

**Office of the Village Panchayat**  
**Nerul, Bardez- Goa**  
**Construction Licence No. V.P/NRL/2025-2026/ P26 Dated 07/11/2025**  
**12**

License is hereby granted to you in pursuance of Resolution No. f(7) duly approved by the Village Panchayat in its meeting held on date 03/11/2025 for carrying out the Proposed Construction of Residential Building/ swimming Pool and compound wall on plot bearing Survey No. 26/4 situated at Nerul village Bardez Goa Subject to the following conditions:-

- 1) To limit himself /herself to the plans approved and statement therein.
- 2) The construction shall be as per the plans approved by this Panchayat and Condition imposed on it
- 3) To inform the Panchayat after excavation and before laying of plinth foundation.
- 4) To inform the Panchayat when the construction has been completed upto plinth level.
- 5) To inform the Panchayat as soon as the construction is completed.
- 6) Not to inhabit the building without the prior permission of this Village Panchayat.
- 7) To abide by the others related provision in force.
- 8) That building or construction is carried out as per the alignment given and the plinth level fixed by the Panchayat.
- 9) The construction licence shall be revoked.
  - a. If the construction work is not executed as per the plans approved and statements therein;
  - b. Wherever there is any false statement or any misrepresentation of any material passed, approved or shown in the application on which permit is passed.
- 10) The Construction should be as per Town and Planning Department under its approval **No. TPB/10640/NER/TCP-2025/7437 dttd. 21/08/2025** and also as per the conditions laid down in approval letter.
- 11) The conditions imposed by Primary Health Centre Candolim vide letter No. DHS/2024/DHS0901/00013/ 81 Dated 24/10/2025 to be strictly maintained /followed
- 12) The Laborers possessing health card are only to be employed at the site.
- 13) Adequate parking of vehicles shall be provided within the property itself.
- 14) Location for Garbage collection/Disposal shall be provided within the property itself and shall be disposed at your own risk and cost.
- 15) The access road to the plot should be developed by the applicant.
- 16) Compound wall gate should be open inside the property itself.
- 17) Traditional access has to be maintained if any.
- 18) No cutting of sloping land or filling of low lying shall be undertaken without prior permission from the Chief Town Planner under section 17 -A of T.C.P. Act.
- 19) Area on stilt should not be enclosed in any fashion at any stage & should be used for parking of vehicles for residents only.
- 20) The septic Tank, soak Pit should not be located within a distance of 15.meter from any other existing well in the plot.
- 21) Applicant should not to construct the Road in area which of which is in possession of the Panchayat.



- 22) Applicant should gift the area which is in the possession of Panchayat
- 23) Applicant should obtain noc from CRZ if it is Required by LAW.
- 24) Strom water drain should be constructed along the boundary of the effected plot abutting to the road
- 25) The area within road widening should be gifted to local Authority /P.W.D. by gift Deed before applying for Occupancy Certificate.
- 26) As soon as project is completed you shall apply for Occupancy Certificate.
- 27) Access to the Mundkarial Houses should be maintained properly.
- 28) The Height of the compound wall shall be maintained as per rules in force.
- 29) Applicant shall make his own arrangement of water requirement for the swimming Pool.
- 30) The construction should Maintain the Minimum prescribed Horizontal and vertical clearance from the any overheated electrical line passing adjacent to the construction.
- 31) All RCC/Structural works shall be designed and supervised by the Engineer who has signed the structural Liability Certificate submitted to the Panchayat.
- 32) No Material for construction or earth from excavation or any other construction material shall be staked on the Public Road.
- 33) The Ventilation pipe of the septic tank should be provided with a Mousquito Net.
- 34) The applicant should be connect the Pipeline from their latrines /WC, s to the Sewage line at their own cost, when the sewage line is commissioned.
- 35) The Applicant should Fix a Board at prominent Place whenever the construction is Started, indicating the Number, the date and authority for which the license for development work has been granted.
- 36) All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy Certificate.
- 37) Access up to the entrance of the Building is to paved and is provided with drainage Certificate
- 38) No Restaurant /Bar will be permitted in the shop unless a separate soak Pit is provided besides confirming to the rules in force.
- 39) No Commercial activates will be permitted in the Shops unless a separate permission is obtained from this Panchayat
- 40) All Temporary Sheds/Existing building shown to be demolished in the plan are demolish before applying for Occupancy certificate.



- 41) All internal court Yard should be provided with drainage outlet.
- 42) No soak pit or other structure should come in the Road widening area.
- 43) Storage of water should be done in such way that Mosquito breeding does not 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 week .
- 44) Overhead tanks/sumps are provided with Mosquitos proof lids and others pipe fitting without any hole for the entry of Mosquitos. Outlet is to be covered by the mulin /wire mesh. Ladder for inspection of the Tank to be installed if required.
- 45) Laborer to provide with Basic amenities like proper shelter , water for drinking and domestic proposes , proper sanitary conditions including toilets facilities.
- 46) The information if any furnished by the applicant for obtaining the permission for construction of residential building to be false at later stage , the permission issued shall be liable to be withdrawn without pre-judice to the legal action that may be taken against the applicant .
- 47) The Non -Biodegrade Waste generated during the course of construction /repairs/ renovation etc. shall be deposited at the designated place for safe disposal of building debris & others Non-Biodegradable waste without harming the environment any breach thereof shall be visited with the penalty of cancelation / revocation of license /permission /NOC coupled with prosecution .
- 48) That as per the Notification No. 5.1-PCE-PWD-EO/2018 /281 Dated 07/03/2018 of the Hon,able High court in w.p.no. Pil 20/2017, you will follow the directives issued in order .
- 49) Applicant Shall not dumped the construction and demolition debris at any other location other than the closest designated sites as per notification after consulting the concerned Engineer SD II Mapusa W.D. VII Panjim Goa PWD Goa
- 50) Applicant shall dispose the construction debris at his own level and the same shall be taken to the designated sites as per disposal plan at his own expenses.
- 51) Applicant shall ensure that the work of disposing the construction debris in the approved manner, failing which village Panchayat is free to take the action deemed fit against you.



52) Applicant shall obtain all required NOC from Concerned Department before commence of Construction works.

The license shall be valid for a period of 3 years beginning from today i.e. from 07 /11/2025 upto 06 /11/2028 He/She had paid the respective tax/fees the tune of Rs. 1570972 =00( Fifteen Lakh seventy thousand nine hundred and seventy two only ) Receipt. No ~~630/80/2~~ dated /11/2025

Construction License =1047272  
Labor cess = 523700

*Balagut*  
SARPANCH Office of Village Panchayat NERUL, BARDEZ-GOA.  
V. P. NERUL

This carries the embossed seal of this Panchayat

*Shalini D*  
SECRETARY  
V. P. NERUL

To

M/S RBT'S Ventures Private Limited  
Represented by Assistance Manger & Authorized Signatory  
Vrukshanda Ulhas Pokre  
H.NO. 1/47-B Grand Marod Saligao , Mapusa Bardez Goa

