



OFFICE OF THE VILLAGE PANCHAYAT CHICALIM

P.O. Chicalim, Mormugao, Goa-403711

Ph.: 7588405843

Email: vpchicalim@gmail.com

Construction Licence No. VP/CHI/11/Const/2025-26/23/953

Date: 26/06/2025

CONSTRUCTION LICENCE

Construction Licence is hereby granted to Mr. Francisco Jose Nunes, H. No. 223 C, Jopredones Building, Igreja Near Indian Bank, Chicalim, 403711, for the Construction of Multi Family Dwelling/Commercial Building with respect to his land zoned as settlement Zone (200 F.A.R. & 24 height. Based on the Government approval as per amendment vide 6.1.1 (2) of Regulation- 2023 in property bearing Sy. No. 31/1-A, Plot No. 1, of Dabolim Village of Mormugao Taluka, approved Development Permission No. MPDA/9-N-115/2025-26/581 date 13/06/2025 and in pursuance of Resolution No. 9/2/1 duly approved by the Village Panchayat Chicalim in its meeting held on date 17/06/2025 and as per his application under Inward No. VP/CHI/916 of V.P. Register dated 13/06/2025 for carrying out the:-

(a) Construction of Multi Family Dwelling/Commercial Building.

Subject to 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 clearance 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 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 in case 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.
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, whenever 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 licence 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.
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 PCC 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 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 brick/laterite/concrete/stones/ashlars masonry finish to building will also be permitted.
17. The applicant should provide a dustbin at a convenient place accessible for the Panchayat vehicle for collection of garbage.
18. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
19. Garages and parking areas shown in the approved plan shall be strictly used for parking purpose 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 to be provided with drainage facilities.
21. Space for parking of vehicle is to be 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.

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OFFICE OF THE VILLAGE PANCHAYAT CHICALIM

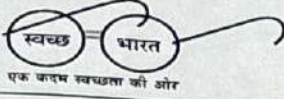
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23. No commercial activities will be permitted in the shops unless a separate permission is obtained from the Panchayat
24. All temporary sheds/existing buildings which are not shown in the plan to be demolished, before applying for Occupancy Certificate.
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 arrangement for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose. No gates shall open outwards on the road but shall open inwards only.
31. Storage of water should be done in such a way that mosquito breeding doesn't take place either by introducing fish in the tank/wells or properly covering the iron drums/Plastic tanks etc. or by observing dry day once a week.
32. Overhead tanks/sumps are provided with mosquito proof lids and other pipe fittings without any hole for the entry of Mosquitoes. Outlets are to be covered by muslin/wire mesh. Ladder for inspection of the tank to be installed if required.
33. Curing water collection should be treated with anti-larval chemicals by the builders/contractors.
34. Not to engage Labourers for any for any construction/building work unless they are Screened for Malaria and posses health Cards. These cards are to be renewed regularly every 3 month. Also Arrangements should be done to get their blood tested immediately in case of fever and ensure that full treatment is taken in consultation with NVBDCP Programme.
35. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic proposes, proper sanitary conditions including toilet facilities.
36. To fill the pits, ditches water pools etc to avoid stagnation and to ensure no mosquito breeding sites in and around specially in unused item like tyres, bottles, tins etc.
37. Drains/Nallahs to be maintained clean around the site so that there is no blockade to flow of water. The gradient should be proper for drainage/flow and also proper cleaning of water should be done.
38. The Health units at the respective levels should be involved in the planning process.
39. No gates shall open outwards on to the road.
40. The construction of the compound wall, if any should be as per the approved plan. The applicant shall inform this Panchayat after the completion of the compound wall.
41. Drinking water well should be 15 meters away from any soak pit.
42. All the conditions stipulated in the Development Permission bearing No. MPDA/9-N-115/2025-26/581 date 13/06/2025 from MPDA should be strictly followed.
43. All the conditions stipulated in the N.O.C. from the office of Asst. Engineer, Electricity Dept. Nr. KTC Bus Stand Vasco da Gama, vide their N.O.C. No. SDE-II/VSG/Tech-01/601/2025-26 dated 20/06/2025, should be strictly maintained & adhered to by the applicants
44. All the conditions stipulated in the NOC bearing No. DHS/2025/DHS0901/O0016/102 dated 25/06/2025 from The Medical Officer Incharge, Primary Health Centre, Cortalim-Goa, should be strictly followed.
45. All the conditions stipulated in the N.O.C. from Captain, Senior Staff Officer (Aviation) for Flag Officer Commanding, Goa Naval Area, For the height clearance Vide No. 46/210/1/2025/1242 dated 04/04/2025, should be strictly maintained & adhered to by the applicants
46. Letter of Conversion for use of land (Sanad Order) letter No. AC-II/MOR/SG/CONV/99/20116/13154 dated 14/11/2018 from the office of the Collector, South Goa District, Margao Goa.
47. The applicant shall Obtain all the necessary N.O.C's whichever applicable from the concern department before commencement of any development.
48. The Waste generated during the course construction/repair renovation etc. shall be disposed off by the applicant/in a scientific manner without harming the environment in its own property.
49. The information furnished by the applicant for obtaining the permission for **Construction of Multi Family Dwelling/Commercial Building.**
50. The Applicant has to compulsorily make provision for water harvesting for the said dwelling in their own plot and inform this office accordingly.



