

OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 449, Fourth Floor,

MatanhySaldanha Administrative Complex, Margao- Goa.

Phone No: 0832-2794431

Fax No: 0832- 2794402

No: CCSAL05-25-341/244

Date: 31/07/2025



READ: Application U/s 32 of Goa Land Revenue Code, 1968

S A N A D

S C H E D U L E - II

{{(See Rule 7 of the Goa Land Revenue) (Conversion of Use of Land non-agricultural Assessment Rules, 1969)}}

WHEREAS, an Application has been made to the Collector of South Goa (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his duties and powers under this grant) under Section 32 of the Goa, Land Revenue Code, 1968 (hereinafter referred to as "the said Code" which expression shall, where the context so admits include the Rules and Orders there under **Kayji Real Estate Pvt. Ltd, represented by Authorized Signatory Mr. Vikrant Prabhu Desai r/o Anand Bhavan, Old Station Road, Margao Goa**, being the occupant of the plot registered under **Survey No. 41/4-T of Aquem village of Salcete Taluka**, admeasuring an area **3748.00sq.mts** (hereinafter referred to as the "applicant" which expression shall, where the context so admits include his heirs, executors, administrators and assigns) for the permission to use the plots of Land (hereinafter referred to as the " said plot") described in the Appendix I hereto, forming under **Survey No. 41/4-T of Aquem village of Salcete Taluka**, admeasuring an area **3748.00 sq.mts.**, be the same a little more or less for the purpose of **Residential** use only.

AND WHEREAS, the Town Planner, Town and Country Planning Department Margao Goa, reported that as per the Regional Plan of Goa 2021, the land under Survey No. 41/4-T of Aquem village of Salcete Taluka, is earmarked as Settlement Zone (S3), village having VP-2 status with permissible F A R60, foran area 3748.00 Sq.mts vide report no: TPM/8321/ZON-INF/Aquem/41/4-T/2024/9145 dated 09/12/2024.

AND WHEREAS, the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CONV/AK/06-341/2025 dated 14/07/2025, wherein he has stated the applicant is Private owner and land situated in City Survey Area, such use will not affect safety and convenience, the market value of the land is about Rs.10,000/- per sq.mts., The plot sought for conversion is accessed by road, there was no Tenants on the land proposed for conversion, there was no any tenancy on the proposed land for conversion as on till date, the land proposed is not a originally Comunidade/Aframento, the land proposed is not a originally Government/Alvara, the proposed land does not fall under Command area, the proposed land does not fall under national highway, the land proposed for conversion is not low lying nor water bodies exists in the land proposed, for conversion, there is no any structure exist in the proposed land, the land proposed for conversion is surveyed under Survey No. 41/4-T of Aquem village of Salcete Taluka, there is no any electrical line passing through proposed land, the proposed land does not falls under 500 mtrs and 200 mtrs of HTL.

The Dy. Conservator of Forests, South Goa Division, Margao - Goa, vide letter No. 5/SGF/CONV/242/25-26 dated 12/07/2025, has informed that the Survey No. 41/4-T of Aquem village of Salcete Taluka, does not falls under the private forest land as identified by the forest department. The said conversion does not attract any contravention of Court Orders. The Forest Conservation Act, 1980 is not applicable and the conversion is recommended.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. 41/4-T of Aquem village of Salcete Taluka, is approved & applicant has deposited conversion fees of Rs. 7,87,080/- (Rupees Seven Lakh Eighty seven Thousand Eighty only) vide e-Challan No. COLL/86/2025-26 dated 17/07/2025 through online mode.

Now, this is to certify that the permission to use for the said plot is hereby granted subject to the provisions of the said Code and Rules there under and on the following conditions namely:

1. Leveling and clearing of the Land: The Applicant shall be bound to level and clear the Land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted and to prevent non-sanitary conditions.

