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 compositing 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 compositing 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 be 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 dosen'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 treate d with anti-Larval chemicles 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 month. 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 item like tyres, bottles, tins etc.
40. Drains/Nullahs to be mentained 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 W ITHIN 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.