



VILLAGE PANCHAYAT TIVIM

BARDEZ – GOA

PH:- 2298595

RefNo.VP/T/F.61/25-26/3456

Date: 24/02-2026

CONSTRUCTION LICENSE

✓ **ANJANEY BUILDERS (BIPIN Y. CHANDELKAR & YESHWANT C. BARDE)** resident of Mapusa, Bardez, Goa is hereby granted permission for **CONSTRUCTION OF RESIDENTIAL BUILDING & COMPOUND WALL** in survey no. 457/3 & 457/3-A at Tivim, Bardez, Goa, in terms of resolution no. XIII(3) , taken in the Panchayat Meeting dated 19-02-2026.

1. The applicant shall strictly comply all the conditions imposed in the Technical Clearance Order No.TPB/11212/TIV/TCP-2026/1178 dated 05-02-2026, Issued by the Town and Country Planning Department Mapusa.
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 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 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 meteres 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 license 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 wherever necessary.

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15. The drains surrounding the plot is any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
 16. The applicant should plaster and paint the building internally as well as externally before applying for Occupancy Certificate. Exposed brick/laterite/concrete/stone/ashlars masonry finish to building will also be permitted.
 17. The applicant should provide a dustbin at a convenient place accessible for the Municipal/Panchayat vehicle for collection of garbage.
 18. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
 19. Access upto the entrance of the building is to be paved and is provided with drainage facilities.
 20. Space for parking of vehicles is clearly demarcated on the ground.
 21. Fire Escape staircase, is applicable shall be constructed as indicated in the approved plans.
 22. All internal courtyards should be provided with drainage outlet.
 23. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
 24. No soak pit or other structures should come in the road widening area.
 25. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
 26. The adequate arrangement for collection and disposal of solid waste generated within the complex shall arranged to satisfaction of this panchayat.
 27. Adequate openings at the bottom of compound shall be kept, so that no cross drainage is blocked.
 28. The gates of the compound wall shall be open inwards only, unless the gate is recessed into the plot to a depth, which will not cause the gate to protrude beyond the compound wall line.
 29. The said building should be used for residential purpose only as per the Technical Clearance issued.
 30. In case of corner plots, the height of the compound wall shall be closed type upto 0.90mts and open type above that for a distance of 9mts from the tangents point.
 31. Gradient of the ramps to the parking should not be exceedd 1:6.
 32. Stilt area shall be used for parking of vehicles only and shall not be covered in any fashion at any stage.
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- 33.The gate shall be placed after leaving 15mts on either side from the tangents point.
If the length of the plot is less than 15mts, it shall be located at the forthest end of the plot. Applicable to plots facing roads of 10.00 mts. Wide and above.
34. Storm water drain should be constructed along the boundary of the effected plot abutting To the road before applying for occupancy.
- 35.The applicant should provide a dustbin at a convenient place accessible for the Panchayat Vehicle For collection of garbage.
- 36.All internal courtyards should be provided with drainage outlet.
- 37.The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
38. The Developer/applicant should display a sign board of minimum size 1.00 mts. X 0.50 mts.
With writing in black color on a white background at the site, as required under the Regulations.
39. No plantation of trees/plants are allowed outside the compound wall of the Residential Building
40. Before applying for Occupancy, the owner/Power of Attorney Holder/Builder/etc., should make provisions for water harvesting in their plot/property.
41. Stilt floor/aprknng area proposed in the building shall be used for the parking purpose only and it shall not be changed for any purpose at any point of time.
42. Existing structure as shown in the site plan shall be demolished before commencement of work.
43. Necessary dust mitigation measures shall be ensured during the construction .
44. Occupancy certificate should be taken from this office after completion of work of construction of Residential Building & Compound wall.

THIS LICENSE IS VALID FOR A PERIOD OF Three YEARS FROM THE DATE OF THE ISSUE OF THIS LICENSE RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENSE. From 24/02-2026 to 23/02-2029.

He has paid Rs. 2,29,000/- (Rupees Two Lakhs Twenty Nine Thousand Only) as construction license fees & Labourcess of Rs. 4,57,290/- (Rupees Four Lakhs Fifty Seven Thousand Two Hundred Ninety Only) & Rs.2000/- (Rupees Two Thousand Only) as Land tax paid vide receipt no. 963/36 dated 24/2/2026

This carries the embossed seal of this Panchayat Office Tivim.



Mr. Bheldas Karapurkar)
Secretary
Village Panchayat Tivim.

Copy to: The Town Planner Town & Country Planning Dept. Mapusa, for information.