

OFFICE OF THE VILLAGE PANCHAYAT OF ANJUNA-CAISUA
BARDEZ-GOA

Construction license No: VP/ANJ-CAI/2017-2018/4182

M/s. Ashray Rea Estate Developers from **Caranzalem-Goa** is hereby granted license permission for **proposed construction of residential Villa's Club house, Swimming Pools and Compound wall in Sy. No. 520/2** in terms of resolution **7(2)** taken in the Panchayat meeting dated **20/03/2018** as per the approved plans in triplicate/duplicate attached to his/her application under inward No. PPO/01/VP/Plans 4926 dated **15/03/2018**, one copy of the plan concerned with the approval note carrying the embossed seal of this Panchayat and duly signed is returned to the interest 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 X 0.50 mts. with writing in black color 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, 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 the 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 provisions of Section 17(A) of the Goa Town & Country Planning Act, 1974.
- 12) In case of Compound wall, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked



Contd.....2/-

- 13) Adequate storm water network shall be developed up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
- 14) The Village Panchayat shall take cognizance of any issue in case of any complaints/court orders before issue of construction licence.
- 15) Adequate arrangement shall be made for disposal of solid and liquid Waste generated from the building by adopting appropriate technology.
- 16) Proposed building should be strictly use for residential purpose only.
- 17) Applicant shall make his own arrangement of water for swimming pools.
- 18) This Technical Clearance Order is issued based on the Agreement of Assignment to provide an access of 8.00 mtrs wide to the plot bearing Sy. No. 520/2 from Sy. No. 519/6,7 & 8 of Village Anjuna Bardez Taluka

The license shall be valid for a period of **THREE** years beginning from today He/ she has paid respective tax/fees the tune of **Rs. 4, 32,800/- (Rupees Four Lakhs Thirty Two Thousand Eight Hundred only)**.

By Receipt No. **1286/10** dated **22/03/2018**.

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

Anjuna-Caisua.

22/03/2018



Devi
SECRETARY
V. P. ANJUNA - CAISUA



CERTIFIED TRUE COPY OF THE ORIGINAL
SR. No. **1013/18** DATED **28-03-18**

Linus Emmanuel
Linus Emmanuel
Advocate & Notary
Tiswadi Taluka
Reg. No. 379/14