CORPORATION OF THE CITY OF PANAJI

Panaji - Goa 403 001 India.
Tel: (91-0832)-2223339 / 2422736 / 2423556 / 2237160 Fax: (91-0832) 2426998
E.mail: commissioner@ccpgoa.com | Web:www.ccpgoa.com

CONSTRUCTION LICENCE

Licence No. F1/CCP/ENG/CONST-LIC-30/2024-2025

M/S. WAGLE'S through its Managing Partner Mr. Sammit Wagle, Vodlem Bhat Taleigao, Tiswadi -Goa, have paid an amount of **Rs. 78,91,128= 00 (Rupees Seventy Eight Lakh Ninety One Thousand One Hundred and Twenty Eight Only)** to this Corporation vide Receipts Nos. 710186, 710187 and710188 dated 24/03/2025 as per details given below:

LOCATION: MIRAMAR, PANAJI-GOA.

Fees paid for:

i) Construction licence fees.....	Rs.	26,30,376 = 00
ii) Licence Fees for 2nd and 3rd yr.....	Rs.	13,15,188 = 00
iii) R.C.C. fees .....Rs.		13,15,188 = 00
iv) Cess Service charges Payable to CCP	Rs.	26,304 = 00
v) Cess Fees Payable to Labour Department.....Rs.		26,04,072 = 00
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	Total Rs.	**78,91,128 = 00**

They are hereby granted licence for **Proposed Construction of Residential cum Commercial Building (Re-development)** with respect to land zoned as **Settlement zone (300 FAR and 32.00 mts. height based on Government approval as per the amendment Rule 6.1.1 (2) OF Regulations-2023)** in O.D.P. 2011 and situated at Panaji city bearing **Chalta No. 60** of **P. T. Sheet No. 120, ---** duly approved by **NGPDA vide order No. NGPDA/122/PNJ/1777/2024; dated 28th October, 2024 at Panaji – Goa.**

In terms of section 257 of the Corporation of the City of Panaji Act, 2002 as per the plans in triplicate enclosed to his/her application under **Inward No. 1441; dt. 10/02/2025.** One copy of the approved plan carrying the common seal of this Corporation and duly signed by the Commissioner is returned to him/her who shall comply with the following conditions:

1. The Licensee shall strictly comply with all the conditions imposed in the Development Permission/ Technical Clearance Order No. **NGPDA/122/PNJ/1777/2024; dated 28th October, 2024** issued by the North Goa Planning and Development Authority. All work shall be carried out as per the approved plan.

2. The applicant shall notify the Corporation for obtaining the alignment of the building.

3. The construction should be done by maintaining the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.

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4. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Corporation.

5. No material for construction or earth from excavation or any other construction material shall be staked on the Public roads.

6. The Building should not be occupied unless the occupancy Certificate is obtained from this office.

7. 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 licence was based.

8. The Licencee 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. All septic tanks/soak pit to be constructed as per the specifications required with the proper mosquito proof arrangements so that there is no overflow/leakage that could give rise stagnation and breeding of mosquitoes. The ventilation pipe of the septic tank should be provided with a mosquito net.

11. The Licensee 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 licensee should fix a board at prominent place whenever the construction is started, indicating the number, the date and the authority from which the licence for the development work has been granted.

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 over flow 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 precast slabs of sufficient thickness and sizes.

16. The Licencee should gift the road widening area to this office before applying for the occupancy Certificate, if the licensee 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/ stone/ ashlars masonry finish to buildings will also be permitted.

18. The applicant should provide a dustbin at a convenient place accessible for the Corporation vehicle for collection of Municipal solid waste.

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19. Road widening area shall be asphalted/paved to the existing road level before applying for occupancy certificate has to surrendered to this Corporation before issuance of Occupancy certificate.

20. Garages and parking areas shown in the approved plan shall be strictly used for parking purpose only and should be easily accessible to vehicles. No commercial activities shall be allowed in the areas.

21. Access upto the entrance of the building is to be paved and to be provided with drainage facilities.

22. Space for parking of vehicle should be clearly demarcated on the ground.

23. No Restaurants/ Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.

24. No commercial activities will be permitted in the shops unless a separate permission is obtained from this office.

25. All temporary sheds/existing buildings shown to be demolished in the plan, are to be 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 Licencee should maintain all existing natural drains in the plot and should not be 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 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.

32. No gates shall open outwards on to the 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. Incase of any violation by applicant, required action in accordance with the provision of Section 262 of Corporation of The City of Panaji Act 2002 shall be initiated.

36. The licensee shall undertake construction for composting station /unit within the premises for treatment and disposal of biodegradable Waste, as per design and size approved by the Corporation of the City of Panaji before applying for Occupancy Certificate.

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37. a) 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.

b) Overhead tanks/sumps are to be provided with mosquito proof lids and other pipe fitting 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.

c) Curing water collections should be treated with anti-larval chemicals by the licensee.

d) To fill the pits, ditches, water pools, etc to avoid stagnations and to ensure no mosquito breeding sites in and around specially unused items like tyres, bottles, tins, etc. should not be dumped in open.

38. 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 months. Also arrangement should be done to get their blood tested immediately incase of fever and ensure that full treatment is taken in consultation with **Urban Health Centre Govt./Private hospital.**

39. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic purposes including proper sanitary conditions including toilet facilities.

40. 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.

41. The Construction Licence holder shall make necessary arrangement to erect / display requisite precautionary safety signages and sign boards in order to guide the vehicular traffic at the construction site.

42. Construction material / debris shall not be dump / stack on road during any stage of the execution of the work.

43. The Licencee shall comply with the Solid Waste Management Rules, 2016 before applying for Occupancy Certificate.

44. The disposal of the C&D waste generated on the site shall be carried out as per the C&D Waste Management Rules, 2016 at site designated/notified and authorized by state Govt. i.e. at abandoned stone quarry at Tuvem vide no. 1/20/20-PCB/3210/TECH/1252; dated 23/04/2021. The acknowledgement receipts of GWMC shall be submitted to this office along with statement reflecting the quantity used on site for back filling and quantity deposited at designated site, at the time of applying for 1st renewal or occupancy certificate whichever is earlier.

45. The Licencee shall take necessary precaution at the site to prevent dust Pollution.

46. This licence has been issued based on NOC cum Declaration submitted by Ricardo Mario De Gouveia Pinto dated 17/02/2025.

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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.

Place: Panaji, Goa.
Date: 24 March, 2025.

(CLEN MADEIRA, GCS)
COMMISSIONER
Corporation of the City of Panaji.

To,
M/S. WAGLE'S,
Through its Managing Partner,
Mr. Sammit Wagle,
Vodlem Bhat Taleigao,
Tiswadi -Goa.

Copy for information to:

1. The Member Secretary, North Goa Planning and Development Authority, Archdiocese Bldg., 1st Floor, Mala Link Road, Panaji-Goa.
2. The Assistant Engineer-I, Sub. Div. I, Div. III (WS), Public Works Department, St. Inez, Panaji-Goa.
3. The Assistant Engineer (Elect.), Sub. Div. II, Electricity Department, Panaji-Goa.
4. The Assistant Engineer-I, Sub. Div. I, W. D. XXVII (SEW), Public Works Department, Tonca, Caranzalem Goa.
5. The Health Officer, Director of Health Services, Urban Health Centre, Panaji-Goa.