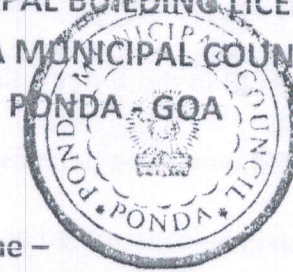


MUNICIPAL BUILDING LICENCE
PONDA MUNICIPAL COUNCIL



Licence No. 57/2017-2018

Date: 27/03/2018

License is hereby issued for carrying out the –
Construction of Building (Lower ground floor + Upper ground floor + 5 Floors) & Compound wall as per the enclosed approved plan in the property zoned as Settlement S-1 zone in ODP and situated at Khadpaband, Ponda Town, bearing survey no. 204/2-D of approved sub-division reference no./development permission no. SGPDA/P/_____ dt. _____

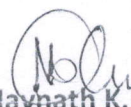
The applicant shall strictly comply all conditions imposed in the Development permission/Technical Clearance Order No. SGPDA/P/2863/193/17-18 Dated 08/02/2018 issued by the South Goa Planning and Development Authority.

- 1- The applicant shall notify the Council for giving alignment of the construction. Licencee and his Architect/Engineer shall be fully responsible to ascertain, before commencement of work, the correctness of dimensions, area, 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 held responsible for the correctness of the plot or land at any stage. If required licencee may obtain demarcation from competent authority to carry out demarcation.
- 2- The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical lines passing adjacent to the building.
- 3- All R.C.C. /structural works shall be designed and supervised by the Engineer who has signed the structural liability Certificate submitted to the Municipal Council.
- 4- No material of 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 Council.
- 6- The construction Licence shall be revoked if the construction work is not executed as per the approved plans and statements therein and whenever there is any false statement or misrepresentation of any material passed, approved or shown in the application on which 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 15 mts away from any well.
- 9- The ventilation pipe of the septic tank should be provided with Mosquito net.
- 10- The applicant should connect the pipe line from their latrine / W.C's to the sewerage line at their own cost when sewage 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 tank shall be provided with mosquito proof lids over flow pipes. The tanks should be provided with access ladders wherever necessary.
- 14- 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 tank to be installed if required.
- 15- The drains surrounding the plot if any should be constructed with PCC and should be covered with removable R.C.C. slabs of sufficient thickness.
- 16- The applicant should gift road widening area to this Council before applying for the Occupancy certificate, if the applicant has utilized the extra F.A.R 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

- 52- It will be the responsibility of the licence holder / builder to maintain the proper set-back as per approved plans/bye-laws respective of the fact that the alignment is checked by Municipal Authority during the line out.
- 53- It will be the duty of the licence holder to pay the fees in time and renew the licence. In case there is any revision of fees the same are to be paid before issue of occupancy
- 54- Licencee shall construct and maintain solid waste disposal facility in the said proposed complex. The plan of the same to be approved by the Council.
- 55- The Licencee should use the construction debris for filling up foundation, leveling of parking area etc within their property and without harming the environment.
- 56- Licencee shall be fully responsible for structural stability and all kind of safety of entire construction and even after completion of the construction.
- 57- Licencee shall take adequate precautions for safety of workers/labours and all other involved in the construction.
- 58- This construction licence is issued based on the condition that LICENCEE and HIS ENGINEER shall be solely responsible for the stability of the structure and safety of all concerned and the Chief Officer and all his 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 Chief Officer) or wrongly submitted by licencee.
- 59- This construction licence is issued based on the technical clearance order given by PDA.
- 60- Licencee, his engineer and architect shall take all necessary steps to see that structure is sound, safe and stable.
- 61- Licencee and his Architect/Engineer shall be fully responsible to ascertain before commencement of work, 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 be no way will responsible for same. If required licencee and his Architect/Engineer may be obtain opinion or report from experts.
- 62- Adequate care should be endorsed in seeing to it that in case of any contingencies there is proper ingress or egress for emergency services.
- 63- The Party should develop the transfer station and provide 2 Nos of 240lts dustbins (Green and Black) for Segregation of Garbage in the said proposed Complex before applying for Occupancy Certificate.
- 64- Retaining wall should be constructed on the eastern side of the plot.
- 65- Road widening gift deed should be submitted before Occupancy Certificate.
- 66- N.O.C's from Health, Water, Electric and Fire Department should be submitted before commencement of work.
- 67- **This licence is valid for a period upto 22/03/2019. Renewal if required shall be applied within the period of the validity of the licence.**

The applicant has paid the respective fees to the tune of **Rs. 11,45,788/-** Vide receipt no. **14037/14** and **Rs.8463** Vide receipt no. **14039/14** Dtd.**23/03/2018**

The applicant has paid the Labour cess fees to the tune of **Rs.8,37,793 /-** Vide DD no. **406257** Dtd. **26/03/2018**.


(Navnath K. Naik)
Chief Officer

TO,
VIBHAV REAL ESTATES &
MADANANT CONSTRUCTION (GOA) PVT. LTD,
KARADKANE BOMBA GOA