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51. If found to be false at later stage, or if the conditions stated herein above are not complied with, the permission issued shall be liable to be withdrawn without pre-judice to the legal action that may be taken against the applicant.
52. Subjected to the clarification received from The Goa State Pollution Control Board vide their letter No.1/25/13-PCB/6637 dt. 13.01.2014 in response to the order dated 13.08.2013 in SMWP No. 2 of 2007 by the Hon. High Court of Bombay at Goa, Panaji.
53. Applicant should also obtain NOC from Chief Fire Officer: incase of High-rise Building and Chief Controller of explosive and chief Fire Officer in case of Hazardous Building.
54. As per the Circular No. 15/22/DP/HC/W.P. No. (PIL) 20/2017/18/2104 dated 28/03/2018 and order dated 07/03/2018 of the Hon'ble High Court and the Notification No. 5-1-PCE-PWD-EO/2018/181 dated 07/03/2018 issued by Principal Chief Engineer PWD.
 1. The applicant/owner shall dispose the construction debris at his/her 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 .
 2. Applicant shall produce the certificate issued by the concerned PWD officials of designated sites as mentioned in the said Notification dated 07/03/2018 for this kindly contact Vincent D'Souza, 9168694610, Sub Division-I Vasco Work Division XIV, Fatorda, P.W.D. Goa. Location NH 17B, Varunapuri, Baina, on NH 17 B, acquired at Sada.
 3. 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 the Project and also the construction licence issued to the Applicant shall be withdrawn/cancelled.
 4. The applicant should also submit an affidavit from the waste generator regarding the disposal plan of construction debris at his/her level and /or that the construction debris will be taken to the designated sites mentioned above location NH 17B, Varunapuri, Baina, on NH 17 B, acquired at Sada as per the Notification dated 07/03/2018 immediately.
55. That no construction activity should commence without the road having a width of 6 meters shown on the said annexed plan is first made available on site.
56. With the exception of conditions 3, 8, 12, 13, 23, 24, 25 and 26 of the development permission granted by the MPDA referred to above, all other conditions laid down by the MPDA should be scrupulously followed by the said applicants.

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

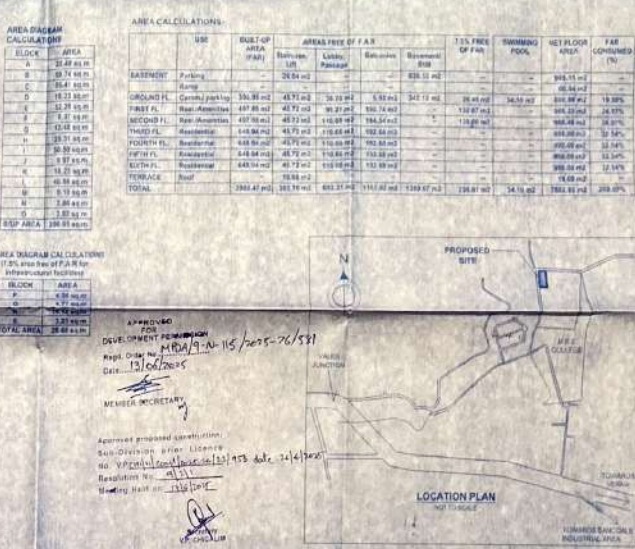
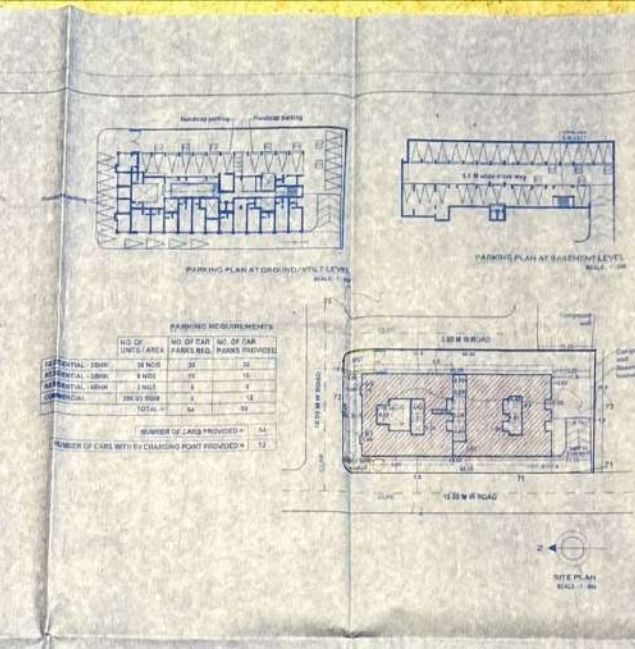
HE HAS PAID THE LICENCE FEES TO THE TUNE OF Rs. 943100 = 00 (RUPEES NINE LAKHS FORTY THREE THOUSAND ONE HUNDRED ONLY) VIDE RECEIPT NO. 597/46, DATED 26/06/2025.

