SANKHALI MUNICIPAL COUNCIL
SANKHALI - GOA
CONSTRUCTION LICENCE No. 03 /2024-25

Mr. Chandan Chari & Mr. Anup Fatarpekar alias Anup Phatarpekar alias Anup Fatarpenkar, Sankhali Goa has paid an **amount of Rs. 16,62,912.00 (Rupees Sixteen lakhs Sixty Two Thousand Nine Hundred Twelve Only)** to this Council vide Challan/Cheque No./ Cash vide **receipt No. 00033 dated 10/04/2024 and DD of Rs. 8,85,518.00 towards Labour Cess** as per the details given below, for **Proposed Construction of Residential cum Commercial Building and Compound Wall in Sy. No. 35/10, situated at Village Maulinguem South, Taluka Bicholim Goa.**

Construction License fees :	Rs.	10,33,729.33
R.C.C Approval fees :	Rs.	5,16,864.66
Admn. Charges towards cess:	Rs.	8,944.62
C & D Waste 10% on C.L. :	Rs.	1,03,372.93
Total Rs. :	**Rs.**	**16,62,911.55**

DD paid in favour of Labour Welfare Board towards Labour Cess: Rs. 8,85,518.00

He / She is hereby granted license for **Proposed Construction of Residential cum Commercial Building and Compound Wall in Sy. No. 35/10, situated at Village Maulinguem South, Taluka Bicholim Goa.**

In terms of section 184 of the Goa Municipalities Act, 1968 as per the plans in duplicate attached to his /her application received under **inward No. 4631 dated 04/01/2024**. One copy of the approved plan carrying the common seal of this Municipality and duly signed by the Chief Officer is returned to him / her who shall comply with the following conditions:-

The applicant should erect a suitable board prominently displaying name of the developer, Municipal License No. & date, Conversion Sanad No. and date of Commencement of work and validity period of the License, at the prominent place near the site where the construction work has commenced.

1. The applicant should take alignment from the Engg. Dept. of this Council. The applicant should inform this Council, as soon as the foundations are opened and no works should be carried on without authorization of the Council.

2. The construction should be at least 2.0 mts. away from any overhead electrical line passing adjacent to the building.

3. If any electrical line passes above the plot where the building has to be constructed, the applicant should take necessary steps and see to it that the electrical line is shifted elsewhere before commencement of the work.

4. When the electrical line passes above the building under construction the vertical clearance above the highest part of the building immediately under such line should be 4.0 mt. minimum.

5. R.C.C. designs and calculations is the sole risk and liability of the applicants Consulting Engineer. The consulting Engineer appointed by the applicant should submit as built R.C.C drawings and calculations before applying for the Occupancy Certificate.

6. R.C.C. works approved by this Council shall be subject to the unconditional responsibility of the Consulting Engineer.

7. No material of construction or earth from excavation or any other material should be dumped on the footpath or carriage way to the road without prior permission of the Chief Officer failing which action will be taken as per section 174 (3) of the Goa Municipalities Act, 1968.

8. This Deviation Plan is issued based on the Completion Order issued by the Town & Country Planning Department, Bicholim, vide Ref. No. **DC/8113/MAULINGUEM(S)/BICH/TCP-23/2968 dated 15/12/2023. NOC** issued by Electricity Department **vide No. AE/V-II(R)/TECH-4(D)/2023-24/2080 dated 21/12/2023,** N.O.C. from Water Supply, Public Works Department vide No. **PWD/D.XXIV/SD I (WS)/F.40/570/23-24 dated 01/01/2024,** N.O.C. from the Health Office vide **DHS/2023/DHS0901/00021/2101 dated 26/12/2023**.The conditions laid in it shall be strictly followed failing which license issued will be revoked at any stage without any notice.

9. Time limit for completion of work is **ONE YEAR**.

10. On expiry of **ONE YEAR** from the date of issue of the license, the applicant should renew the License by requesting the Chief Officer for renewal of license.

11. The building should not be occupied after its completion unless this Council grants necessary certificate of Occupancy.

12. However license is valid for 1 year. Renewal if necessary applied before expiry will be charged 25% otherwise 50%.

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13. This construction license shall be revoked if the construction work is not executed as per the approved plans and the statement 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.

14. Septic tank should be provided with adequate size but if possible Sewerage connection is preferred. However in case the ground is rocky, additional soak pit of the same size should be provided and as per plan approved by the Health Department.

15. The applicant should construct a separate soak pit in order to divert in it the sullage water.

16. The soak pit of the septic tank should be constructed at a minimum distance of 15.00 mts. away from any well.

17. The ventilation pipe of the septic tank should be provided with mosquito net.

18. Existing natural storm water drains should not be blocked at any stage during the course of construction of the building.

