



# Office of Village Panchayat

Arpora – Nagoa

Bardez – Goa

Email ID:- [vparporanagoa@gmail.com](mailto:vparporanagoa@gmail.com)



Ref. No.: VP/AN/Const.Licence/2022-25/169

Date: 02/5/2024

## CONSTRUCTION LICENCE

Mr. Fernando Mascarenhas, POA Karl Souza, No. 3, Beach Nest Colony, Miramar, Panaji Goa is hereby granted license for proposed construction of Villas, Security Cabin, Club House, Gymnasium, Society office and Compound wall in the property under the Survey no. 155/1(Part) at Arpora village at in terms of resolution no. 10(16) passed in Panchayat meeting dated 16/04/2024 as per plans in Duplicate attached to his application under inward no. 184 dated 15/04/2024, one copy of the plans concerned with the approval now carrying the embossed seal of this Panchayat and duly signed is returned to the interested party who shall comply with the following documents: -

1. The applicant shall strictly comply all the conditions from serial no. 1 to 31 imposed in the Development permission / Technical Clearance Order No. TPB/8144/ARP/TCP-23/9837 dated 21/11/2023 issued by the Office of the Senior Town Planner, Town and Country Planning Department, Mapusa, Bardez, Goa.
- 1 The applicant shall notify the Panchayat for giving the alignment of the development.
- 2 The construction should maintain the minimum prescribed horizontal and vertical clearance from any overhead electrical line passing adjacent to the construction.
- 3 All RCC / structure works shall be designed and supervised by the Engineer who has signed the structural Liability certificate submitted to the Panchayat.
- 4 NO material for construction or earth from excavation or any other construction material shall be stacked on the public roads.
- 5 The Villas, Security Cabin, Club House, Gymnasium, Society office should not be occupied unless the Occupancy Certificate is obtained from the Panchayat.
- 6 The construction license shall be revoked if the construction work is not executed as per the approval plans and the statements therein and whenever there is any false statements or misrepresentation of any material passed approved or shown in the application on which the permit was based.
- 7 The applicant should construct a separate soak pit in order to derivate in the sullage water.

Condt...2



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- 8 Any soak pit should be constructed at a minimum distance or 15 meters away from any well.
- 9 The ventilation pipe of the septic tank should be provided with a mosquito net.
- 10 The applicant should connect the pipeline from the latrines / WC's to the sewage line at their own cost when the sewage 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 license for development work has been granted.
- 12 All the construction 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.
- 16 The applicant should plaster and paint the Development internally as well as externally before applying for Occupancy Certificate exposed brick / laterite / concrete / stone / ashlar masonry finish to buildings will also be permitted.
- 17 The applicant should provide dustbins at a convenient place accessible for the Municipal vehicles for collection of Garbage.
- 18 Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
- 19 Garages and parking areas shown in the approved plan shall be strictly used for parking purposes only and should be easily accessible to vehicles.
- 20 Access up to the entrance of the development is to be paved and is provided with drainage facilities.
- 21 No commercial activities will be permitted in the Villas, Security Cabin, Club House, Gymnasium and Society office unless a separate permission is obtained from this Panchayat.
- 22 Fire escape staircase, if applicable shall be constructed as indicated in the approval plans.

Condt...3



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- 23 All internal courtyards should be provided with drainage outlet.
- 24 The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
- 25 No soak pit should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
- 26 The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
- 27 Drinking water well should be 15 meters away from any soak pit.
- 28 Not to engage Labourers for any construction/ building work unless they are
- 29 Screened for malaria and posses 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.
- 30 Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic proposes, proper sanitary conditions including toilet facilities.
- 31 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.
- 32 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.
- 33 The Health units at the respective levels should be involved in the planning process.
- 34 No gates to the compound wall shall open outwards on to the road.
- 35 The construction of the compound wall should be as per the approved plan.
- 36 The applicant shall inform this Panchayat after the completion of the compound wall, should be as per the approved plan.

Condt...4



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- 37 The Waste generated during the Course Construction shall be disposed off by the applicant in a scientific manner without harming the environment in its own property.
- 38 The information furnished by the applicant for obtaining the permission for Construction of proposed Villas, Security Cabin, Club House, Gymnasium, Society office and Compound wall, 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.
- 39 . The applicant should pay the labour cess before the commencement of the work.

This license is valid for a period of 3 years from the date of issue of this license. They has paid the respective tax/construction license fees the tune of Rs. 15, 43,454/- (Rupees Fifteen Lakh Forty Three Thousand Four Hundred Fifty Four only) vide receipt no. 895/23 dated 02/05/2024.

Renewal if required shall be applied within the period of the validity of the license.

This carries the embossed seal of his Village Panchayat of Arpora-Nagoa.



Raghuvir D. Bagkar  
Secretary  
V.P. Arpora - Nagoa  
Bardez Goa

To,  
Mr. Fernando Mascarenhas,  
POA Karl Souza,  
No. 3, Beach Nest Colony, Miramar,  
Panaji Goa.