

APPENDIX – C3
Municipal Building Licence

Margao Municipal Council, Margao - Goa.

CONSTRUCTION LICENCE

No. A/ 44 /14-15

Date: 17/11/2014

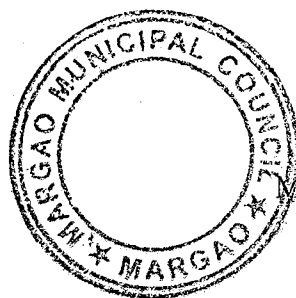
Licence is hereby granted for carrying out the-

- (a) ~~Land sub-division (Provision / Final)~~
(b) Construction of building (Stilt + 7 floors).....fees of Rs. 353278/-
(c) Construction of compound wall
(d) ~~Change of use of (Building / Land)...../~~ as per the enclosed approval plan/in the property zoned as Settlement C-2 zone in ODP/CDP/~~Regional Plan~~ and situated at Aquem-Baixo, Margao, Town bearing Survey No./ Chalta No. 7 to 9 of P. T. Sheet 290, plot No.... of approved sub-division reference No. /Development Permission Order No....dt...with the following conditions:-
1. The applicant shall strictly comply all the conditions imposed in the Development Permission / ~~Technical Clearance~~ Order No. SGPDA/P/5413/5764/13-14 dated 10/03/2014 issued by the Planning and Development Authority / ~~Town and Country Planning Department~~.
 2. The applicant shall notify the Council for giving the alignment of the building.
 3. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overheard electrical line passing adjacent to the construction.
 4. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Municipal Council.
 5. No material for construction or earth from excavation or any other construction material shall be stacked on the public roads.
 6. The Building should not be occupied unless the occupancy certificate is obtained from the Council.
 7. The construction licence shall be revoked if the construction work is not executed as per the approved plans and the statements therein and wherein 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.
 8. The applicant should construct a separate soak pit in order to derivate in the sullage water.
 9. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
 10. The ventilation pipe of the septic tank should be provided with a mosquito net.
 11. 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.
 12. The applicant should fix a board at a prominent.
 13. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy Certificate.
 14. Water storage tanks shall be provided with mosquito proof lids and overflow pipes. The tanks should be provided with access ladders wherever necessary.
 15. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.

16. The applicant should gift the road widening area to the council before applying for the Occupancy Certificate, if the applicant has utilized the extra FAR in lieu of the road widening affecting the plot.
17. The applicant should plaster and paint the building internally as well as externally before applying for occupancy certificate. Exposed brick/laterite/concrete/ashlars masonry finish to buildings will also be permitted.
18. The applicant should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
19. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
20. 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.
21. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
22. Space for parking of vehicles is clearly demarcated on the ground.
23. No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides conforming to the rules in force.
24. No commercial activities will be permitted in the shops unless a separate permission is obtained from this council.
25. All temporary sheds/existing building shown to be demolished in the plan are demolished before applying for occupancy certificate.
26. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
27. All internal courtyards should be provided with drainage outlet.
28. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
29. No soak pit or other structures should come in the road widening area.
30. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
31. The construction of compound wall should not obstruct any path way or any public access. The applicant shall make necessary arrangement for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose.
32. No gates shall open outwards on to road.
33. The construction of the compound wall should be as per the approved plan. The applicant shall inform this council after the completion of the compound wall.
34. Drinking water well should be 15 meters away from any soak pit.
35. The applicant should follow the conditions laid down in the NOC of Urban Health Centre, Margao Vide No. UHCM/NOC/14-15/154 dated 23/04/2014 from Urban Health Centre, Margao.
36. Party shall abide all the conditions of SGPDA order and MMC construction licence and Municipal Bye Laws
37. Renewal if necessary application entered in this council before expiry of construction licence shall be charged 20% and after expiry 40% for first 2 years and fees for renewal for the third year and above shall be charged 25% if application entered in the council before expiry of the construction licence and after expiry of construction licence shall be charged 50% accordingly and thereafter fresh approval from SGPDA is required to be submitted by the applicant for renewal of construction licence.
38. Licencee shall be fully responsible for structural stability and all kind of safety of entire construction and even after completion of the construction.