This carries the embossed seal of Panchayat Office of Village Panchayat Chicalim

Secretary
V.P. Chicalim

To
Mr. Francisco Jose Nunes,
H. No. 223 C,
Jopredones Building,
Igreja, Near Indian Bank,
Chicalim, 403711
O/c,

G/c

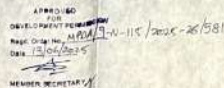


AREA STATEMENT		SHEET: 1
1	AREA OF THE PLOT	= 1166.21 SQ.M.
2	ZONE	= E-3
3	AREA FOR ROAD WIDENING	= nil
4	PERMISSIBLE COVERAGE (40%)	= 466.88 SQ.M.
5	PROPOSED COVERAGE	= 762.65 SQ.M.
6	COVERAGE COMPLIED (%)	= 65.38%
7	PERMISSIBLE F.A.R. (100%)	= 30.88 SQ. SQ.M.
8	ACTUAL F.A.R. = 20.0%	
9	POTENTIAL HEIGHT = 18.0 MTRS.	
10	GROUND FLOOR HEIGHT = 3.65 MTRS.	
11	TOTAL HEIGHT = 3.65 MTRS.	
12	GRANT CERTIFICATE NO. LEASING NO. 18	
13	M.P. NO. 154/2015	
14	DATE 11/04/2015	
15	PROPOSED B.U.A.	= 2096.67 SQ.M.
16	F.A.R. COMPLIED	= 208.82%
17	PERMISSIBLE AREA FREE OF F.A.R. FOR INFRASTRUCTURAL FACILITIES (7.5% OF PROPOSED B.U.A.)	= 236.14 SQ. M.
18	PROPOSED AREA FREE OF F.A.R. FOR INFRASTRUCTURAL FACILITIES (7.5% OF PROPOSED B.U.A.)	= 236.14 SQ. M.
19	AREA FREE OF F.A.R. (100%)	= 134.31 SQ.M.
20	AREA FREE OF F.A.R. (50%)	= 67.16 SQ.M.
21	AREA FREE OF F.A.R. (More to be given)	= 60.94 SQ.M.
22	AREA FREE OF F.A.R. (10%)	= 13.43 SQ.M.
23	AREA FREE OF F.A.R. (5%)	= 6.71 SQ.M.
24	AREA FREE OF F.A.R. (10% Minimum)	= 13.43 SQ.M.
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88	AREA FREE OF F.A.R. (10% Minimum)	= 13.43 SQ.M.
89		
90	LENGTH OF COMPILING TALL	= 30.0 M.

NOTE:
1) EASY ACCESS THROUGH RAMP WITH HANDRAILS ON BOTH SIDES FOR DISABLED PEOPLE HAS BEEN PROVIDED
2) 2 BKS. HANDICAPPED PARKING NEAR LIFT AND 2 BKS. HANDICAPPED PARKING NEAR SHOP HAS BEEN PROVIDED
3) APARTMENT NO. 05 AND 08 ON EVERY FLOOR IS DISABLED FRIENDLY WHICH IS COMPLIANCE AS PER THE HANDICAPPED SUGGESTIONS AND IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT AND ADA ACT. PRESSURE COIN MINIMUM UNITS REQUIRED IS 2% OF TOTAL NUMBER OF UNITS, I.E. 02 UNITS. WHERE ARE UNITS COMPLETED ARE 12 UNITS (25.2%)

OWNER:	ARCHITECT:
<i>J. M. ...</i>	<i>[Signature]</i>
FRANCISCO JOSE NUÑEZ Paseo del Mar 222, Apartment 510, Spinn St. Andrew 33544, FL 33557-1131 Phone 407-711-1311	VICHA Y TAPASIA COA / 2064 / 3554 Palm Springs, California
DATE: 12-05-2025	NORTH: 
SCALE: 1:200	
PROJECT	
PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT ON LOT BEARING P. O. N. 21 OF SURVEY NO. 31-1-A OF CAROLIN VILLAGE IN MOBILE/LAUS, ALA.	
ARCHITECT AR. VICHA Y TAPASIA AUXION DESIGN Architects and Interiors Architects	
347 E. Grand Falls, Mobile, Alabama, USA 36688 Email: contact@auxiondesign.com , Tel: 937-327-1646	

