable to be withdrawn without pre-judice to the legal action that may be taken against the applicant.

THIS LICENCE IS VALID FOR A PERIOD OF **THREE (3) YEAR** FROM THE DATE OF ISSUE OF THIE LICENCE. She/he has paid the respective fees to the tune of **Rs. 2,24,030/-- (Rupees two lakhs twenty four Thousand thirty only) paid vide Receipt No. 248/14 dated 17/11/2025** and **1% Labour cess charges on valuation Rs. 4,48,226/- (Rupees Four lakhs forty eight Thousand two hundred twenty six only) paid vide Receipt No. 248/15 dated 17/11/2025**

This carries the embossed Seal of Office of Village Panchayat of Ucassaim Paliem Punola

This Licence is valid from 17/11/2025 to 16/11/2028



A handwritten signature in blue ink, appearing to read 'Chetan C. Shirodkar', is written over a faint, larger signature.

(Chetan C. Shirodkar)

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