39. Licencee and his architect / engineer shall be fully responsible to ascertain, before commencement of construction work, the correctness of dimensions, areas, location, exact position of the plot or land on which construction is proposed. The Chief Officer and/or officials of this council shall in no way be responsible for correctness of plot/land at any stage. If required, licencee may obtain demarcation from competent authority to do the demarcation.
40. Licencee and his architect / engineer fully responsible to ascertain, before commencement of construction work, the technical feasibility of the plot or land on which construction is proposed so that structure/ construction is stable, sound and safe. The Chief Officer and/or officials of this council shall in no way be responsible for the same. If required, licencee and his architect / engineer may obtain opinion or report from experts.
41. Licencee shall take adequate precautions for the safety of workers/labours and all others involved in the construction.
42. This construction licence is issued based on the condition that LICENCEE and HIS ENGINEER shall be solely responsible for the stability of structure and safety of all concerned and the Chief Officer and his all officials are indemnified and kept indemnified forever against any civil and or criminal liabilities and or any kind of liability whatsoever in the event of any untoward incident or structural failure/collapse. This will hold good (and will be valid) even in case some or any prescribed documents inadvertently are not on record (not received by the Chief Officer) or wrongly submitted by licencee.
43. This construction licence is issued based on the technical clearance order issued by PDA.
44. Licencee, his engineer and architect shall take all necessary steps to see that structure is sound and safe and stable.
45. The applicant shall be fully responsible for the correctness of the plot.
46. All care shall be taken for the safety of the workers and the people / vehicles on the road.
47. Form D after Mutation shall be submitted to this office before 1st renewal.

THIS LICENCE IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF ISSUE OF THIS LICENCE. RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.



(N. R. Sawant)
Chief Officer
Margao Municipal Council

To,
✓ Kayji Real Estates Pvt. Ltd.,
Anand Bhavan,
Old Station Road,
P. O. Box -107, Margao – Goa.

Copy to

- *(a) Member Secretary, South Goa Planning and Development Authority, Margao.
- *(b) Senior Town Planner TCP, Margao.

MARGAO MUNICIPAL COUNCIL, MARGAO . GOA

CONSTRUCTION LICENCE (RENEWAL)

No. A/44/14-15

Renewal to Construction License is hereby granted for carrying out the-

~~(a) Land sub-division (Provision / Final)~~

Renewal to construction licence for construction of building (Stilt + 7 floors) and compound wall (Fees of Rs. 78,051/-)

~~(b) Change of use of (Building / Land) ...~~ as per the enclosed approval plan/in the property zoned as Settlement C-2 zone in ODP/CDP/Regional Plan and situated at Aquem-Baixo Margao village/Town bearing Survey No/ Chalta No. 7 to 9 of P. T. Sheet No. 290 Plot No. . . . of approved sub-division reference No. /Development Permission Order No..... dated . . . with the following conditions:-

1. The applicant shall strictly comply all the conditions imposed in the Development Permission / Technical Clearance Order No. SGPDA/P/5413/5764/13-14 dated 10/03/2014 issued by the Planning and Development Authority / Town and Country Planning Department.
2. In case the applicant has not obtained the alignment approval from this Council or otherwise this council shall in no way be responsible for correctness of construction at site.
3. No materials of construction or earth from excavation or any other construction material should be dumped on the footpath or carriage way to road without prior permission of the Municipality and violation will be dealt with as per provision of section 174 of the Goa Daman & Diu Municipalities Act, 1968.
4. The building should not be occupied unless the completion certificate is issued by this Municipality
5. Renewal is valid for 1 year. Renewal if necessary application entered in this council before expiry of construction license shall be charged 20% and after expiry 40% for first 2 years and thereafter fresh approval from SGPDA is required to be submitted by the applicant for renewal of construction licence and after expiry of construction licence shall be charged 50% accordingly and thereafter fresh approval from SGPDA is required to be submitted by the applicant for renewal of construction licence.

6. This renewal is granted for a period of one year from 17/11/2015 to 16/11/2016.
7. Licensee shall abide by the conditions and regulation contained in the original construction license No. A/44/14-15 dated 17/11/2014.
8. This renewal to license shall not be considered as granted as retrospective approval in case date of issue is after the expiry of original licence as the same is granted in consonance with Section 134 of Town & Country Planning Act and is granted keeping in view the revenue to the Council.
9. The Technical feasibility of the plot, correctness of the plot boundaries and stability of the structure at all times shall be full responsibility of the licensee, his Engineer and Architect. This Council and its officials shall be indemnified forever against any Civil or Criminal Liabilities due to any case or untoward incidence.
10. This council shall be free to alter or add any other conditions as per applicable rules and laws.
11. The construction work should be carried out as per approved plans.



