



सत्यमेव जयते



Ref. No. VP/RM/ F.CORSH/2/2023-24/99

Date : 20/4/2023

CONSTRUCTION LICENCE

Licence is hereby granted as per the approval by the Panchayat body in V.P. Meeting dated 13/04/2023 vide Resolution No.1(1) for carrying out the —

* (a) **Proposed construction of residential Villas, swimming pools & compound wall in Sy. No. 38 Sub Div. 2-A at Vollant, Betim, Reis-Magos, Verem, Bardez-Goa.**

Subject to the following Conditions:-

1. The applicant shall notify the Panchayat for giving the alignment of the building.
2. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
3. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Panchayat.
4. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads.
5. The Building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
6. The construction licence 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.
7. The applicant should construct a separate soak pit in order to derivate in the sullage water.
8. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
9. The ventilation pipe of the septic tank should be provided with a mosquito net.
10. 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.
11. 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 licence for development work has been granted.
12. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy certificate.
13. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders wherever necessary.
14. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
15. 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.
16. 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.
17. The applicant should provide a dustbin at a convenient place accessible for the Panchayat vehicle for collection of garbage.
18. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
19. 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.
20. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
21. Space for parking of vehicles is clearly demarcated on the ground.
22. No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.

[Signature]



एक कदम स्वच्छता की ओर

"Swachha Bharat, Swachha Goa" "स्वच्छ भारत स्वच्छ गोवा" "नितळ भारत नितळ गोंय"

ग्रामपंचायत रेईज मांगूस

बार्देश - गोवा



सत्यमेव जयते

Phone No.: 2402332

VILLAGE PANCHAYAT

REIS - MAGOS

P.O. REIS - MAGOS

BARDEZ - GOA



Ref. No. VP/RM/ _____

Date : 20/4/2023

23. No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
24. All Temporary sheds/Existing buildings shown to be demolished in the plan are demolished before applying for Occupancy certificate.
25. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
26. All internal courtyards should be provided with drainage outlet.
27. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
28. No soak pit or other structures should come in the road widening area.
29. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
30. 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 opening in the compound wall for the purpose.
31. 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.
32. 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 required.
33. Curing water collections should be treated with anti-Larval chemicals by the builders/contractors.
34. 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.
35. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic proposes, proper sanitary conditions including toilet facilities.
36. To fill the pits, ditches water pools etc. to avoid stagnation and to ensure no mosquito breeding sites in and around specially in unused item like tyres, bottles, tins etc.
37. Drains/Nallahs to be maintained clean around the site so that there is no blockade to flow of water. The gradient should be proper for drainage/flow and also proper cleaning of water should be done.
38. The Health units at the respective levels should be involved in the planning process.
39. No gates shall open outwards on to the road.
40. 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.
41. 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.
42. Drinking water well should be 15 meters away from any soak pit.
43. The condition laid down by Town and Country Planning Department vide Letter No. TPB/8053/RM/TCP-23/1749, dated 17/03/2023 should be strictly followed.
44. The Condition laid down by Primary Health Centre, Candolim vide letter No. DHS/2023/DHS0901/O0013/445, dated 27-Mar-2023 should be strictly followed.
45. The Condition laid down by Assistant Engineer, Electricity Department, Calangute, vide letter No. Tech-36/AE/SD.IV/CAL/2022-23/45, dated 10/04/2023 should be strictly followed.
46. The Condition laid down by Assistant Engineer, PWD, Porvorim, vide letter No. PWD/SDIV/PHE-N/F.13/23-24/26, dated 11/04/2023 should be strictly followed.
47. The Non Bio-degradable Waste generated during the Course of Construction/repair renovation etc. shall be disposed off in a scientific manner in your own property without



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- harming the environment and any breach thereof shall be visited with the penalty of Cancellation/revocation of Licence/ Permission/NOC coupled with prosecution.
48. The information if any furnished by the applicant for obtaining the permission for Construction is found 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.
 49. Debris should be dumped at a designated place as mentioned in the affidavit sworn by the applicant.
 50. If any dispute arises with respect to the ownership of the land, the licence/permission Granted shall stand revoked and the construction/development carried out shall be at the cost and risk of the applicant.
 51. Adequate arrangement for collection and disposal of solid waste/Garbage collection bins should be provided within the plot. An affidavit on Rs. 100/- stamp paper shall be executed by the owner to this effect and submit to this office within a period of 15 days from the issuance of this licence.
 52. Sewage treatment plant shall be set up to ensure that the same is functioning effectively.
 53. Regarding wet disposal the builder/Developer for above construction of proposed construction of residential house. He has to show the wet composting pits in the earmarked plot of the property which the TCP has to verify at the time of issue of Occupancy in further need of the wet garbage disposal at your end. Applicant has to produce undertaking on a stamp paper of Rs.100/- about the dry and wet disposal.
 54. To ensure that a separate space for segregation storage, decentralized processing of solid waste is demarcated in the development plan for group housing or commercial institutional or any other non-residential complex exceeding 200 dwelling or having plot area exceeding 5000 sq. mtrs.
 55. NOC from the fire safety point of view from the competent Authority needs to be obtained.
 56. Applicant has obtained document of Conversion Sanad vide no.4/175/CNV/AC-III/2021/1094; Dated:26/08/2021 from office of the Additional Collector-III, North Goa District, Mapusa-Goa.

