

ग्रामपंचायत शिवोली - मर्ना

ता. बार्देश - गोवा

पिन : ४०३ ५१७



VILLAGE PANCHAYAT SIOLIM - MARNA

TAL - BARDEZ - GOA

PIN - 403 517

Ref. No. VP/S. M./

Date: 02/05/2017

Office of the Village Panchayat
Siolim Marna

CONSTRUCTION LICENCE

No. VPSM/2017-18/ 07/261

Date: 02/05/2017

Licence is hereby granted for carrying out the Proposed Construction of Residential Building Block A,B,C, Club House, Compound wall and Swimming Pool in terms of resolution No. 6 (j) taken in the Panchayat meeting dated: 27/3/2017 as per the enclosed approval plans in the property zoned as settlement in GOA/Regional Plan 2001 and situated at Siolim Village bearing Sy. No. 175/32 as per technical clearance order bearing no. TPB/2782/TCP-17/262 dtd. 01/02/2017 from TCP, Mapusa with the following condition:-

- 1) The applicant shall strictly comply all the condition imposed in the Development Permission/Order No. TPB/2782/TCP-17/262 dtd. 01/02/2017. Technical Clearance Order 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 Applicant should obtain Conversion Sanad under Goa Land Revenue Code, 1968, before the Commencement of any development/construction as per the permission granted by this order.
- 8) 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.



मपंचायत शिवोली - मर्ना

ता. बार्देश - गोवा

पिन : ४०३ ५१७



VILLAGE PANCHAYAT SIOLIM - MARNA

TAL - BARDEZ - GOA

PIN - 403 517

Ref. No. VP/S. M./ _____

Date : _____

- 9) The applicant should construct a separate soak pit in order to derivate in the sullage water.
- 10) 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.
- 11) Any soak pit should be constructed at a minimum distance of 14 meters away from any well.
- 12) The Ventilation pipe of the septic tank should be provided with a mosquito net.
- 13) The applicant should connect the pipeline from their latrines/WC's to the sewerage line at their own cost, when the sewerage line is commissioned.
- 14) 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.
- 15) All the building material and other rubbish should be cleared from the construction site before applying for the occupancy certificate.
- 16) Water storage tank shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders whenever necessary.
- 17) The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
- 18) 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.
- 19) 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.
- 20) The applicant should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
- 21) Road widening area shall be asphalted to the existing roads level before applying for Occupancy Certificate.



ग्रामपंचायत शिवोली - मारना
ता. बारदेश - गोवा
पिन : ४०३ ५१७



Ph. No.: 0832 -2272205
VILLAGE PANCHAYAT SIOLIM - MARNA
TAL - BARDEZ - GOA
PIN - 403 517

Ref. No. VP/S. M./ _____

Date : _____

- 22) Garage and Parking areas shown in the approved plans shall be strictly used for the parking purposes only and should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.
- 23) Access up to the entrance of the building is to be paved and is provided with drainage facilities.
- 24) No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
- 25) All temporary sheds/Existing building 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 plans.
- 27) All internal courtyards should be provided with drainage outlet.
- 28) The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
- 29) No soak pit or other structure 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 panchayat should ensure about the availability of required portable water and power supply before issue of license.
- 32) Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
- 33) The Ownership and Tenancy of land if any of the property should be verified by the licensing body before the issuing of the license.
- 34) In case of any cutting of sloppy land or filling of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner should be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town & Country Planning Act, 1974.
- 35) The area on part stilt should not be enclosed in any fashion at any stage and should be used for parking of vehicles for residents of the building only.
- 36) Open parking spaces should be effectively developed and utilized for parking purpose.



Ph. No.: 0832 -2272205

ग्रामपंचायत शिवोली - मारना

ता. बार्देश - गोवा

पिन : ४०३ ५१७



VILLAGE PANCHAYAT SIOLIM - MARNA

TAL - BARDEZ - GOA

PIN - 403 517

Ref. No. VP/S. M./ _____

Date : _____

- 37) In case of Compound walls, the gates should open inwards only and traditional access, if any passing through the property should not be blocked.
- 38) The Village Panchayat should ensure about adequate arrangement of collection and disposal of solid waste generated within the complex up to the satisfaction of the Village Panchayat.
- 39) Adequate storm water drain network should be developed up to satisfaction of Village Panchayat and same to be connected to existing drain in the locality.
- 40) The area under road widening should not be encroached/enclosed .An Affidavit/undertaking in this regard should be submitted to the local authority on stamp paper of Rs.100/-
- 41) 4.50 mts. Wide internal access as shown in the site plan should be effectively developed.
- 42) The height of the compound wall strictly maintained as per rules in force.
- 43) Gradient of the ramps to the stilt floor/parking should be exceed 1:6.
- 44) This technical clearance order is issued for compound wall at the length of 17.1.35 running mts.
- 45) Necessary provision for rain water harvesting should be made and rain water harvesting tank should be constructed as shown on site plan.
- 46) Sewage Treatment Plant proposed for the project should function effectively at all the time.
- 47) Applicant should make his own arrangement of water for swimming pool.
- 48) Adequate arrangement should be made for disposal of solid and liquid waste generated from the building by adopting appropriate technology.
- 49) Existing structure as shown in site plan should be demolished before commencement of work
- 50) Solar water heating/solar energy capturing system should be incorporated in the building as required under the Regulation.
- 51) Adequate avenue greenery should be developed.



ग्रामपंचायत शिवोली - मारना

ता. बारदेश - गोवा

पिन : ४०३ ५१७



VILLAGE PANCHAYAT SIOLIM - MARNA

TAL - BARDEZ - GOA

PIN - 403 517

Ph. No.: 0832 -2272205

Ref. No. VP/S. M./

Date :

52) The Conversion Sanad vide No. 4/64/CNV/AC-III/2016/516 dated 2/05/2017.

53) The N.O.C received from Primary Health Centre, Siolim, Bardez-Goa vide No. PHCs/NOC/16-17/05 dated 03/04/2017.

48) The License fee collected as per the estimate dated: 02/02/2017, issued by the Engineer, Ashwinikumar Prabhu Architect, TCP Reg.No.AR/0029/2010, B-209, Saldanha Business Towers, At Court Circle, Mapusa-Goa.

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 has paid the respective tax/fee to the tune of Rs. 186200/- by

Receipt no. 483/69 dated: 2/5/17

This carries the embossed deal of this Panchayat Office of Village Panchayat of Siolim Marna Bardez Goa.

To,
M/s. Preeti Infratech LLP
Siolim, Bardez-Goa.


Secretary
V.P. Siolim Marna

