



ATMANIRBHAR BHARAT
SWAYAMPURNA GOA

VILLAGE PANCHAYAT SIOLIM-MARNA BARDEZ – GOA

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Ref. No. V.P/S.M/BAR/25-26/ 18 / 1692

Date:- 7 / 10 / 2025

CONSTRUCTION LICENSE

License is hereby granted to you in pursuance of Resolution No.11 (1) duly approved by the Village Panchayat Siolim-Marna in its meeting held on date 30/09/2025 for carrying out the:-

a. **Proposed Construction of Residential Complex, Swimming Pool & Compound wall by M/s. Top Casas Realty LLP., in property bearing Survey No.73/9 & 10 at Marna Village, Taluka Bardez-Goa.**

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 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 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 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 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, 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.
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 licensing authority will have the right to inspect the proposed construction, as and when required without issuing notice, to verify discrepancy if any, during office hours.



15. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
16. 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.
17. The applicant should plaster and paint the building internally as well as externally before applying for Occupancy Certificate. Exposed brick/laterite/concrete/stone/ashlars masonry finish to buildings will also be permitted
18. The applicant should provide a dustbin at a convenient place accessible for the Panchayat vehicle for collection of garbage.
19. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
20. Garages 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.
21. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
22. Space for parking of vehicles is clearly demarcated on the ground.
23. No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
24. No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
25. All Temporary shed/Existing buildings shown to be demolished in the plan are demolished before applying for Occupancy Certificate.
26. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
27. All internal courtyards should be provided with drainage outlet.
28. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
29. No soak pit or other structures should come in the road widening area.
30. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
31. 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 smooth flow of rain water by keeping adequate openings in the compound wall for the purpose.
32. Storage of water should be done in such a way that mosquito breeding doesn't take place either by introducing fish in the tanks/wells or properly covering the iron drums/plastic tanks etc. or by observing dry day once a week.
33. Overhead tanks/sumps are provided with mosquito proof lids and other pipe fittings without any hole for the entry of mosquitoes. Outlet is to be covered by muslin/wire mesh. Ladder for inspection of the tank to be installed if required .
34. Curing water collections should be treated with anti-Larval chemicals by the builders/contractors.



35. Not to engage Labourers' for any construction/building work unless they are Screened for malaria and posses health cards. These cards are to be renewed regularly every 3 months. Also arrangement 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.
36. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic proposes, proper sanitary conditions including toilet facilities.
37. 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.
38. 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.
39. The Health units at the respective levels should be involved in the planning process.
40. No gates shall open outwards on to the road.
41. 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.
42. Drinking water well should be 15 meters away from any soak pit.
43. Applicant 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.
44. Applicant shall produce the certificate issued by the concerned PWD officials of designated sites as mentioned in the said notification dated 07/03/2018.
45. 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.
46. Adequate openings at the bottom of compound shall be kept, so that no cross drainage is blocked.
47. Traditional access if any shall not be blocked, unless the plot or property so served is otherwise served by alternative access.
48. The entry or exist to the plot situated at the intersection of roads having a width of q0.00 mts or more, shall be located at least 15.00 mts away from the tangent point of such intersection. If a length of any side of such a plot is less than what is prescribed above, then the entry or exist shall be provided at farthest end of the plot from the intersection.
49. All gates of compound wall shall be open inwards only, unless the gate is recessed into the plot to a depth, which will not cause the gate to protrude beyond the compound wall line.
50. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00 mts radius for roads upto 10.0mts R/W and that of 5.00 mts radius for roads above 10.00 mts R/W.
51. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0mts from the crown of the road for a length of 9.00 mts from the intersections corner of the plot, on both sides of the plot.
52. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80mts and along the boundary abutting on a street upto a height of 1.50mts only and which shall be of closed type upto a height of 90cm. only and open type above that height.



