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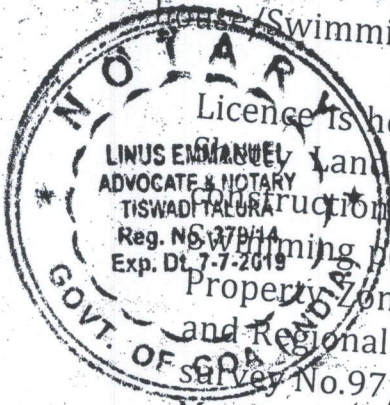
Village Panchayat Pilerne - Marra

BARDEZ - GOA

Ph.: 2407466

Ref.No. VP/PM/CONSTRUCTION

LICENCE No. VP/PM/F. 29/2017-18/Bldgs/Club
Swimming pool /Com-wall/1068
Date _____
dt. 3/10/2017.



Licence is hereby granted to M/s Zephyr Holdings c/o Arch. Ashwini Landscape shire Off No. 2 Caranzalem -Goa for proposed construction of residential building Block A, Block B, Club house, Swimming pool and compound wall as per the approved plan in the Property Zones as Settlement Zone in Regional Plan of Goa 2001 A.D. and Regional Plan of Goa 2021 and situated at Pilerne Village bearing Survey No.97/5, Marra Bardez Goa. Approved vide Resolution No. 4(2) Meeting dated 12-9-2017, with the following conditions :-

1. The applicant shall strictly comply all the conditions imposed in the Technical Clearance Order vide Order No. TPB/495/TCP-17/2352 dated 14-8-2017 issued by the Dy. Town Planner Office of the Town Planner Town and Country Planning Department, Mapusa-Goa.
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 clearance from any overhead electrical line passing adjacent to the construction.
4. All RCC/Structural works shall be designed and supervised by the Engineer M.G. Chandrashekar vide reg.No. SE/0052/2010 dated Nil 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 licence 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 meters 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.





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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 licence 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 over flow pipes. The tanks should be provided with access ladders wherever necessary.
15. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
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.
17. 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 buildings will also be permitted.
18. The applicant should provide a dustbin at a convenient place accessible for the Panchayat vehicle for collection of garbage.
19. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
20. Garages 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.
21. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
22. Space for parking of vehicles is clearly demarcated on the ground.
23. No restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
24. No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
25. All Temporary sheds/Existing buildings shown to be demolished in the plan are demolished before applying for Occupancy certificate.
26. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plan.
27. All internal court





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29. No soak pit or other structures should come in the road widening area.
30. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
31. 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 openings in the compound wall for the purpose.
32. Compound wall gates should be open inwards within plot itself. The construction of the compound wall should be as per the approved plan. The applicant shall inform this Panchayat after the completion of compound wall.
34. If any dispute arise with respect to the ownership of land the construction licence granted shall stands revoked and Construction / development carried out shall be at the cost & risk of the applicants.
35. Drinking water well should be 15 meters away from any soak pit.
36. Paid Infrastructural tax to the Dy. Town Planner Mapusa vide letter No. TPB/495/TCP-17/ dated /2017 amounting to Rs. 5,66,496 /- residential .
37. The site for disposal of garbage should be earmarked within the plot area itself.
38. Certificate of conformity with regulations issued by Architect Ashwini Shetty vide reg.No. AR/100/2010 dated 16-8-2017.
39. Valuation Certificate issued by Engineer M.G. Chandrashekhar vide reg. No. TCP/SE/0052/2010 dated 21-8-2017
40. Structural Liability Certificate issued by Engineer Chandrashekar and Associates vide reg. No. TCP/SE/0052/2010 dated Nil.
41. Required NOC from Assistant Engineer Electricity Department Porvorim and Assistant Engineer PWD water supply Porvorim has to be obtain by applicant before commencement of proposed construction.
43. N.O.C. issued by Primary Health Centre, Candolim Vide No. PHCC/NOC/2017-18/1505 dt. 26-9-2017.
44. Location for Garbage collections bins shall be provided within the plot itself. The non -biodegradable was generated during the course of construction /repairs renovation etc. shall be deposited at the designated place for safe disposal of building debris & other non- biodegradable waste without harming the environment and reach



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45. Applicant has to provide latrine facility to the working labourers at the construction site.
46. Applicant has to obtained NOC required from the competent authorities as per law in force before commencement of the construction
47. Applicant shall make his own arrangement of water for swimming pool.

The license shall be valid for a period of THREE years beginning from today 03/10/2017 to 02/10/2020.

He had paid the respective tax / Fees the tune Rs. 3,06,000/- ,and sanitation fee Rs. 1,03,000 /- vide receipt No. 624/42 dt. 04/10/2017.


DINESH C CHODANKAR
SECRETARY

V. P. PILERNE-MARRA, BARDEZ-GOA



To,
M/s Zephyr Holdings
c/o Arch. Ashwini Shetty Landscape shire Off No. 2
Caranzalem -Goa .