



## Village Panchayat of Oxel

Bardez - Goa  
Ph. 0832-2272272



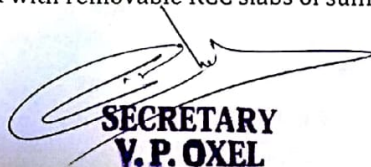
### CONSTRUCTION LICENSE / PERMISSION

No. VP/OXEL/const-lic/2018-19/628

Date: 26-9-2018

Mr. Ramakant Subrao Shetye is hereby granted License for carrying out the Construction of Residential Apartment blocks, Villas, Swimming pool and compound wall in property bearing sy.no. 120/1-E in terms of resolution No. 5(8) taken in the Panchayat meeting dated 4-9-2018, as per the enclosed approved plans in the property zoned as "Settlement Zone" in Regional Plan for Goa 2001 A.D. and Regional Plan for Goa 2021, situated at Sy.No. 120/1-E in Oxel Village, Bardez Taluka, District North Goa, as per technical clearance order bearing no.TPB/2811/OXEL/TCP-18/3340 Dated 07-08-2018 from Office of the Senior Town Planner, Town and country Planning Dept. North Goa District office, Mapusa Goa, with the following condition:-

1. The applicant shall strictly comply with all the condition imposed in the Technical Clearance Order No. TPB/2811/OXEL/TCP-18/3340 Dated 07-08-2018, issued by the Town and Country Planning Department, Mapusa Goa.
2. The applicant shall strictly comply with all the conditions imposed by PHC Siolim vide their letter no. PHCS/HS/NOC/18-19/902 Dt. 21.8.2018
3. The applicant shall notify the Panchayat for giving the alignment of the building.
4. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
5. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the structural Liability Certificate submitted to the Panchayat.
6. No material for construction or earth from excavation or any other construction material shall be Stacked on the Public roads.
7. The Building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
8. 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.
9. The applicant should construct a separate soak pit in order to derivate in the sullage water.
10. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
11. The Ventilation pipe of the septic tank should be provided with a mosquito net.
12. 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.
13. 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.
14. All the building material and other rubbish should be cleared from the construction site before applying for the occupancy certificate.
15. Water storage tank shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders whenever necessary.
16. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.

  
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- The applicant shall 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.
18. 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 buildings will also be permitted.
  19. The applicant should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
  20. Road widening area shall be asphalted to the existing roads level before applying for occupancy certificate.
  21. Garage and Parking areas shown in the approved plans shall be strictly used for the notified purposes only and should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.
  22. The area under road widening deemed to be public road and shall not be enclosed / encroached. An affidavit on 100/- Rupees stamp paper, to this effect shall be sworn in by the owners and submitted to this office within period of 15 days from the issuance of this license.
  23. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
  24. Space for parking of vehicles is clearly demarcated on the ground.
  25. No commercial activities will be permitted in the premises unless a separate permission is obtained from this Panchayat
  26. All temporary sheds /Existing building shown to be demolished in the plan shall be demolished before applying for Occupancy Certificate.
  27. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
  28. All internal courtyards should be provided with drainage outlet.
  29. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
  30. No soak pit or other structure should come in the road widening area.
  31. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
  32. The applicant shall make necessary arrangement for smooth flow of rain water by keeping adequate opening in the compound wall for the purpose. Storm water drain shall be constructed along the boundary of the effected plot abutting to the road.
  33. Adequate arrangement for collection and disposal of solid waste / garbage generated within the complex shall be disposed in plot area itself or arrangement be made to the satisfaction of the Village Panchayat. Garbage collection bins should be provided within the plot. An affidavit on Rs. 100/- stamp paper shall be executed by the owner to this effect and submit to this office within a period of 15 days from the issuance of this license.
  34. Sewage treatment plant shall be set up & ensure that the same is functioning effectively.
  35. No any hindrance / Nuisance shall be created in the surrounding area on account of Garbage and maintaining of existing footpaths / public pathways which shall not be blocked.
  36. No gates shall open outwards on to the roads.
  37. Drinking water well should be 15meters away from the soak pit.
  38. If any information furnished or to be furnished regarding tenancy of the Mundcarial house(s) or Mundcar for obtaining the permission/license, is found to be false at later stage, then the license is liable to be withdrawn / revoked without prejudice to the legal action that may be taken against the applicant(s).
  39. The applicant shall strictly comply with all the conditions imposed by O/o Sub Divisional Engineer, Elct. Sub Div III, Agarwada, vide their letter no. 4/33/Tech/Agar-III/18-19/818 dated 28-8-2018.
  40. Before commencement of work, the applicant shall obtain necessary NOC / approval from Assistant Engineer, Public Works Dept. sub div. II, WD XVII (PHE-N), Mapusa Goa. & strictly comply with all the conditions imposed therein. The copy of the same shall be submitted to this office within a period of 45 days.

  
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Before commencement of work, the applicant shall obtain necessary approval / clearance (Consent to Establish) under Water Act 1974 & Air Act 1981 from Goa State Pollution Control Board from strictly comply with all the conditions imposed therein. The copy of the same shall be submitted to this office within a period of 60 days.

42. As per the letter issued by Supdt. Of Survey and Land records, Directorate of Settlement and land records Panaji Goa, Govt. of Goa, vide letter no. 19/DSLRL/Resurvey Cell/CRZ-River/42/15/DSO16-407 dt. 31.5.2016 mentioning delineation of CRZ line in property bearing survey no. 120/1-E situated at Oxel Bardez Taluka which is falling beyond 100 mts. No development Zone line measured from bank of river Chapora as per recommendation of shri. Raghunath M. Dhume, Member of GCZMA vide letter no. GCZMA/DMN/N/16-17/01/265 dated 9.5.2016 showing copy of plan aforesaid land holding. On the base of this letter, the construction license is issued, if necessary CRZ NOC may be obtained.
43. The applicant shall dispose the construction & Demolition debris at his own level AND It shall be ensured that the construction / demolition debris is not dumped/deposited anywhere in the jurisdiction of Village Panchayat and / or is deposited in the designated sites as notified in the Notification no. 5-1-PCE-PWD-EO/2018/181 dated 7.3.2018
44. Sanad obtained from office of Additional Collector – III, North Goa District, Mapusa Goa vide no. 4/69/CNV/AC-III/2016/617 dt. 26-5-2017, all the conditions mentioned therein shall be strictly complied.
45. If any information furnished by the applicant for obtaining construction license is found to be false at a later stage, the construction license issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.
46. The license fee collected as per the Valuation / Estimates Letter dated: 08-08-2018, issued by Melville D'Souza (Architect) Merces Goa, reg.no. AR/0057/2010

THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUANCE OF THIS LICENCE  
RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.

Details of license fee & Labour cess collected

- I. The applicant has paid the respective license fee to the tune of Rs. **159100/-** (Rupees : One lakh fifty nine thousand one hundred only ) Vide receipt no. 215/14 dated: 26.09.2018 (cheque / DD no. 000261 dated 25/9/2018 name of bank: Axix Bank, Casanzalem Panaji Branch
- II. The applicant has paid the Labour Cess to the tune of Rs. **318000/-** (Rupees : Three lakh eighteen thousand ) Vide receipt no. 215/15 dated: 26.9.18 (cheque / DD no. 000262 dated 25/9/18 name of bank: Axix Bank, Casanzalem Panaji Branch

  
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To,  
Shri. Ramakant Subrao Shetye,  
H.no. 9, Shriram Smruti, Sastiwada, Bicholim Goa.