



VILLAGE PANCHAYAT SE-OLD-GOA

Old Goa, Tiswadi-Goa, Pin Code: 403 402

No.VP/SOG/TIS/2024 -2025 / 978

Date: 25/10/2024

CONSTRUCTION LICENSE – 22

License is hereby granted to you in pursuance of Resolution no C - 1 duly approved by the Village Panchayat Se Old Goa, Tiswadi – Goa in its meeting held on 25.10.2024 for carrying out **proposed construction of residential/ commercial apartments & part compound wall by M/s. Aura Builders Developers**, as per the enclosed approved plans in the property zoned as Settlement Zone in Regional Plan for Goa 2021 situated at **Ella village, Tiswadi Taluka bearing survey No. 124/1-A-2**, as per the plans in triplicate/duplicate attached to his application under inward No. 1373 dated 24.10.2024, one copy of the 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. The applicant shall notify the Panchayat for giving the alignment of the building.
2. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
3. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Panchayat.
4. No materials for construction or earth from excavation or any other construction materials shall be stacked on the public road.
5. The Building 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 approved plans and the statements therein and whenever there is any false statement or misrepresentation of any materials passed, approved or shown in the application on which the permit was based.


SECRETARY
V. P. SE OLD-GOA





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7. The applicant should construct a separate soak pit in order to derivate in the sullage water.
8. Any soak pit should be constructed at a minimum distance of 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 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 license 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 RCC 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. The applicant should plaster and paint the building internally as well as externally before applying for occupancy certificate. Exposed bricks/ laterite/ concrete/ stone/ ashlar masonry finish to building will also be permitted.
17. The applicant should provide a dustbin at a convenient place accessible for the Village Panchayat vehicle for collection of garbage.
18. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.

Sprabhu
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19. Garbage 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.
20. Access up to the entrance of the Building is to be paved and is provided with drainage facilities.
21. Space for parking of vehicles is clearly demarcated on the ground.
22. No Restaurant/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
23. No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
24. All temporary sheds/existing building shown to be demolished in the plan are demolished before applying of Occupancy Certificate.
25. Fire Escape staircases, 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 structures should come in 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 arrangements for smooth flow of rain water by keeping adequate opening in the compound wall for the purpose.
31. Storage of water should be done in such a way that 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 week.


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32. Overhead tanks/sumps are provided with mosquito proof lids and other pipe fittings without any hole for the entry of mosquitoes. Outlets is to be covered by muslin/wire mesh. Ladder for inspection of the tank to be installed if required.
33. Curing of water collection should be treated with anti larval chemicals by the builders/contractor.
34. Not to engage laborer for any construction/building works unless they are screened for malaria and posses health cards. These cards are to be renewed regularly every 3 months. Also arrangement should be done to get this blood tested immediately in case of fever and ensure that full treatment is taken in consultation with NVBDCP programme.
35. Laborers to be provided with basic amenities like proper shelter, water for drinking and domestic proposes, proper sanitary conditions including toilet facilities.
36. To fill the pits, ditches water pools etc. to avoid stagnation and to ensure no mosquito breeding sites in and around specially in unused item like tyres, bottles, tins etc.
37. 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.
38. The health units at the respective levels should be involved in the planning process.
39. No gates shall open outwards on to the road.
40. 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.
41. Drinking water well should be 15 meters away from any soak pit.


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42. All the conditions imposed in the Development Permission/Order No. **TIS/10881/Ella/TCP/2024/1587 dt 21.10.2024** issued by the Technical Clearance Order issued by the Town & Country Planning Department, Panaji Goa, Tiswadi Taluka Office, Panaji-Goa should be strictly followed.
43. All the conditions imposed in Development permission/order No. **PHC/CORLIM/NOC/2024-25/1542 dt.22.10.2024** issued by the Directorate of Health services, Primary Health Centre Corlim Goa should be strictly followed.
44. 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.
45. The 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.
46. The applicant shall produce the certificate issued by the concerned PWD officials of the designated site as mentioned in the notification dated 07/03/2018.
47. Failing to comply condition at Sr. no. 44 & 45 above 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.
48. The information furnished by the applicant for obtaining the permission for carrying out construction of residential/commercial apartments & part compound wall in sy. No. 124/1-A-2, Ella, Tiswadi Taluka, 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.
49. The applicant should obtain conversion Sanad before commencement of any developmental work at the site.


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50. The applicant should pay 1% of labour fees within a period of 1 year to the office of Goa building & other construction workers board Panaji Goa from the date of issue of construction licence.

51. This certificate shall be treated as NOC for obtaining temporary water and power connection for construction purpose.

THIS LICENSE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENSE; RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENSE. HE/SHE HAS PAID THE LICENSE FEES TO THE TUNE OF RS.1,31,529/-(RUPEES. **One Lakh Thirty One Thousand, Five Hundred & Twenty Nine only** VIDE RECEIPT NO. 074/718 DATED: 25/10/2024

LABOUR CESS TO THE TUNE OF RS. 2,62,957/-(RUPEES **Two lakh Sixty Two Thousand Nine Hundred & Fifty Seven only**) VIDE RECEIPT NO. 075/718 DATED: 25/10/2024

This carries the embossed seal of Panchayat office of Village Panchayat Se Old Goa, Tiswadi – Goa


(SECRETARY)

SECRETARY
V. P. SE OLD-GOA

To,
M/s. Aura Builders Developers,
G8, Dona Trisha bldg.
Opp. Manipal hospital,
Donapaula-Goa.

