



VILLAGE PANCHAYAT SE-OLD-GOA

Old Goa, Tiswadi-Goa, Pin Code: 403 402

No.VP/SOG/TIS/2025 -2026 / 2176

Date: 26/2/2026

CONSTRUCTION LICENCE NO. 97

Licence is hereby granted for carrying out proposed construction of Residential villas A-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, villa-B 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, and Villa-C 01, 02, 03, 04, 05, 06, 07, 08, Villa-D 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, Block-A Club House, Compound wall, Security Room and Swimming pools as per the enclosed approval plan/ plans in the property zoned as Settlement Zone in Regional Plan and situated at Bainguinim village / town bearing Survey No. 19/2-A-1 in pursuance of resolution 3 (11) dt 30.01.2026 with the following conditions:-

1. The applicant shall strictly comply all the conditions imposed in the Development Permission/ Order No. **TIS/11393/BAI/TCP/2026/195 dt 27.01.2026** issued by the Technical Clearance Order issued by the Town & Country Planning Department, Panaji Goa, Tiswadi Taluka Office,
2. The applicant shall strictly comply all the conditions imposed in the Permission/ Order No. **PHC/CORLIM/NOC/2025-26/2130 dt 10.02.2026** issued by the Directorate of Health Services, Primary Health Centre, Corlim Goa
3. The licence is issued based on conversion SANAD no. **CCTIS07-25-170/4263 dt. 31.10.2025**
4. The applicant shall notify the Panchayat for giving alignment of the building.
5. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
6. All RCC/ Structural works shall be designed and supervised by the Engineer who has signed the Structural liability Certificate submitted to the Panchayat.
7. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads.
8. The Building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
9. 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.
10. The applicant should construct a separate soak pit in order to derivate in the sullage water.
11. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.





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12. The ventilation pipe of the septic tank should be provided with mosquito net.
13. 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.
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 tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders wherever 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 the plot.
19. 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.





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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 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 or 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. No gates shall open outwards onto the road.
33. The construction of the compound wall should be as per the approved plan. The applicant shall inform this Panchayat after the completion of the compound wall.
34. Drinking water well should be 15 meters away from any soak pit.

APPLICANT HAS PAID THE LICENSE FEES OF RS. 15,26,553 /- (RUPEES **Fifteen Lakh Twenty Six Thousand Five Hundred & Fifty Three** Only) VIDE RECEIPT NO.

016/785 DATED: 27/02/26

APPLICANT HAS PAID THE LABOUR CESS OF RS. 30,53,007 /- (**Thirty Lakh Fifty Three Thousand & Seven** Only) VIDE RECEIPT NO. 017/785 DATED:

27/02/26

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


Vidhur H. Fadte

SECRETARY
V. P. SE OLD-GOA



To
M/s. Shree Yagna Builders & Developers,
Attorney Holder Mr. Baltej Singh
H. No. 406/139/1, Shiv Sadan, G1 ground floor,
Plot no. 172, Nr. Vista Do Rio, Nova Cidade, Pilerne,
Alto-Porvorim-Goa.