Secretary
V.P. Chavhan



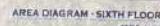
ROOF PLAN



FIFTH FLOOR PLAN



SIXTH FLOOR PLAN



OWNER	ARCHITECT
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7m0015

7m0015

FRANCISCO JOSE NUNEZ
Rue de la 323 C. Apedregada 449, 07900
by: San Jose, Costa Rica, 07900
Tel: 4027111

VICHYA TAPADCA
COA / 2004 / 33045
Registration number

DATE: 13-05-2025	NORTH:	
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SCALE: 1:2000

PROJECT	
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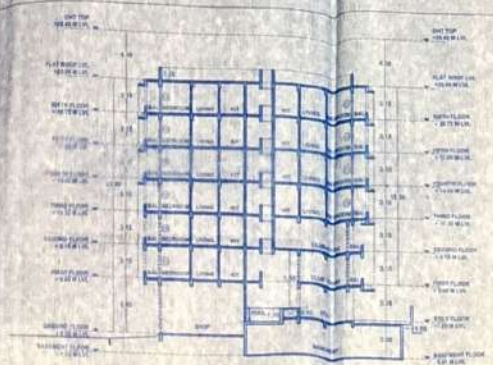
PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT
ON PLOT BEARING PLOT NO. 01 OF SURVEY NO. 315-A OF
CAROLINE VILLAGE, IN MARICOPA COUNTY, ARIZONA

ARCHITECT

AR VIDHYA TAPDIA
ATTOM DESIGN

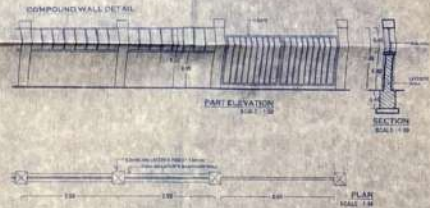
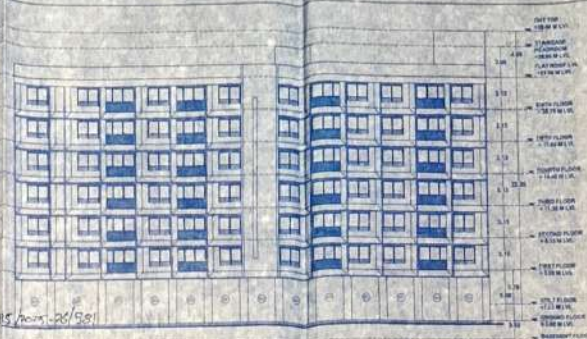
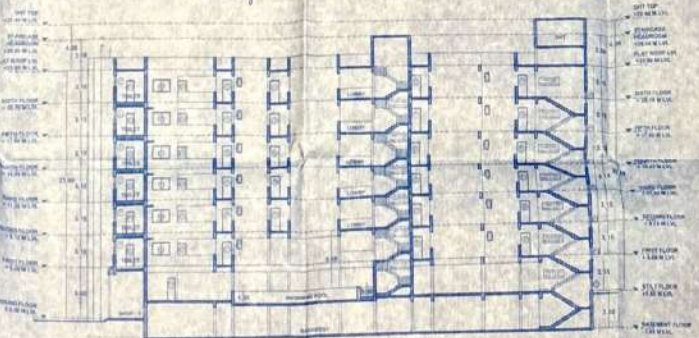
6 & 7, Ground Floor, Mykhailo's Studio, Alfa Distribution, Kiev, Ukraine

Email: vishyapada@gmail.com Ph: 09176276046



APPROVED
DEVELOPMENT PERMIT
Reg. Office No. 1300/2015
Date: 28/05/2015

MEMBER SECRETARY



SHEET 4

Approved proposal for
Sub-division of
No. 1300/2015
Registration No. 1300/2015
Showing Part of Site Plan

FOR SALE

OWNER	ARCHITECT
FRANCISCO JOSE NUNES No. 25 C. Avenida, 100, 100 de. 1000, 1000, 1000 1000/2015	VERITY TAPADA COA 1000/2015 Registration No. 1000/2015
DATE: 10/05/2015	NORTH
SCALE: 1:200	
PROJECT PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT ON PLOT BEARING PLOT NO. 11 OF SURVEY NO. 31/14 OF DABOLIN VILLAGE IN MORMUGAO TALUKA, GOA	
ARCHITECT: AR. VERITY TAPADA AVIOM DESIGN Architects and Interior Designers 10 T. Ground Floor, Mohindra's House, Alto-Del-Rei, Goa-403001 Email: veritytapada@gmail.com Ph: 9817870045	