



Village Panchayat of Oxel

Bardez - Goa
Ph. 0832-2272272



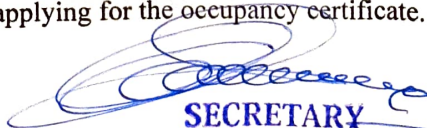
CONSTRUCTION LICENCE / PERMISSION

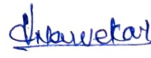
No. VP/OXEL/const-lic/residential-bldg/1322

Date: 23.3.2022

JAGLAX REALTY PRIVATE LIMITED Through its Director – Mr. Gaurav Chhabra is hereby granted Licence/permission for carrying out the “Construction of Residential Villas 1 to 6 (6 nos.) & swimming pools” **in property bearing sy.no. 64/1 of Oxel Village**, in terms of resolution No. 2(1) passed in the Panchayat meeting dated 17-03-2022, as per the enclosed approved plans in the property zoned as “Settlement Zone” in Regional Plan for Goa 2021, situated at Oxel Village as per technical clearance order bearing no. TPB/5638/OXEL/TCP-2022/1027 Dated 04-03-2022 from Office of the Senior Town Planner, Town and country Planning Dept. North Goa District office, Mapusa Goa, **with the following conditions:-**

1. The applicant shall strictly comply with all the condition imposed in the Technical Clearance Order No. TPB/5638/OXEL/TCP-2022/1027 Dated 04-03-2022 issued by the Town and Country Planning Department, Mapusa Goa.
2. The applicant shall strictly comply with all the conditions imposed by PHC Siolim vide their letter no. DHS/2022/DHS0901/O0023/336 Dt. 14-03-2022
3. The applicant shall notify the Panchayat for giving the alignment of the building.
4. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
5. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the structural Liability Certificate submitted to the Panchayat.
6. No material for construction or earth from excavation or any other construction material shall be Stacked on the Public roads.
7. The Building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
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 shall obtain conversion sanad under Goa Land Revenue Code 1968 before the commencement of any development / construction. The same shall be submitted to this office accordingly.
10. The applicant should construct a separate soak pit in order to derivate in the sullage water.
11. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
12. The Ventilation pipe of the septic tank should be provided with a mosquito net.
13. 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.
14. 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.
15. All the building material and other rubbish should be cleared from the construction site before applying for the occupancy certificate.

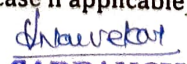

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16. Water storage tank shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders whenever necessary.
17. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
18. 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.
19. The applicant should plaster and paint the building internally as well as externally before applying for Occupancy certificate. Exposed bricks/ laterite/concrete /stone/ashlars masonry finish to buildings will also be permitted.
20. The applicant should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
21. Road widening area shall be asphalted to the existing roads level before applying for occupancy certificate.
22. Garage and Parking areas shown in the approved plans shall be strictly used for the notified purposes only and should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.
23. The area under road widening deemed to be public road and shall not be enclosed / encroached. An affidavit on 100/- Rupees stamp paper, to this effect shall be sworn in by the owners and submitted to this office within period of 15 days from the issuance of this license.
24. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
25. Space for parking of vehicles is clearly demarcated on the ground.
26. No commercial activities will be permitted in the premises unless a separate permission is obtained from this Panchayat
27. All temporary sheds /Existing building shown to be demolished in the plan shall be 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 structure 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 applicant shall make necessary arrangement for smooth flow of rain water by keeping adequate opening in the compound wall for the purpose. Storm water drain shall be constructed along the boundary of the effected plot abutting to the road.
34. Adequate arrangement for collection and disposal of solid waste / garbage generated within the complex shall be disposed in plot area itself or arrangement be made to the satisfaction of the Village Panchayat. 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 license.
35. Sewage treatment plant shall be set up ensure that the same is functioning effectively.
36. No any hindrance / Nuisance shall be created in the surrounding area on account of Garbage and maintaining of existing footpaths / public pathways which shall not be blocked.
37. No gates shall open outwards on to the roads.
38. Drinking water well should be 15meters away from the soak pit.
39. The applicant shall obtain necessary approval / clearance (Consent to Establish) under Water Act 1974 & Air Act 1981 from Goa State Pollution Control Board from strictly comply with all the conditions imposed therein. The copy of the same shall be submitted to this office within a period of 60 days.(incase if applicable)


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40. The applicant shall dispose the construction & Demolition debris at his own level AND It shall be ensured that the construction / demolition debris is not dumped/deposited anywhere in the jurisdiction of Village Panchayat and / or is deposited in the designated sites as notified in the Notification no. 5-1-PCE-PWD-EO/2018/181 dated 7.3.2018
41. Sanad obtained from office of Additional Collector – III, North Goa District, Mapusa Goa vide no. 4/248/CNV/AC-III/2021/1449 dt. 1.11.2021, all the conditions mentioned therein shall be strictly complied.
42. If any information furnished by the applicant for obtaining construction license is found to be false at a later stage, the construction license issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.
43. If any information furnished or to be furnished regarding tenancy of the Mundcarial house(s) or Mundcar for obtaining the permission/license, is found to be false at later stage, then the license is liable to be withdrawn / revoked without prejudice to the legal action that may be taken against the applicant(s).
44. The license fee collected as per the Valuation / ESTIMATE Letter dated:15-03-2022, issued by Rajesh Mahambrey & Associates (consulting Structural Engineer) Mapusa Goa, reg.no. SE/0044/2010
45. The applicant shall demolish the two structures before applying for occupancy certificate as stated in the reply dated 4.1.2022 inwarded by this VP Oxel on 17-3-2022.

THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE

RENEWAL OF LICENSE IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.

To,
Jaglux Realty Private Limited,
Through its Director Mr. Gaurav Chhabra
Siolim Bardez Goa

License fee & labour cess calculation:


Total Estimated cost of construction / project: Rs : 3,14,24,602=00

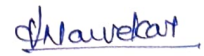
Permission /License fee : Rs.: 157200=00 (Rupees: One lakh fifty seven thousand two hundred only)

Labour cess (1%) Rs.: 3,14,250=00 (Rupees: Three lakh fourteen thousand two hundred fifty only)

The applicant has paid the above mentioned license fee and labour cess by receipt no.s 249/62 and 249/63 dated 23-3-2022 respectively.




V.P. Secretary
SECRETARY
V. P. OXEL


VP Sarpanch
SARPA
V. P. OXEL