2. Assessment: The Applicant has paid the non-agricultural assessment when fixed by the Collector under the said Code and Rules there under with effect from the date of this Sanad.
3. Use: The Applicant shall not use the said land and building erected or to be erected thereon for any purpose other than granted purpose, without the previous sanction of the Collector.
4. Liability for rates: The applicant shall pay all taxes, rates and cesses leviable on the said land.
5. Penalty Clause: (a) If the applicant contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.
(b) Notwithstanding anything contained in Sub-Clause (a) above, also it shall be Lawful for the Collector to direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within such time as specified in that behalf by the Collector and on such removal or alteration not being carried out and recover the cost of carrying out the same from the applicant as arrears of land revenue.
6. Code provisions applicable: Save as herein provided the grant shall be subject to the provisions of the said Code and Rules there under.
7. The Applicant shall comply with the provisions of Town and Country Planning Act in force in Goa. Any violations of these provisions shall be solely at the cost of the Applicant at his own peril.
8. If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.
9. Sanad shall not take away Mundkarial/Tenancy rights of any individual, if any, existing in the said property.
10. Any further development in the plot shall be strictly as per the rules in force.
11. No hill cutting or filling of low-lying area shall be undertaken without prior permission from the Chief Town Planner under section 17A of TCP Act.
12. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc. the applicant shall not use the Sanad for pursuing any illegal or antinational activities on this converted land.

13. Traditional access, passing through the plot, if any shall be maintained.
14. The further development/construction in the plot shall be governed as per prevailing rules & regulations in force.
15. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department.
16. If Sanad is obtained by suppression of any vital information, it shall be revoked any time after knowledge of such fact from date of issue.
17. N.O.C from the concerned authority shall be obtained before the commencement of any secondary development work in the said land.
18. Adequate arrangement shall be made so as not to affect any drainage portion in the area and flow of natural water.
19. Low lying land, water bodies be protected and should not be harmed due to any activity
20. If this Sanad is inconsistent with any law in force in the state of Goa or any decision of Hon'ble Supreme Court or Hon'ble High Court of Bombay at Goa, this Sanad shall be ineffective to extent of such inconsistency.
21. In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees after issuance of Challan then the applicant hereby undertakes to pay the difference along with simple interest of 12% per annum calculated from the date of issuance of original Challan till the date of payment thereof. The failure or refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersigned to revoke the said Sanad and/or recover the balance as arrears of land Revenue from Applicant.
22. In case of violation of any of the conditions or in case any N.O.C. etc. issued by any Department for effecting conversion is withdrawn, revoked or otherwise, the conversion Sanad shall also stand cancelled from such date of withdrawal, revocation or otherwise.
23. In future if any dispute arises regarding the ownership, title, etc, then the applicant shall be solely responsible and the Collector or any other authorized officer on his behalf shall be at liberty to revoke the Conversion Sanad granted without giving any notice/reasons.
24. All the requisite permissions, approvals, NOC's shall be obtained by the Applicant, prior to undertaking any construction in the said land so converted and this Sanad is issued without prejudice to requirement of such permissions/approval Planning and building regulations which are required to be obtained from the concerned authorities/ Departments by the Applicant.

Appendix-I

Length & Breadth		Total Super-ficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
96.00 Mts.	78.00 Mts.	3748.00 sq. mts.	Survey No. 41/4-T of Aquem village of Salcete Taluka	North: Sy.No.41/2,41/3, 41/5-A,41/6,41/7,41/8 South: Sy. No. 41/4-Q East: Sy.No.41/3, 41/5-A, 41/6, 41/7, 41/8 West: Road

Conversion is Sanctioned for Residential purpose with permissible F.A.R 60 based on above mentioned reports/NOC mentioned at page 1 & 2.

Witness where of the Collector of South Goa District, Margao, has hereunto set her hand and seal of her Office on behalf of the Government of Goa and the Applicant M/s Kayji Real Estate Pvt. Ltd, Represented by Authorized Signatory Mr. Vikrant Prabhu Desai r/o. First floor, Anand Bhavan, Old Station Road, Margao Goa, hereunto set her hand this 31st day of July 2025.

