

CANACONA MUNICIPAL COUNCIL



Canacona-Goa



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"Swachh Bharat Nital Canacona"

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NO.CMC/Tech.Sec/Revised licence/2022-23/ 3/16

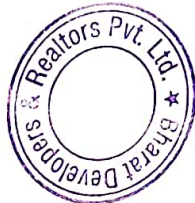
Date 17/10/2023

= CONSTRUCTION LICENCE (REVISED PLAN) =

Read: Technical Clearance Order No.TPC/Const/Chaudi/26/2.3 & 4/2022/617 dtd.22/11/2022

Construction Licence is hereby granted to M/s. Bharat Developer & Realtors Pvt. Ltd. r/o Chaudi, Canacona-Goa for construction of Residential building block 'B'(Revised Plan) in the property surveyed under survey No.26/3&4 of village Chaudi situated at Chaudi, Canacona in ward No.II of CMC, as per the Technical Clearance Order No. TPC/Const/Chaudi/26/2.3 & 4/2022/617 dtd.22/11/2022 with the following conditions:-

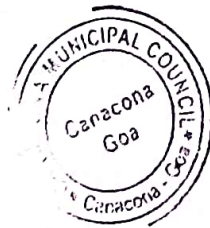
1. The applicant shall strictly comply all the conditions imposed in the Technical Clearance Order No. TPC/Const/Chaudi/26/2,3 & 4/2022/617 dtd.22/11/2022 issued by the Dy. Town & Country Planning Department.
2. The applicant shall notify the Council for giving the alignment of the building.
3. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead 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 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 sewage water.
9. Any soak pit should be constructed at a minimum distance of 15meters 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 pipeline 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 place whenever the construction is started indicating the number the date and the authority for which the licence for development work has been granted.
13. All the building material and other rubbish should be cleared from the construction site before applying for Occupancy certificate.
14. Water storage tanks shall be provided with mosquito proof lids and over flow pies. 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/stone/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 the area.
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 Restaurant/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming rules

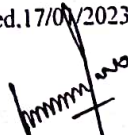


24. No commercial activities will be permitted in the shops unless a separate permission is obtained from Council
25. All temporary sheds/existing buildings shown to be demolished in the plan are demolished before applying for Occupancy certificate.
26. Fire Escape staircases, if applicable shall be 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 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. Licencee shall take adequate precautions for the safety of workers/Labourers and all over involved in the construction.
35. This construction licence is issued based on the condition that LICENCEE and HIS ENGINEER shall be solely responsible for the stability of structure at all times and safety of all concerned at site and the Chief Officer and/or the Officials of this council 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 and/or structural failure/collapse. This will hold good (and will be valid) even in case or any prescribed documents are inadvertently not on record (not received by the Chief Officer) or wrongly submitted by licencee.
36. The alteration/changes made on the site while constructing the house shall be duly approved by Town & country Planning Department, Canacona and from this council, failing which occupancy certificate will not be issued.
37. To abide with all the condition mention in TCP order and CMC licence.
38. In case the construction debris cannot be used for back filling then the Licencee shall dispose the construction debris in his own property failing which occupancy certificate will not be issued.
39. Storage of water for construction use shall be done in such a way that mosquito breeding doesn't take place Adequate safety measures and spraying of anti-larval chemicals shall be done from time to time as per direction and advice of Health Department
40. Licencee shall develop/construct sorting station at site for collection of dry & wet waste separately and sorted waste shall handed over to this council.
41. In the event if the license holder breaches the conditions as mentioned above then penalty deemed fit and decided by the Chief Officer shall be levied & the occupancy certificate may be withheld.
42. The Licencee shall submit the earlier plan approved by this council before applying renewal/Occupancy certificate.

THIS LICENCE IS VALID FROM 17/01/2023 to 16/01/2026.

The applicant has paid respective fees of Rs.65812/- vide receipt no. 07474 Dated.17/01/2023




(Madhu G. Narvekar)
Chief Officer
Canacona Municipal Council,
Canacona-Goa

To,
M/s. Bharat Developers & Realtors Pvt. Ltd.
r/o Chaudi, Canacona-Goa