Ph.: 2276016
OFFICE OF THE VILLAGE PANCHAYAT
CALANGUTE
Bardez - Goa 403516

CONSTRUCTION LICENCE

CONSTRUCTION LICENCE NO. VPCAL/F-13/L-14/2023-2024/2114 Dated: 11/08/2023

License is hereby granted to you in pursuance of Resolution No. II(01) duly approved by the Village Panchayat Calangute in its meeting held on date 12/07/2023 for carrying out the -

PROPOSED REVISION FOR HOTEL BUILDING BLOCKS TO RESIDENTIAL BULDING WEST & EAST BLOCK,SWIMMING POOL & COMPOUND WALL IN SY.NO. 230/15-A OF CALANGUTE VILLAGE

Subject to 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 was 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 Building should not be occupied unless the Occupancy Certificate is Obtained from the Panchayat.
6. The construction licence shall be revoked if the construction work is not 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.
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 the latrines/WC's to the sewage 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 licence 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.

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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 the plot.
16. The applicant should plaster and paint the building internally as well as externally before applying for Occupancy Certificate, exposed brick/late rite/concrete/stone/ashlars masonry finish to buildings will also be permitted.
17. The applicant should provide a dustbin at a convenient place accessible for the Panchayat vehicle for collection of garbage.
18. Road widening area shall be asphalted to the existing road level before applying.

Occupancy certificate

19. Garages and Parking area 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 Restaurants/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 buildings shown to be demolished in the plan are demolished before applying for 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 public access. The applicant shall make necessary arrangements for smooth flow of rain water by keeping adequate openings 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 rain drums/plastic tanks etc. or by observing dry day once a week.
32. Overhead tanks/sumps are provided with mosquito 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.

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33. Curing water collection should be treated with anti –larval chemicals by the builders /contractors.
34. Not to engage labourers for any construction /building work unless they are screened for malaria and posses health cards theses card are to be renewed regularly every 3month. 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 program me.
35. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic propose, proper sanitary condition 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 especially in unused items like tyres, bottles, tins etc.
37. Drain/Nallus 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 level 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 approval 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 pits.
42. All the conditions Stipulated in the Technical Clearance order bearing No. TPB/6602/CAL/TCP/2023/4418 Dated. 25/05/2023 from the Office of the Town and Country Planning Dept,Mapusa-Goa should be strictly followed.
43. All the conditions Stipulated in the NOC Bearing No. _____dated _____from the Directorate of Health Services, Primary Health Center, Candolim-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.The information furnished by the applicant for obtaining for the permission for **PROPOSED REVISION FOR HOTEL BUILDING BLOCKS TO RESIDENTIAL BULDING WEST & EAST BLOCK,SWIMMING POOL & COMPOUND WALL IN SY.NO. 230/15-A OF CALANGUTE VILLAGE,** if found to be false at later stage, or if the condition 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.
45. The Area under Road widening shall not been enclosed /encroached. Affidavit / undertaking in this regard shall be sworn before the village Panchayat/P.W.D Dept.

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46. You should obtain the Consent from the Goa Pollution Control Board before the commencement of construction work, failing which the above construction licence will be null and void.
47. The permission is granted as per ownership title of documents produce this office, In future, if any disputes / litigation arises regarding the ownership, title etc, then the applicant shall be solely responsible at their cost of applicant at his own peril. The Panchayat or any other authorized officer on behalf has reserves a right of liberty to revoke construction license granted without giving any notice / reasons.
48. Applicant shall settle / clear up all the disputes & litigation before commencement of construction work, if any. In future, if any disputes / litigation on the tenancy position, mundcarial as regards complaints, pertaining to encroachment, judicial orders / directive and other legal issues, If found then the applicant shall be solely responsible at their own cost and peril. The Panchayat or any other authorized officer on behalf has reserves a right of liberty to revoke construction license granted without giving any notice / reasons.
49. Adequate utility space for, transformer etc. should be reserved within the plot area. In case of any cutting of sloppy land of filling of low lying land. Beyond the permissible limit, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provision of section 17(A) of the Goa Town and Country Planning Act, 1974.

THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE. RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE. The Applicant had paid the respective fee the tune of Rs. -/- by Receipt No. Dt. _____ And 1% Labour Cess fee the tune of Rs. 836,306 by Receipt No. 72/60 Dt. 11/8/23

This carries the embossed seal of Panchayat office of Village Panchayat Calangute

Secretary
Village Panchayat of Calangute

To,
M/s Saldanha Developers Pvt Ltd
124/7, Gaura Vaddo,Calangute-Goa

Copy to:

1. The North Goa Planning and Development Authority, Panaji-Goa
2. The Asst. Engineer, PWD, Porvorim-Goa.
3. The Asst. Engineer, Electricity Department,Calangute