19. The building should be constructed preferably having slopping roof with Mangalore Tiles.

20. Sewerage water should not be connected to existing gutters.

21. Provision of rain water harvesting, STP, Solar lighting to be made before Occupancy certificate.

22. No projection of the building should be constructed in the neighbouring property.

23. Adequate toilet facilities should be compulsorily provided at the construction site before taking alignment for the use of laborers engaged in the construction work.

24. The applicant should connect the pipeline from the latrines/WCs to the Sewerage line at their own cost at the time of commission of the Sewerage line.

25. No water shall be allowed to accumulate in any pit, depression etc. at the site to avoid breeding of the mosquitoes.

26. All the building materials and other rubbish should be cleared from the construction site before issuing occupancy certificate.

27. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks shall also be provided with access ladders wherever necessary.

28. All the side setbacks should be maintained as per the plans approved by the Council.

29. The drains surrounding the plot if any should be constructed with P.C.C. and should cover the same with removable R.C.C. slabs of sufficient capacity, beyond the road widening area.

30. The applicant should provide the lift as per N.B.C.

31. The applicant should gift the road widening area to this Council before applying for the occupancy certificate, if the applicant has utilized the entire F.A.R. in view of the road widening affecting the plot.

32. The applicant should plaster and paint the building internally and externally before applying for occupancy Certificate.

33. The applicant should provide a dust bin at a convenient place easily accessible for the Municipal vehicle for collection of garbage.

34. Municipal Solid Waste – Treatment & Handling Dry waste & wet waste to be provided before Occupancy Certificate.

35. The proposed road widening area is to be asphalted at the existing road level by the applicant before applying for final Occupancy Certificate.

36. Garages shown on the plan are to be strictly used for parking purpose and should be easily accessible to public vehicles, and no commercial activities will be allowed in these areas.

37. Access up to the entrance of the building is to be paved and provided with drainage facilities.

38. Space for parking of vehicles should be clearly demarcated on the ground.

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39. No commercial activities will be permitted in the shops unless a separate permission is obtained from the Council.

40. Temporary shed/Existing building/existing part portion of building shown to be demolished is to be demolished before applying for Occupancy Certificate.

41. In the event if the applicant desires to construct a temporary storeroom/shed/site office, he should obtain prior permission of the Chief Officer by furnishing relevant plans.

42. Sump of adequate capacity should be provided below the ground level.

43. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal.

44. The gates of the compound wall if any to be constructed, should open inward and not on the footpath/road side.

45. The compound wall to be constructed should be at a distance from the centre of the roads as laid down in the approved plans.

46. The applicant should inform this Office after the completion of the construction of the building/compound wall.

47. The area shown as parking should be strictly maintained only for parking.

48. All curing water/stored water used for construction should be treated with anti- larval chemicals and should be properly covered to avoid breeding of mosquitoes. Instead of truanting with anti-larval chemicals, larvae eating fish like can catre should be inserted.

49. All fire fighting equipment, Fire Escape staircase is to be provided as directed by the Fire Department as per the bye-laws and as per the National Building Code.

50. The building / bungalow should be as per National Building Code.

51. Internal Court Yard should be provided with drainage out let.

52. No soak pits or any other structure should come in the road widening area. Compound wall within the road widening area and existing structure within the set back area should be demolished before applying for the Occupancy Certificate.

53. The R.C.C designs and drawings are approved subject to the conditions that it will not amount to any change in the original plans (Architectural Plans), the revised plan, as the case may be, approved by the council.

54. The construction of compound wall should not obstruct any path way or any public access.

55. The applicant should make the necessary arrangement for the flow of rain water by keeping adequate openings for the purpose.

56. The construction of compound wall should be as per the plans approved by the Council.

57. The Council is free to incorporate or direct/the applicant to follow any other conditions, in the public interest for the safety of the building/bungalow.

58. All the construction shall be mosquito proof for sump wells, septic and soak pits.

59. Periodical mosquito repelling activities shall be carried out during construction

60. The applicant shall develop Road widening and dustbin should also be located in the plot.

61. The Council shall not be responsible for any misrepresentation in the plan and the Architect/Engineer is fully responsible to abide the bye-laws and building code.

62. No construction such as footpath and veranda is allowed in the setback area.

63. The setback area should be greened for verification at the time of issue of Occupancy Certificate.

64. Before applying for occupancy, Completion certificate from the Architect/Engineer who has originally submitted the drawings shall be obtained and processed.

