

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

Construction license No: VP/ANJ-CAI/2020-2021/726

M/s. Casa Luxury Realty Seven LLP & M/s. Casa Luxury Realty Eight LLP from **Anjuna, Bardez-Goa** is hereby granted license permission for **proposed amalgamation of plots and construction of Residential villas & swimming pool (Revised) & Staff Quarters in Sy No. 436/1-A(P) & 1-A-3(P)** in terms of resolution **3(3)** taken in the Panchayat meeting dated **30/06/2020** as per the approved plans in triplicate/duplicate attached to his/her application under inward No. PPO/01/VP/Plans 940 dated **29/06/2020**, 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 mts. 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 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.



Contd.....2/-

13. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
14. Applicant shall plant one tree for every 100.00 m² of area developed, land Scaping on open spaces/tree plantation along roads and in developed plots.
15. Adequate avenue greenery should be developed.
16. The said residential villas should be strictly used for residential purpose only.
17. Open parking area should be effectively developed.
18. The area under road widening shall not be encroached/enclosed.
19. Applicant should make his own arrangement of water for swimming pools.
20. The Village Panchayat shall take cognizance of any issue in case of any complaints/Court orders before issue of construction license.
21. 4.50 mtrs internal road shall be kept open to give access for neighboring Plots.

As per circular dated 28/03/2018 it is mandatory on the applicant as to comply following direction w.e.f. 01/04/2018.

- 22(a) 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.
- (b) Applicant shall produce the certificate issued by the concerned PWD officials of designated sites as mentioned in the said Notification dated 07/03/2018.
- (c) 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.

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. 1,05500/- (Rupees One Lakh Five Thousand Five Hundred only)**.

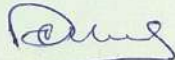
By Receipt No. 1397/28 dated 09/07/2020.

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

Anjuna-Caisua.

09/07/2020




SECRETARY
V. P. ANJUNA - CAISUA