



Village Panchayat of Oxel

Bardez - Goa
Ph. 0832-2272272



CONSTRUCTION LICENCE / PERMISSION

No. VP/OXEL/const-lic/2023-24/ 1231

Date: 26/02/2024

In exercise of Power vested under section 47-B of Goa Panchayat Raj Act 1994, under compliance to Judgement and Order passed by the Honorable court of Block Development Officer Bardez - I in appeal no. BDO-I-BAR/66(2)/01/2024 DATED 15.2.2024, M/s Rio Luxury Homes Pvt. Ltd (Developer) is hereby granted Licence/permission for carrying out the "proposed construction of residential villas Type-1 (Villa 02, 03, 04, 05, 06, 07, 13, 14, 16, 20, 21 = 11 Nos.), Type - 2 (Villa 15, 17, 19, 22 = 4 Nos.), Type - 3 (Villa 8, 10, 11, 12, 23 = 5 Nos.), Type - 4 (Villa 18 = 1 Nos.), Type - 5 (Villa 09 = 1 No.) , Type - 6 (Villa 01 = 1 No), = 23 Nos. , Swimming pools, Reception Blocks, Recreational Block and compound wall, in property bearing sy.no. 94/1 (plot A) of Oxel Village, , SUBJECT TO the fulfillment of following conditions:-

1. The applicant shall strictly comply with all the condition imposed in the Technical Clearance Order No. TPB/9014/OXEL/TCP-2023/9864 Dated 21.11.2023 issued by the Dy. Town Planner, Town and Country Planning Department, Mapusa Goa.
2. Before commencement of any construction activity/ work, The applicant shall obtain NOC / approval from Health Department and shall strictly comply with all the conditions imposed by Health Dept, the copy of the said NOC/approval shall be submitted to this office immediately on grant of approval.
3. Before commencement of any construction activity/ work, The applicant shall obtain conversion sanad under Goa Land Revenue Code 1968. The same shall be submitted to this office accordingly.
4. The applicant shall notify the Panchayat for giving the alignment of the building.
5. The Owner / developer shall ensure that construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction and obtain necessary clearances w.r.t. this office letter no. VP/OXEL/2023-24/CONST.LIC.FILE/ELECTR/1161 DT. 7.2.2024
6. The Owner / developer shall ensure that necessary clearances / NOC is obtained from PWD with regard to availability of water supply w.r.t. this office letter no. VP/OXEL/2023-24/CONST.LIC.FILE/PWD/1162 DT. 7.2.2024
7. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the structural Liability Certificate submitted to the Panchayat.
8. No material for construction or earth from excavation or any other construction material shall be Stacked on the Public roads.
9. The Building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
10. The applicant should construct a separate soak pit in order to derivate in the sullage water.
11. The Ventilation pipe of the septic tank should be provided with a mosquito net.
12. 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.
13. 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.
14. All the building material and other rubbish should be cleared from the construction site before applying for the occupancy certificate.
15. Water storage tank shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders whenever necessary.



16. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
17. 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.
18. 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.
19. The applicant should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
20. Road widening area shall be asphalted to the existing roads level before applying for occupancy certificate.
21. Garage and Parking areas shown in the approved plans shall be strictly used for the notified purposes only and should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.
22. The area under road widening deemed to be public road and shall not be enclosed / encroached. An affidavit on 100/- Rupees stamp paper, to this effect shall be sworn in by the owners and submitted to this office within period of 15 days from the issuance of this license.
23. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
24. Space for parking of vehicles is clearly demarcated on the ground.
25. No commercial activities will be permitted in the premises unless a separate permission is obtained from this Panchayat
26. All temporary sheds erected/ constructed during the course of construction work shall be demolished before applying for Occupancy Certificate.
27. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
28. All internal courtyards should be provided with drainage outlet.
29. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
30. No soak pit or other structure should come in the road widening area.
31. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period. The applicant / developer/ owner shall obtain prior permission for temporary fencing from this panchayat under rules in force.
32. The applicant shall make necessary arrangement for smooth flow of rain water by keeping adequate opening in the compound wall for the purpose. Storm water drain shall be constructed along the boundary of the effected plot abutting to the road.
33. Adequate arrangement for collection and disposal of dry and wet waste / garbage generated within the complex shall be disposed in plot area itself or arrangement be made to the satisfaction of the Village Panchayat. Garbage collection bins should be provided within the plot. An affidavit on Rs. 100/- stamp paper shall be executed by the owner to this effect and submit to this office within a period of 15 days from the issuance of this license.
34. Sewage treatment plant shall be set up ensure that the same is functioning effectively.
35. No any hindrance / Nuisance shall be created in the surrounding area on account of Garbage and maintaining of existing footpaths / public pathways which shall not be blocked.
36. No gates shall open outwards on to the roads.
37. Drinking water well should be 15meters away from the soak pit.