53. All the conditions stipulated in the Technical clearance order bearing Ref. No. **TPB/10510/MARNA/TCP-2025/6373** Dated: **18/07/2025** from TCP should be strictly followed.
54. The Conversion Sanad received from Dy. Collector & S.D.O. I of North Goa District, Mapusa-Goa **Vide No.4/357/CNV/ACIII/2023/296** Dated: **27/02/2024**.
55. All the conditions stipulated in the NOC bearing No: **DHS/2025/DHS0901/O0023/171** dated: **06/09/2025** from Primary Health Centre, Siolim, Bardez-Goa, should be strictly followed.
56. All the Conditions stipulated in the NOC bearing No. **DDW/SDIII/F.10/234/25-26/** dated **24/07/2025** from Public Works Department, Mapusa, Bardez-Goa, should be strictly followed.
57. All the Conditions stipulated in the NOC bearing No. **4/33/Tech/Agar-III/25-26/1305** dated **29/07/2025** from Electricity Department, Agarwada, Pernem-Goa, should be strictly followed.
58. All the Conditions stipulated in the NOC bearing No. **12/2025-PCB/2896183/G00019342** Dt: **03/09/2025** from Goa State Pollution Control Board , Saligao, Bardez Goa, should be strictly followed.
59. The waste generated during the Course Construction/repair renovation etc. shall be disposed off by the applicant/s in a scientific manner without harming the environment in its own property.
60. The Waste generated during the Course of Construction shall be disposed off in a scientific manner without harming the environment in your own property, and any breach thereof shall be visited with the penalty of Cancellation/revocation of Licence/Permission/NOC coupled with prosecution.
61. The information furnished by the applicant for obtaining the permission for construction of residential building if found to be false at later stage, the Permission issued shall be liable to the withdrawn without pre-judice to the legal action that may be taken against the applicant.
62. Debris should be dumped at a designated place as mentioned in the affidavit sworn by the applicant.
63. If any dispute arises with respect to the ownership of the land, the licence/permission granted shall stand revoked and the construction/development carried out shall be at cost and risk of the applicant.
64. Adequate arrangement for collection and disposal of solid waste/Garbage generated within the complex shall be disposed in plot area or arrangement be made to the satisfaction of Village Panchayat, Garbage collection bins should be provided within the plot. An Affidavit of 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 licence.
65. Sewage treatment plant shall be set up to ensure that the same is functioning effectively.
66. Regarding wet disposal the builder/Developer for above construction of proposed construction of Residential/Commercial building. He has to show the wet composting pits in the earmarked plot of the property which the TCP has to verify at the time of issue of Occupancy in further need of the wet garbage disposal at your end. Applicant has to produce undertaking on a stamp paper of Rs. 100/- about the dry and wet disposal.



67. To ensure that a separate space for segregation storage, decentralized processing of solid waste is demarcated in the development plan for group housing or commercial institutional or any other non residential complex exceeding 200 dwelling or having plot area exceeding 5000 sq.mts.
68. NOC from the Pollution Control Board to be obtained for STP plant for more than 20 dwelling units & submitted to this Office.
69. NOC from the fire safety point of view from the Competent Authority needs to be obtained.
70. If any dispute arises with respect to the Ownership of the land, Conversion Sanad of the plots Sy.No.345/7 of Village Siolim then this Office of V.P. Siolim-Marna shall not be held responsible for the same and the applicant shall be solely held responsible for the same. If at anytime any dispute arises with respect to the above the Licence granted stand revoked and Construction/development carried out shall be removed at the cost and risk of the applicant.
71. The information furnished by the applicant for obtaining the permission for **Proposed Construction of Residential Complex, Swimming Pool & Compound wall** in property bearing Survey No.73/9 & 10 of **Marna** Village, Bardez-Goa, 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.

THIS LICENSE IS VALID FOR A PERIOD OF **THREE YEARS** FROM THE DATE 07 / 10 / 2025 TO 06 / 10 / 2028 OF ISSUE OF THIS LICENSE. RENEWAL, IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENSE. HE/SHE HAS PAID THE LICENSE FEES TO THE TUNE OF RUPEES 836400 /- VIDE RECEIPT NO. 102 / 43 DATED:- 07 / 10 / 2025. LABOUR CESS OF RS. 1672570 /- VIDE RECEIPT NO. 102 / 44 DATED:- 07 / 10 / 2025.

This carries the embossed seal of Panchayat Office of Village Panchayat Siolim Marna


(AMIT MORAJKAR)
SARPANCH
V.P.SIOLIM-MARNA




(PREMANAND MANDREKAR)
V.P. SECRETARY
V.P.SIOLIM-MARNA

To,
M/s. Top Casas Realty LLP,
Represented by its Partner Mr. Kapil Dua.
SF-F3, L N Homes Serenity
Pilerne, Bardez- Goa.