OFFICE OF THE VILLAGE PANCHAYAT OF ANJUNA-CAISUA
BARDEZ-GOA
Construction licence No: VP/ANJ-CAI/2016-2017/3454

Ryago Hotels Pvt. Ltd. C/o. Paresh Gaitonde from **Panaji-Goa**, is hereby granted licence for the permission for **Proposed Construction of residential building villas, well and swimming pool (revised plan) in survey no. 399/7-O**, in terms of resolution **No. 3(3)** taken in the Panchayat meeting dated **22/02/2017** as per the plans in triplicate/duplicate attached to his/her application under inward no. PPO/01/VP/Plans **6898**, dated **22/02/2017**, one copy of the plan concerned with the approval note carrying the embossed seal of this Panchayat and duly signed in returned to the interested party, who shall comply with the following conditions:

1. Construction shall be strictly as per the approved plans. No change shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
3. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
4. The Developer/applicant should display a sign board of minimum size 1.00 mts. X 0.50 mts with writing in black colour on a white background at the site, as required under the Regulations.
5. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before the Commencement of any development/construction as per the permission granted by this order.
6. The septic tank and soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
7. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
8. Completion certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing Authority.
9. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
10. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
11. In case of any cutting of sloppy land or filling of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town & Country Planning Act, 1974.
12. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
13. The ownership and tenancy of land if any of the property shall be verified by the licensing body before issuing of the licence.
14. The adequate arrangement for collection and disposal of solid waste generated within the complex shall be arranged to satisfaction of Village Panchayat.
15. Adequate storm water drains shall be developed up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
16. Complaint/Court order if any should be verified by the Village Panchayat before issue of construction licence.

17. The area under road widening shall not be encroached/enclosed, an Affidavit/undertaking in this regards shall be submitted to local authority on stamp paper of Rs. 100/-.
18. Open car parking spaces should be developed and effectively utilized for parking purpose.
19. The height of the compound wall strictly maintained as per rules in force.
20. Compound wall gate shall be open inwards only.
21. Necessary arrangement for fire safety shall be made before applying for occupancy.
22. Internal 6.00 mtrs wide, 4.00 mtrs wide & 3.00 mtrs wide access shall be effectively developed.
23. Solar water heating/solar energy capturing system shall be incorporated in the building as required under the regulation.
24. Necessary permission from Water Resource Dept., should be obtained for proposed well.
25. Applicant should make his own arrangement of water for the swimming pools.
26. The said building villas should be used for residential purpose only as per the Technical Clearance Order.
27. The Panchayat shall ensure about the availability of required portable water and power supply before issue of licence.
28. The Village Panchayat shall ensure that Sewage Treatment Plant proposed for the project functions effectively at all the time.
29. This Technical Clearance is issued based on earlier NOC granted by the TCP vide letter No. TPBZ/469/ANJ/399/09/1772 dated 4/6/09 for construction of hotel/resorts in the name of M/s. Expanse India Buildcon Pvt. Ltd.

The licence shall be valid for a period of **THREE** years beginning from today. He/She has paid the respective tax/fees to the tune of Rs. 3, 52,500/- (Rupees Three Lakhs Fifty Two Thousand Five Hundred only).
By Receipt No. 1234/53 dated 10**/03/2017.**

This carries the embossed seal of this
Panchayat Office of Village Panchayat of Anjuna-Caisua

09/03/2017

GRAM PANCHAYAT OF ANJUNA - CAISUA

(Secretary)
SECRETARY
V. P. ANJUNA - CAISUA