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 PAID THE RESPECTIVE/CONSTRUCTION LICENCE FEES TO A TUNE OF RS.223900/- VIDE RECEIPT NO.594/55; DATED 20/04/2023, RS.445708/- TOWARDS 1% CESS (GBOCWW BOARD) VIDE RECEIPT NO. 594/56; DATED 20/04/2023 AND SANITATON FEES RS.111927/- VIDE RECEIPT NO. 594/57; DATED 18/04/2023.

This carries the embossed seal of Panchayat Office of Village Panchayat Reis-Magos and this construction licence is valid for a period from 18/04/2023 to 17/04/2026.

Seen

(Signature)
(Sushmita S. Pednekar)
Sarpanch
V. P. Reis-Magos



(Signature)
(Peter Martins)
Secretary
V. P. Reis-Magos

To,
M/s. Una Homes LLP,
304, Floor 3, Plot 506A, Doli Chambers, Bhaskarrao,
Kargutkar Marg, Strand Cinema, Colaba, Mumbai, Maharashtra.



एक कदम स्वच्छता की ओर

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Labour cess

VILLAGE PANCHAYAT REIS - MAGOS

Bardez - Goa

Form No. 4

(See Rule 13 and Rule 20 (iv))

Receipt Book No. 594

RECEIPT

Receipt No.: **056**

The Village Panchayat REIS - MAGOS, Bardez - Goa

Received with thanks from Una Homes LLP.

Rs. 445708/- Rupees (Four Lakh forty five Thousand
seven hundred Eight only)

on account of Payment toward 1/2 Labour cess, towards proposed
Construction of Residential villa, swimming pool and compound wall

Date 20/4/23 for IN sy NO 38/2-A, at volant Bardez Goa

Reference to cash entry

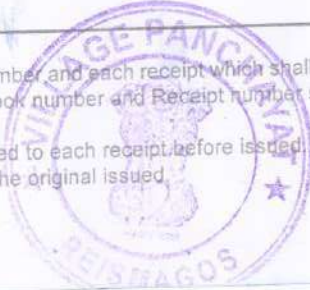
Book _____

page No. _____

Secretary
Secretary
Village Panchayat Reis - Magos

Instruction covering the use of form 4 :

- a) Each receipt book shall have a serial number and each receipt which shall be in duplicate for use with carbon paper, shall have a serial number within the book. Both Book number and Receipt number shall be machine numbered on each receipt whether original or duplicate.
- b) The seal of the Panchayat shall be affixed to each receipt before issued. The carbon copy shall be retained and the original issued.



Const fees
x

VILLAGE PANCHAYAT REIS - MAGOS

Bardez - Goa

Form No. 4

(See Rule 13 and Rule 20 (iv))

Receipt Book No. 594

RECEIPT

Receipt No.:

055

The Village Panchayat REIS - MAGOS, Bardez - Goa

Received with thanks from UNA HOMES LLP

Rs. 223900/- Rupees (TWO Lakh TWENTY Three Thousand Nine hundred only)

on account of payment towards construction license fees for proposed construction of Residential villa, Swimming Pool and compound wall in

Date 19/4/23 of NO 38/2-A at Volant Reis Magos Area NO

Reference to cash entry VP/RM/ACMT/2/2022-24/99 dt 19/4/23

Book _____

Secretary
V. P. Secretary

Village Panchayat Reis-Magos

page No. _____

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Sanitation fees
x

VILLAGE PANCHAYAT REIS - MAGOS

Bardez - Goa

Form No. 4

(See Rule 13 and Rule 20 (iv))

057

Receipt Book No. 594

RECEIPT

Receipt No.:

The Village Panchayat REIS - MAGOS, Bardez - Goa

Received with thanks from Uta Homes LLP

Rs. 1,11,927/- Rupees (One Lakh Eleven Thousand
Nine hundred twenty seven only.)

on account of Payment towards Sanitation fees for proposed
Construction of Residential villa, Swimming pool 16/84 NO 38/2-A

Date 20/11/25 20th Nov 2025 Bardez Goa

Reference to cash entry

Book _____

page No. _____

V. P. Secretary
Secretary
Village Panchayat Reis - Magos



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