



Ph.: 2276016

OFFICE OF THE VILLAGE PANCHAYAT

CALANGUTE

Bardez - Goa 403516

VP/Cal/ [REDACTED]

Dated: 11/04/22

REVISED CONSTRUCTION LICENCE

Shri/Smt./Kum/M/s Soyuz Industrial Resources LLP from B-3/58 Sadfarjung Enclave, New Delhi 110029, is hereby granted licence for carrying out the proposed construction of Residential Villas (Revision), swimming pool & Compound wall in Sy No. 99/11,12A,16 and 106/12 of village Calangute (Construction licence bearing no. VP/Ca/F-13/18-19/-59/4964 dated 25/01/19 and VP/Ca/F-13/21-22/L- /4533 dated 11/02/2022) in terms of Resolution no. IX A(02) taken in the Panchayat meeting dated 30/03/22 as per the plans in triplicate/duplicate attached to his /her application under inward no. 11235 dated 28/03/2022. One copy of the plans concerned with the approval note carrying the embossed seal of this panchayat and duly signed, is returned to the interested party, who shall comply with the following conditions:

1. The applicant shall strictly comply all the conditions imposed in the North Goa Planning and Development Authority, Panjim-Goa in Order no. NGPDA/CAL/ [REDACTED] dated 11/03/2022.
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 and at all time the concerned Engineer will be responsible for the construction also.
4. No material for construction or earth from excavation or any other construction material shall be stacked on the public roads.
5. The Building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
6. 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.
7. The applicant should construct a separate soak pit in order to derivate in the sullage water. The ventilation pipe of the septic tank should be provided with a mosquito net. 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.
8. Soak pit should be constructed at a minimum distance of 15 metres away from the drinking water well and no soakpit or any structure should come in road widening area.
9. 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.
10. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy Certificate.
11. Water storage tanks shall be provided with mosquito proof lids and overflow pipes. The tanks should be provided with access ladders wherever necessary.
12. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
13. 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.
14. The applicant should plaster and paint the building internally as well as extremely before applying for Occupancy certificate. Exposed brick/ laterite/ concrete/ stone/ ashlar masonry finish to buildings will also be permitted.

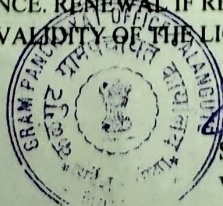


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15. The applicant should provide a dustbin at a convenient place accessible for the Panchayat vehicle for collection of garbage and report to the garbage contractor. Garbage Composting unit
16. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
17. Garages and parking area 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.
18. Access up to the entrance of the building is to be paved and is proved with drainage facilities.
19. Space for parking of vehicles is clearly demarcated on the ground.
20. No Restaurants/ Bars will be permitted in the shops unless a separate soakpit is proved besides confirming to the rules in Goa.
21. No commercial activities will be permitted in the shops unless a separate permission is obtained from the panchayat.
22. All Temporary sheds/ Existing buildings shown to be demolished in the plan are demolished before applying for Occupancy certificate.
23. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans and necessary fire equipment has to be installed and a report of compliance to be submitted to this office.
24. All internal courtyards should be provided with drainage outlet.
25. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
26. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
27. 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.
28. No gates shall open outwards on to the road.
29. The applicant shall dispose the construction debris at his/own level and/or the same shall be taken to the designated site as per the disposal plan given by the applicant in the affidavit at his own expenses.
30. Applicant shall produce the certificate issued by the concerned PWD officials of designated sites as mentioned in the said Notification dated 07/03/2018.
31. Failing to comply clause (a) and (b) the penalty shall be imposed to the applicant at the rate of 0.5% on the total cost of project and also the construction licence issued to the applicant shall be withdrawn/ cancelled.
32. If any litigation arises, the panchayat will be revoke the said licence.

Paid construction fees of Rs 1/- (Rupees Admitted only)
and Cess fees of Rs 5,98,650 (Rupees Five lakhs ninety eight thousand six hundred and fifty only) vide receipt no. 02/88 dated 08/04/2022

THIS LICENCE IS VALID FOR A PERIOD OF ONE/TWO/THREE YEARS FORM THE DATE OF ISSUE OF THIS LICENCE. RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.



Secretary

Village Panchayat of Calangute