[Signature]

M/s Kayji Real Estate Pvt. Ltd. Represented by Authorized Signatory Mr. Vikrant Prabhu Desai

Signature and designation of the witnesses:

1. Pranand D. Velip
2. Punam P. Talantikar



[Signature]
31/7/25

(Egna Cleetus, I.A.S.)
Collector,
South Goa District,
Margao- Goa.

We declare, Applicant M/s Kayji Real Estate Pvt. Ltd, represented by Authorized Signatory Mr. Vikrant Prabhu Desai who has signed this sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature hereto in our presence.

1. Pranand D. Velip
2. Punam P. Talantikar

Copt to:-1. The Mamlatdar of Salcete-Goa.

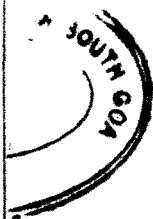
2. The Inspector of Survey & Land Records, Margao, Goa.



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Salcete Taluka, Aquem Village
Survey No.: 41 , Subdivision No.: 4-T

Scale 1:1000

Reference No.: REV192480429



41/2

41/3

41/5-A

41/6

41/7

41/9

41/4-T

41/4-Q

This record is computer generated on 06-12-2024 11:06:29. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



**OFFICE OF THE SENIOR TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT,
SOUTH GOA DISTRICT OFFICE,
OSIA COMMERCIAL ARCADE, 4TH FLOOR 'B' WING
MARGAO-GOA.**

REF:-TPM/36699/Aquem/41/4-T/2026/1062 DATE:- 06/02/2026

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the work for **Proposed Construction of Commercial/Residential Building** as per the enclosed approved plans in the property zoned as **Settlement in Regional Plan for Goa 2021** and situated in Survey no. **41/4-T, of Aquem, of Salcete Taluka** with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes 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 1.00mts. x 0.50mts. with writing in black colour on a white background at the site, as required under the Regulations.
5. The applicant /developer 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 soak pit should not be located within a distance of 15.00meters from any existing well in the surrounding area.
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. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
10. In case of any cutting of sloppy land or filling of low lying land, are involved, prior permission of the Chief Town Planner shall be obtained before the commencement of the works as per the provisions of Section 17(A) of the Goa Town and Country Planning Act, 1974.
11. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked, unless the plot or property so served is otherwise served by alternate access.
12. The Ownership of the property shall be verified by the licensing body before issuing the licence.
13. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.
14. The compound wall shall be constructed after leaving the road widening area as shown in the plan.
15. The construction of compound wall shall not amount to blocking of any natural water course/drain and adequate number of openings in the compound wall shall be made for smooth flow of water.
16. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
17. 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 which shall be of closed type up to a height of 90cm. only and open type above that height.
18. 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 9.0mts from the intersections corner of the plot, on both sides of the plot.
19. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00mts radius for roads upto 10.0mts R/W and that of 5.00mts radius for roads above 10.00mts R/W.
20. All gates of compound 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.
21. Traditional access, if any passing through the property shall not be blocked and the same shall be verified by the Village Panchayat before issuing construction licence.
22. As regards complaints, pertaining to encroachments, Judicial orders/directive and other legal issues, the same may be verified and confirmed by the concern Village Panchayat before issuing licence.
23. The set backs shown on the site plan shall be strictly maintained.
24. The Village Panchayat shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.
25. Adequate avenue greenery should be developed.
26. The applicant shall obtain prior permission from Tree Officer/Forest Dept., for proposal involving felling of trees as mandated under section 8 & 9 of Goa Preservation of Tree Act.
27. The applicant shall pay Labourcess of 1% of the total cost of construction project to the Commissioner of Labour & Employment and Secretary Goa Building & Other construction Workers Welfare Board before applying for completion certificate to the Authority.