38. The applicant shall obtain necessary approval / clearance (Consent to Establish) under Water Act 1974 & Air Act 1981 from Goa State Pollution Control Board from strictly comply with all the conditions imposed therein. The copy of the same shall be submitted to this office within a period of 60 days.(in case if applicable)

39. The applicant shall dispose the construction & Demolition debris at his own level AND It shall be ensured that the construction / demolition debris is not dumped/deposited anywhere in the jurisdiction of Village Panchayat and / or is deposited in the designated sites as notified in the Notification no. 5-1-PCE-PWD-EO/2018/181 dated 7.3.2018

40. If any information furnished by the applicant for obtaining construction license is found to be false at a later stage, the construction license issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

41. If any information furnished or to be furnished regarding tenancy of the Mundecaral house(s) or Mundcar for obtaining the permission/license, is found to be false at later stage, then the license is liable to be withdrawn / revoked without prejudice to the legal action that may be taken against the applicant(s).

42. The condition imposed by TCP in technical clearance order bearing condition no.18 regarding ownership and tenancy position shall be complied by the owner / developer.

43. The traditional access passing through the plot/ property shall not be blocked.

44. The applicant shall obtain necessary permission for cutting of tree from concerned authority.

45. The applicant shall make his own arrangement for water requirement for swimming pools and necessary affidavit to this effect shall be submitted to this office within 15 days from the grant of this permission.

46. Traditional access, easementary rights, mundecaral rights, if any shall be safeguarded by the owner / developer., which shall be ascertained through site inspection with TCP.

47. The existing religious structures / place of worship / Devasthan or its part, situated in the plot to be preserved and shall not be disturbed or demolished.

48. The permission shall be revoked in case if any of the existing structure(s) situated in the properties bearing survey no. 94 sub div. 1, 2, 3, 4, 5 and religious structures of Devasthan is demolished without obtaining Order from higher authority/ies or Court of Law.

49. No existing structures in the above mentioned survey numbers and sub divisions shall be demolished without obtaining necessary order from competent authority / court of law.

50. The owner shall submit order / necessary deeds from the Mundecars or their legal heirs, whose names are appearing in the other rights column of the form I & XIV of the survey no. 94/3 of Oxel village and Order / deeds from necessary authority for the existing structures occupied in the survey no. 94/1, as per the approved plan by TCP

51. This construction license / permission is liable to be revoked in case of non compliance or non fulfillment of conditions stipulated in this permission or in the TCP Order.

52. This construction license / permission is liable to be revoked in case of non compliance or non fulfillment observations brought to the notice of the Town and county planning Dept vide this office letter no. VP/OXEL/TCP-(Const. lic.94/1)2023-24/1169 dated 8.2.2024.

53. This construction license / permission is liable to be revoked in case of non compliance or non fulfillment observations brought to the notice of the owner/developer vide this office letter no. VP/OXEL/const.lic.MISC.2023-24/1160 dated 07.02.2024.

54. This construction license / permission is liable to be revoked in case of non compliance or non fulfillment of conditions stipulated in this permission or in the TCP Order.

55. This construction license / permission is liable to be revoked in case of non compliance or non fulfillment of conditions / terms mentioned in the joint development agreement dated 23.12.2022 executed between Tridens Infra LLP and Rio Luxury Homes Pvt Ltd.

56. The construction license shall be revoked if the construction work is not executed as per the approved plans and as per 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. Or on account of failure on your part to comply with any of the above provision / conditions, imposed by this Panchayat or by concerned Departments.

The license fee collected as per the Valuation / ESTIMATE Letter dated:22.11.2023, issued by Paresh Gaitonde, Chartered Engineer (RCC consultant and approved valuer) Panaji Goa, TCP reg.no. ER/0057/2010

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

License fee & labour cess calculation:

Total Estimated cost of construction / project: Rs : 19,30,58,154=00

Const. License fee : Rs.: 9,65,350=00 (Rupees: Nine lakh sixty five thousand three hundred fifty only)
Labour cess (1%) Rs.: 19,30,590=00 (Rupees: Nineteen lakh thirty thousand five hundred ninety only)

The applicant has paid the above mentioned license fee and labour cess by receipt no.s 270/48

dt. 26.2.2024.

Enclosed : all approved plans as mentioned above.




V.P. Secretary
SECRETARY
V. P. OXEL

✓ To,
M/s Rio Luxury Homes Pvt. Ltd
Represented by its Managing Director,
Mr. Riyaz Somani
BT-15, 3rd Floor, Campal Trade Centre,
Campal Panaji Goa