Village Panchayat Aldona

P.O. Aldona, Bardez-Goa

Contact No. (M) 9322462371 Website - vpaldona.goa.gov.in
Email-vpaldona-ga@panchayat.gov.in

Ref: **VPA/2024-25/F-40/ 1089** Date: **26 / 08 / 2024**

CONSTRUCTION LICENCE

License is hereby granted to you in pursuance of **Resolution No. 10 (11)** duly approved by the Village Panchayat Aldona in its meeting held on date **13/08/2024** carrying out the:

(A) Proposed construction of residential building, swimming pool & compound wall in Sy. No. 349/9 of Village Aldona, in VP Aldona jurisdiction.
(B) Land sub-division (Provisional/Final)

Subject to 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 of the building/structure.
3. All R.C.C /structural 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 road/public access/footpath/drain etc.
5. The building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
6. The applicant should construct a separate soak pit in order to derivate in the sullage water.
7. Any soak pit should be constructed at a minimum distance of 15 meters away from the well.
8. The ventilation pipe of the septic tank should be provided with a mosquito net.
9. The applicant should connect the pipelines from their latrines/Wc's to the severage line at their own cost, when the sewerage line is commissioned.
10. 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.
11. All the building material and other rubbish should be cleared from the construction site before applying for the occupancy certificate.
12. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders whenever necessary.
13. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
14. 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 demarcated the plot.
15. The applicant should plaster and paint the building internally as well as externally before applying for occupancy certificate. Exposed bricks/laterite/concrete/stone/ashlars masonry finish to building will also be permitted.
16. The applicant should provide a dustbin at convenient place accessible for the municipal/panchayat vehicle for collection of garbage.
17. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
18. Garages and parking areas shown in the approved plans shall be strictly used for parking purposes only and should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.
19. Access up to the entrance of the building is to be paved and shall be provided with drainage facilities.
20. Space for parking of vehicles should be clearly demarcated on the ground.
21. No restaurants/bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
22. No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
23. All temporary sheds/existing building shown to be demolished in the plan are demolished before applying the occupancy certificate.

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24. Fire escape staircase, if applicable shall be constructed as indicated in the approved plans.
25. All internal courtyards should be provided with drainage outlet.
26. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
27. No soak pit or other structure should come in the road widening area.
28. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
29. 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.
30. Storage of water should be done in such a way that mosquitos proof lids and other pipe fittings 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.
31. Curing water collection should be treated with anti-larval chemicals by the builders/contractor.
32. Not to engage labourers for any construction/building work unless they are screened for malaria and possess health cards. These cards are to be renewed regularly every 3 months. Also, arrangements 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.
33. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic proposes, proper sanitary conditions including toilet facilities.
34. To fill the pits, ditches water pools etc. to avoid stagnation and to ensure no mosquito breeding sites in an around specially in unused item like tyres, bottles tins etc.
35. Drains/nallahs to be maintained clean around the site so that there is no blockade to the flow of water. The gradient should be proper for drainage/flow and also proper cleaning of water should be done.
36. The health units at the respective levels should be involved in the planning process.
37. No gates open outwards on to the road.
38. The construction of the compound wall if any should be as per the approved plan. The applicant shall inform this Panchayat after completion of the compound wall.
39. Drinking water well should be 15 mts away from the soak pit.
40. All the conditions stipulated in the Technical Clearance Order bearing No. **TPB/9501/ALD/TCP-2024/5342** dated **27/06/2024** from **T.C.P** and Health N.O.C bearing No. **DHS/2024/DHS0901/O0053/108** dated **23/08/2024** shall be strictly complied with.
41. The waste generated during construction/repair/renovation etc. shall be disposed of by the applicant/s in a scientific manner without harming the environment in its own property.
42. N.O.C should be obtained from Electricity Department before commencement of work.
43. N.O.C should be obtained from P.W.D water section before commencement of work.
44. N.O.C from the water resources department must be obtained before the commencement of the proposed construction of a proposed well and NOC subsequently from the panchayat shall be obtained.
45. The applicant shall produce the certificate issued by the concerned P.W.D official of the designated sites as mentioned in the said Notification dated 07/03/2018.
46. Failing to comply clause (A, B & 10) the penalty as required by law shall be imposed to the applicant at the rate of 0.5% on the total cost of the project and the construction license issued to the applicant shall be withdrawn/cancelled.
47. 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.
48. A water treatment unit / water filtration unit shall be compulsorily fixed / fitted to the swimming pool.

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49. Water to be sourced for the swimming pools hall be only through private tanker services and no PWD tap water or own private well water shall be sourced for the same, failing which a fine of Rs. 1,00,000/- shall be liable to be paid by the applicant and the PWD tap water connection shall be liable for disconnection; a repeated offence would result in revocation of the occupancy certificate.
50. Rain water recharging unit shall be compulsorily built/set up and made operational for each dwelling unit to be verified at the time of issuing occupancy.
51. An undertaking on Rs. 100 stamp paper to the effect from point no. 14, 47, 48, 49, 50 shall be sworn by the applicant within 15 days of accepting the Construction License if not provided at the time of application.
52. The conditions as mentioned by you on self-declaration should be strictly followed.
53. The information furnished by the applicant for obtaining the permission for **proposed construction of residential building, swimming pool & compound wall in Sy. No. 349/9 of Village Aldona, in VP Aldona jurisdiction.** complied with, the permission issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.
54. The construction license shall be revoked if the construction work is not executed as per the approved plans and the statement therein and if it is found that any false statement misrepresentation of any material, passed, approved, or shown in the application on which the permits was based.

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.** 2,53,808/- vide **Receipt No.** 1117/63 **dated** 26/08/2024 and **labour cess to the tune** of **Rs.** 507592/- vide **Receipt No.** 1117/63 **dated** 26/08/2024

This carries the embossed seal of the office of the village Panchayat Aldona.

VILLAGE PANCHAYAT ★ ALDONA BARDEZ-GOA ★

(RAJAT NARVEKAR)
V. P. SECRETARY
V.P. ALDONA
ALDONA BARDEZ-GOA

To,
Mr. Sumit Ahuja,
H. No. 1934, 3rd Floor,
Kingway Camp, GTB Nagar,
North West, Delhi