(Siddhi Nayak Naik)
Chief Officer
Margao Municipal Council

To,
Kayji Real Estates Pvt. Ltd.,
Anand Bhavan, Old Station Rd.,
P. O. Box -107, Margao-Goa.

Place: Margao
Dated: 01/02/2016

MARGAO MUNICIPAL COUNCIL, MARGAO . GOA

CONSTRUCTION LICENCE No. A/44/14-15

(Approval to Revised Plan licence No. A/44/14-15

Approval of Revised plan to Construction License is hereby granted for:-

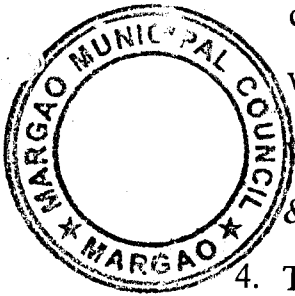
(a) ~~Land sub division (Provision / Final)~~

Revised plan for Construction of Building (Stilt + 7 floors) and Compound wall (fees of Rs. 40,000/-)

(c) ~~Change of use of (building / Land)...../~~ as per the enclosed approval plan/ in the property zoned as C-2 zone in ODP/ CDP/~~Regional Plan~~ and situated at Aquem-Baixo, Margao /village/ Town bearing ~~Survey No./~~ Chalta No.7 to 9 of P.T. Sheet No. 290 of Plot No. ... of approved sub division reference no./


Development Permission Order No. SGPDA/P/5413/862/17-18 dated 19/09/2017 with the following condition.

1. The applicant shall strictly comply all the conditions imposed in the Fresh Development Permission / ~~Technical Clearance~~ Order No. SGPDA/P/5413/314/19-20 dated 16/05/2019 issued by the Planning and Development Authority / Town and Country Planning Department.
2. In case the applicant has not obtained the alignment approval from this Council or otherwise this council shall in no way be responsible for correctness of construction at site.
3. No materials of construction or earth from excavation or any other construction material should be dumped on the footpath or carriage way to road without prior permission of the Municipality and violation will be dealt with as per provision of section 174 of the Goa Daman & Diu Municipalities Act, 1968.
4. The building should not be occupied unless the completion certificate is issued by this Municipality.
5. Renewal is valid for 1 year. Renewal if necessary application entered in this council before expiry of construction license shall be charged 25% and after expiry 50% for first 2 years and fees for renewal for the third year and above shall be charged 25% if application entered in the council before expiry of the construction license and after expiry of construction license shall be charged 50% accordingly and thereafter fresh approval from SGPDA is required to be submitted by the applicant for renewal of construction license.
6. This licence is valid upto 16/11/2019.



7. License shall abide by the conditions and regulation contained in the original construction license No. A/44/14-15 dated 17/11/2014.
8. This renewal to license shall not be considered as granted as retrospective approval incase date of issue is after the expiry of original licence as the same is granted in consonance with Section 134 of Town & Country Planning Act and is granted keeping in view the revenue to the Council.
9. The Technical feasibility of the plot, correctness of the plot boundaries and stability of the structure at all times shall be full responsibility of the licensee, his Engineer and Architect. This Council and its officials shall be indemnified forever against any Civil or Criminal Liabilities due to any case or untoward incidence.
10. This council shall be free to alter or add any other conditions as per applicable rules and laws.
11. The construction work should be carried out as per approved plans.
12. The Structural Engineer appointed by the licensee shall be duly responsible for the safety of the work and workers and construction of the building and its stability.
13. Applicant shall obtain all the requisite permission NOC under Law from all the competent Authority.
14. Licensee shall developed /construct sorting station for collection of dry & wet waste and handed over to this council.




(Siddhivinayak Naik)
Chief Officer
Margao Municipal Council

TO,
M/s. Kayji Real Estate Pvt. Ltd,
Anand Bhavan, Old Station Road,
Margao-Goa.

Place: Margao
Dated: 06 / 12 / 2019.