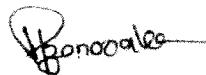
28. Open parking should be effectively developed.
29. Stilt parking floor area proposed in the bungalow/building shall be used for the parking of vehicles only and it shall not be changed for any purpose at any point of time.
30. Gradient of the ramps to the stilt floor parking should not be exceed 1:6.
31. Applicant shall make his own arrangement of water requirements for swimming pools.
32. The area under road widening shall be deemed to be public road and shall not be enclosed/encroached. Affidavit/undertaking in this regard shall be sworn before the Village Panchayat/PWD as the case may be on stamp paper of Rs.100/-.
33. This Technical clearance order is issued relying on the survey plan submitted to this office from the concerned authority. In case of any boundary disputes/ encroachment if any shall be resolved by the applicant with clear demarcation of the boundaries from survey Department. This office shall not be held responsible at any point of time as the said technical clearance order is only from Planning point of view.
34. The Village Panchayat shall take cognizance of any issue in case of any complaints/court orders before issue of construction licence.
35. 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 to be produced to the corporation/Municipal Council/Village Panchayat (as the case may be).

NOTE:-

- a) This Technical Clearance Order is granted based on the order issued by the Secretary(TCP) vide no.29/8/TCP/2018(Pt.File)1672 dated 13/08/2018 and order issued by the Chief Town Planner(Planning) vide no.29/8/TCP/2018(Pt.File)1734 dated 19/07/2022 pertaining to guidelines for processing various applications.
- b) An Engineer who designs the RCC structure, of the project proponent is liable for structural designs and stability of the project, structural liability certificate issued by Engineer Auxilio J.S Rodrigues Dtd 30/08/2025 bearing TCP Reg.No.SE/0002/2019.
- c) Pursuant to this office assessment Order no.TPM/36699/Aquem/41/4-T/2025/7081 dtd. 19/09/2025 the applicant has paid fee for additional FAR/Height under Regulation 6.1.1. (2) of Goa Land Development and Building Construction Regulation 2010 of Rs. 24,34,240/-vide Challan no. 43 dtd. 19/09/2025.
- d) Pursuant to this office assessment Order no.TPM/36699/Aquem/41/4-T/2026/881 dtd.03/02/2026 the applicant has paid infrastructure tax of Rs. 10,99,121/-1st installment @ 50% of Rs. 21,98,241/- vide Challan no.569 dtd.03/02/2026.
- e) This Technical clearance order for residential building is issued on the basis of approval for grant of additional FAR and Height of 41.79 % & 3.00mtrs from the prevailing limit of 60 & 9.00mtrs respectively by the Government vide note bearing no.36/1/TCP/503(Meeting -24) / 24072025 / 2025/3299 dated 18/08/2025.
- f) This Technical Clearance Order is granted with the approval of the Government vide Note TPM/36699/Aquem/41/4-T/2025/9919 dtd. 29/12/2025 as communicated by Chief Town Planner(Planning).

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 07/10/2025 RECEIVED FROM Kayji Real Estate Pvt.Ltd.

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENCE, PROVIDED THE CONSTRUCTION LICENCE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.


(Prakash P. Bandothkar)
Dy.Town Planner

To,
Kayji Real Estate Pvt.Ltd.
Anand Bhavan, Old Station Road,
Margao, Salcete - Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of **Aquem**,
Salcete Goa.

The permission is granted subject to the provisions of Town & Country Planning Act 1974 and the rules & Regulations framed there under.

S/-





**GOVERNMENT OF GOA
DIRECTORATE OF HEALTH SERVICES
PRIMARY HEALTH CENTRE, NAVELIM
Opp. V.P. Navelim, Navelim, Salcete-Goa 403707**

No: DHS/2026/DHS0901/O0035/16

Date: 11-Mar-2026

Ref No: DHS092608029

NOC FROM SANITARY POINT OF VIEW FOR PROPOSED CONSTRUCTION OF CONSTRUCTION OF COMMERCIAL/RESIDENTIAL BUILDING

No objection from sanitary point of view only is hereby granted for the **proposed construction of the Construction of Commercial/Residential Building** at Survey number/PT sheet number. **41** and Sub division number/Chalta number. **4-T** **Respectively, Plot No. 0** ,of village Aquem of Salcete, with reference to the Technical Clearance Order issued by the Office of Town and Country Planning, Salcete, Goa vide Order No. **TPM/36699/Aquem/41/4-T/2026/1062 dt 06-Feb-2026** on the condition that the same will be withdrawn in case any problem of Public Health Hazard or otherwise arises and further subject to the conditions as under:

1. The construction is to be carried out as per the plan submitted.
2. Proper cleanliness is to be maintained in and around the construction site.
3. The soak pit and septic tank should be at least **15** meters away from any drinking water source.
4. The capacity of each of the **1** septic tanks should correspond with dimensions shown in the chart submitted to this office for **200** persons respectively.
5. There should be a separate soak pit for sewage and sullage for each block.
6. No health hazard or any other environmental pollution is to be created in the surrounding area.
7. The owner/contractor shall co-operate with the health and pollution control authorities whenever they visit the site for sanitary inspection.
8. As per section 75A of Goa Public Health Act all labourers should possess health cards and should renew them once in three months. Whoever contravenes the provision of the Public Health Act shall be punishable with fine as specified in the Act and amendments published in the official Gazette Government of Goa, Series 1 No.26 (Extraordinary No.3) and further amendments thereof.
9. There should be proper sanitary facilities for the labour force at the site as recommended. Bed nets should be provided to each of the families. Health Card register to be maintained in the prescribed format. The Advisory/guidelines enclosed should be strictly adhered to.
10. Health cards should be available at the site and should be produced to the Health Authorities on demand.
11. Final N.O.C. from Health Authorities to be obtained prior to issuance of occupancy certificate.
12. This office is to be informed at the commencement of the construction.
13. NOC/License for the proposed construction should be obtained from competent authority.
14. A construction Board with details should be displayed at the construction site.
15. This NOC is subject to the verification of the legality of the premises/property by the License issuing authority and this office is not responsible for any legality that could arise out of the same in any court of law.
16. This NOC shall stand withdrawn if the documents submitted to this office are found to be invalid /incorrect/false/forged and also if the conditions stipulated above are not complied with.

Remarks : Applicant has submitted feasibility certificate issued by sewerage dept (PWD) Vidyanagar Margao stating No objection to connect Public sewerage network in regards to TCP order

To,

KAYJI REAL ESTATE PVT LTD.

First floor, Anand Bhavan, Old Station Road ,Margao -Goa, GOA

Copy to:-

1.The Secretary/Sarpanch/chairperson/Chief officer Municipal Council.

Prajakt Suresh Kamulkar

Medical/Health Officer

PHC Navelim

Signed Date 11/03/2026 12:46 PM





APPENDIX-C4
VILLAGE PANCHAYAT BUILDING LICENCE
VP/AB/26-27/01
VILLAGE PANCHAYAT OF AQUEM-BAIXO



Ref. No.VP/AB/Const./Lic./01/2026-27/

Date: - 23/04/2026

Licence is hereby granted to you in pursuance of Memorandum issued by Block Development Officer, Salcete Block Vide No. 3/EOVP/Deeming Provision/BDOS/2025-26/1468 dated 01/04/2026 and in pursuance of Resolution No. 5/1 duly approved by the Village Panchayat Aquem-Baixo in its meeting held on date 16/04/2026 for carrying out the for carrying out the:

- (a) Proposed Construction of Commercial / Residential building
(b) Land Sub-division (Provisional/Final)

as per the enclosed approval plan/plans in the property Zoned as Settlement zone in the Regional Plan for Goa 2021 and situated at ward Cottoca Moll, bearing Survey No. 41/4-T, of Aquem Village Taluka Salcete Goa, subject to the following conditions:- The applicant shall notify the Panchayat for giving the alignment of the building.

1. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
2. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Panchayat.
3. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads.
4. The building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
5. **Infrastructure such as roads and drainages are provided to the said construction site.**
6. **The garbage handling station consisting of segregation facility and composting unit/machine and Incinerator needs to be installed.**
7. **The sewerage treatment plant needs to be installed if sewerage connections are not released by the time of occupancy.**
8. 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.
9. The applicant should construct a separate soak pit in order to derivate in the sullage water.
10. Any soak pit should be constructed at a minimum distance of 15 meters away from the well.
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 license 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 tanks 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 brick/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 Panchayat Vehicle for collection of garbage.
20. The applicant should provide a composting unit at a convenient place for disposal of wet garbage.
21. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
22. 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.
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 Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
26. No commercial activities will be permitted in the shops unless a separate permission is obtained from the Panchayat.
27. All Temporary sheds Existing buildings shown to be demolished in the plan are demolished before applying for Occupancy certificate.
28. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
29. All internal courtyards should be provided with drainage outlet.
30. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
31. No soak pit or other structures should come in the road widening area.
32. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.

33. 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.
 34. 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.
 35. 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 requires.
 36. Curing water collections should be treated with anti-Larval chemicals by the builders/contractors.
 37. Not to engage Labourers for any construction/building work unless they are screened for malaria and possess 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.
 38. Labourers are to be provided with basic amenities like proper shelter, water for drinking and domestic purposes, proper sanitary conditions including toilet facilities.
 39. To fill the pits, ditches water pools etc to avoid stagnation and to ensure no mosquito breeding sites in and around especially in unused items like tyres, bottles, tins etc.
 40. Drains/Nullahs to be maintained clean around the site so that there is no blockage to flow of water. The gradient should be proper for drainage/flow and also proper cleaning of water should be done.
 41. The Health units at the respective levels should be involved in the planning process.
 42. No gate shall open outwards on to the road.
 43. The construction of the compound wall should be as per the approved plan. The applicant shall inform this Panchayat after the completion of the compound wall.
 44. All the conditions stipulated in the Technical clearance order bearing no. **TPM/36699/Aquem/41/4-T/2026/1062 dated 26/02/2026** from TCP should be strictly followed.
 45. All the conditions stipulated in the NOC bearing no. **DHS/2026/DHS0901/O0035/16 dt. 11/03/2026** Primary Health Centre Navelim, should be strictly followed.
 46. 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.
 47. The information furnished by the applicant for obtaining the permission for the Construction of Residential House, 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.
- (a) Applicant shall dispose the construction debris at his / her own level and or the same shall be taken designated site as per the "disposal plan" given by the applicant in the affidavit at his own expenses.
- (b) Applicant shall produce the certificate issued by concerned PWD officials of designated sites as mentioned in said notification dated 7-3-2018.
- (c) Failing to comply clause (a) + (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.

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/SHE HAS PAID THE LICENCE FEES TO THE TUNE OF RUPEES 6,90,486/- VIDE RECEIPT NO. 387/61 DATED 23/04/2026.

- (a) The applicant has paid Labour Cess to the tune of Rs. 13,80,971/- vide Receipt No. 387/61 dated 23/04/2026 the same is 1% on the estimated cost of Rs. 13,80,97,092/- as submitted for said Proposed construction of Residential Building.
- (b) Further an amount of 1% on the labour cess paid is charged as Administrative Expenses by the Panchayat amounting to Rs. 13,810/- vide Receipt No. 387/61 dated 04/04/2026.

This carries the embossed seal of Panchayat Office of Village Panchayat Aquem-Baixo.

FOR VILLAGE PANCHAYAT AQUEM-BAIXO



(Sandeep I. Halyali)
Secretary, V.P. Aquem-Baixo

To,
Kayji Real Estate Pvt. Ltd.
Anand Bhavan, Old Station Road,
Margao, Salcete Goa.

copy to

- *(a) Senior Town Planner TCP Margao.
- *(b) Medical Officer, Primary Health Centre, Navelim.
- *(c) Secretary, Goa Building and Other Construction Workers Welfare Board, 2nd Floor, Patto Plaza, Panaji Goa.