



OFFICE OF THE VILLAGE PANCHAYAT CORLIM

Tiswadi-Goa

Ref. No. : VP/COR/20 25-2026/293

Date : 16/5/2025

OCCUPANCY CERTIFICATE

Occupancy Certificate is hereby granted to **Completion of Proposed Construction of Residential/Commercial Building Block "C"**, by M/s. **Madkaikar Realtors Pvt. Ltd.**, approved vide License No. **VP/COR/2024-2025/Const. Lic. No. 19/922**, dated 11/10/2024, in Survey No. **25/1-A**, of Village Corlim, Taluka Tiswadi – Goa in pursuance of Resolution No. **3(2)**, duly approved by the Village Panchayat **Corlim**, in its meeting held on **06/05/2025**, subject to the following conditions:

1. All conditions stipulated in the Completion Order under letter Ref. No. TIS/7383/COR/TCP/2025/924 dt. 22.04.2025 and Technical Clearance Order under Ref No. TIS/7383/COR/TCP/2024/944, dt. 23.07.2024 from Town and Country Planning Department Panaji should be strictly adhered to.
2. All conditions stipulated in the NOC letter of Directorate of Health Services, Corlim under Ref. No. PHC/CORLIM/NOC/25-26/201 dated 24.04.2025 should be strictly adhered to.
3. The Certificate shall be treated as NOC for obtaining Water and Electricity Connection.
4. **The Applicant should make independent provision for Garbage disposal within the Plot Area by constructing Compost Pit or any other method and dispose the same properly in scientific manner.**
5. The House Number allotted to the building and the yearly house tax assessed is as below:
 - List attached
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(Vidhan H. Fadte)

SECRETARY
VILLAGE PANCHAYAT CORLIM
TISWADI GOA

To,
M/s. Madkaikar Realtors Pvt. Ltd.,
4th Floor, Mathias Plaza,
Panaji – Goa.

Copy for information:-

- 1) Assistant Engineer, P.W.D., St. Inez, Panaji – Goa.
- 2) Assistant Engineer, Electricity Department, Corlim, Tiswadi – Goa.



**OFFICE OF THE VILLAGE PANCHAYAT
CORLIM**

Tiswadi-Goa


☎ : (0832) 2285855

Ref. No : VP/COR/20 /

Date :

**Proposed Construction of Residential Building for Block "C" in
Survey No. 25/1-A, of Corlim Village of Tiswadi Taluka, by M/s.
Madkaikar Realtors Pvt. Ltd.**

Sr.No.	Floor Reference	Shop/Flat No.	II. No.	Yearly Tax
1	Ground Floor	G.F.S.1	297/36; C; Sh-1	450.00
2	Ground Floor	G.F.S.2	297/36; C; Sh-2	420.00
3	Ground Floor	G.F.S.3	297/36; C; Sh-3	315.00
4	Ground Floor	G.F.S.4	297/36; C; Sh-4	390.00
5	Ground Floor	G.F.S.5	297/36; C; Sh-5	420.00
6	Ground Floor	G.F.S.6	297/36; C; Sh-6	360.00
7	Ground Floor	G.F.1	297/36; C; G.F.1	880.00
8	Ground Floor	G.F.2	297/36; C; G.F.2	880.00
9	First Floor	F.F.1	297/36; C; FF-1	1010.00
10	First Floor	F.F.2	297/36; C; FF-2	1010.00
11	First Floor	F.F.3	297/36; C; FF-3	1010.00
12	First Floor	F.F.4	297/36; C; FF-4	1010.00
13	Second Floor	S.F.1	297/36; C; SF-1	1010.00
14	Second Floor	S.F.2	297/36; C; SF-2	1010.00
15	Second Floor	S.F.3	297/36; C; SF-3	1010.00
16	Second Floor	S.F.4	297/36; C; SF-4	1010.00
17	Third Floor	T.F.1	297/36; C; TF-1	1010.00
18	Third Floor	T.F.2	297/36; C; TF-2	1010.00
19	Third Floor	T.F.3	297/36; C; TF-3	1010.00
20	Third Floor	T.F.4	297/36; C; TF-4	1010.00


SECRETARY
VILLAGE PANCHAYAT CORLIM
TISWADI GOA



OFFICE OF THE VILLAGE PANCHAYAT

CORLIM

Tiswadi-Goa



Ref. No. : VP/COR/2024-1615/Comt Ltr. 19/922

Date : 11/10/2024

CONSTRUCTION LICENSE

License is hereby granted to M/s. Madkaikar Realtors Pvt. Ltd., in pursuance of Resolution No. 3(3), duly approved by the Village Panchayat Corlim in its meeting held on 31.07.2024, for carrying out the work of proposed **Construction of Residential Building Block B2, C, D1, D2, D3, D4, D5 & D6 and Compound Wall (Revised Plan)**, as per the enclosed approval plan in the property zoned as settlement in Regional Plan of Goa 2021 and situated at Corlim Village in V.P. Corlim, Tiswadi, Village bearing in Survey No. 25/1-A, Corlim, Tiswadi - Goa as per the plans in triplicate/duplicate attached to his application under inward No. 483, dated 30.07.2024, one copy of the plans concerned with the approval note carrying the seal of this Panchayat and duly signed, is returned to the interested party, who shall comply with the following conditions:

1. The applicant shall notify the Panchayat for giving the alignment of the building.
2. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
3. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Panchayat.
4. No materials for construction or earth from excavation or any other construction materials shall be stacked on the public road.
5. The Building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
6. 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 materials passed, approved or shown in the application on which the permit was based.
7. The applicant should construct a separate soak pit in order to derivate in the sullage water.
8. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
9. The ventilation pipe of the septic tank should be provided with a mosquito net.
10. 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.
11. 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.
12. All the building material and other rubbish should be cleared from the construction site before applying for the occupancy certificate.

[Handwritten Signature]



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13. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders wherever necessary.
14. The drains surrounding the plot if any should be constructed with RCC and should be covered with removable RCC slabs of sufficient thickness.
15. 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.
16. 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 building will also be permitted.
17. The applicant should provide a dustbin at a convenient place accessible for the Village Panchayat vehicle for collection of garbage.
18. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
19. Garbage 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.
20. Access up to the entrance of the Building is to be paved and is provided with drainage facilities.
21. Space for parking of vehicles is clearly demarcated on the ground.
22. No Restaurant/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
23. No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
24. All temporary sheds/existing building shown to be demolished in the plan are demolished before applying of Occupancy Certificate.
25. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
26. All internal courtyards should be provided with drainage outlet.
27. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
28. No soak pit or other structures should come in the road widening area.
29. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
30. 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 opening in the compound wall for the purpose.