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

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66. Occupancy to be granted completion certificate and as completed/constructed drawings clearly showing the block wise/floor wise/flat wise fully dimensioned line diagram in 1:200 neatly drawn duly nomenclature clearly showing all the License No. area calculation for each flat/shop/balcony garage etc. and a key plan in the same drawing showing setbacks and road widths should be submitted.
67. All the construction should be strictly as per the Municipal bye-law and Municipal act as per the provision of relevant acts in respect of the open space, setbacks, F.A.R. coverage, road widening, parking, basement, mezzanine, stilt, height, lift etc.
68. At any given time of construction the coverage shall not increase the permitted percentage including existing and proposed one.
69. It will be the responsibility of the license holder/builder to maintain the proper setback as per approved plans/bye laws irrespective of the fact that the alignment is checked by Municipal authority during the line out.
70. For erecting temporary sheds/site office, separate license shall be obtained.
71. It will be the duty of the license holder to pay the fees in time and renew the license.
72. Distance between the buildings shall be maintained as per approved plans/bye-laws.
73. Alignment will be checked only when the boundaries are demarcated and when only the obstructions from the road are removed.
74. Basement shall be constructed fully below the ground level with proper ventilation as per the bye-laws.
75. No standing water shall be allowed in the construction site or in form of curing water on slab etc.
76. Health cards for the workers are to be maintained and if any symptom of fever is noticed the patient shall be immediately taken to health centre.
77. The gutter should be built after the setback area of the building and between the area left for the road widening.
78. The new as well as old gutter should be properly closed.
79. The level of the new footpath should be maintained in level with the plinth of the building.
80. Septic tank shall not be covered with slab so as to check the measurement of the same so as to ascertain whether same is constructed as per required specification.
81. Over heads tanks/sumps are to be provided with mosquito proof lids and other pipe fittings without any hole for entry of mosquito. Outlet is to be covered by Muslin/wire mesh, Ladder for inspection of the tank to be installed if required.
82. Not to engage laborers 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 as required under section 75(A) of Goa Public Health Act. Also arrangements should be done to get their blood tested immediately in case of fever and ensure that full treatment is taken in consultation with NVBDC programme. The Health cards shall be produced to the Health Dept. and Municipality on demand.
83. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic purposes, proper sanitary conditions including bathroom & toilet facilities.
84. To fill the pits, ditches, water pools, etc. to avoid stagnations and ensure no mosquito breeding sites in and around especially in unused items like tyres, bottles, tins etc.
85. All septic tanks/soak pits to be constructed as per the specifications required with proper mosquito proof arrangement so that there is no overflow/leakage that could give rise to stagnation and breeding of mosquitoes.
86. Drains/Nallahs to be maintained clean around the site so that there is no blockage to flow of water. The gradient should be proper for drainage/flow and also proper channeling of water should be done.
87. F.A.R. coverage, setback and use of the building thereon shall be strictly maintained as per the approval plan.
88. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Municipal Council.
89. The Licensee shall strictly incorporate the Design Guidelines for designing the Energy Efficient Multi-Storey Residential Buildings which may be got from website: www.bee-india.nic.in or www.beepindia.org/resource/Residential.Guidelines.
90. The Licensee shall strictly incorporate/follow the Guidelines for compliance monitoring and measures to be taken for controlling the pollution generated by in-use Gensets. The website is available at the following link i.e. : http://cpcb.nic.in/Guidelines-for-Used Generator Sets.pdf.
91. The construction on site to be carried out strictly as per approved plans from Dy. Town Planner Bicholim dated **15/12/2023**.
92. Boundaries of property to be maintained as per approved site plan.
93. The licensee will have to deposit excess C & D waste from the proposed project at the designated abandoned quary notified by the Government under intimation to the competent authorities.
94. Applicant to develop the road widening area and construct the rain water drain before applying for Occupancy.
95. Any changes carried out on site to be duly approved by TCPD and revised plan to be submitted to this office
96. The party should construct the transfer station for storage of segregated garbage.
97. The party should provide toilet facility to the workers working on site.
98. Water sprinkling system shall be put in place.
99. Dust mitigation measures shall be displayed prominently at construction site for easy viewing to public.

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100. Wind breaker of appropriate height 1/3rd of the building height & maximum upto 10 meters shall be provided.

101. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.

102. Overhead tanks lid should be sealed and over flow pipe covered with nylon mesh or fitted with perforated plastic caps.

103. Clear tyre dumps and store then under roof in dry conditions.

104. This Authority (Licensing Authority) will not be responsible for any litigations / property disputes / pending court matters, encroachment, misrepresentation of the facts, legal implications, ownership disputes, complaints from the co-owners, adjacent property owners, ownership title, overlapping of boundaries and any other issues of whatsoever nature.

105. This Authority reserves the right to cancel / terminate the licence for violation of any of the aforementioned conditions and to proceed with further course of legal action against the Licencee as deemed fit under the provisions of appropriate Acts, Laws, Rules, Bye Laws, regulations, Court Orders/judgments etc. in force.

106. All the conditions laid down by the T&CPD, PWD, Electricity & Health Department shall be part of this license and should be strictly followed.

107. Applicant shall submit the Conversion Sanad before next renewal or occupancy certificate whichever is earlier.

This Construction license is valid for a period of **ONE YEAR** beginning from 12/04/2024 to 11/04/2025. The licensee has paid the necessary fees to the tune of **Rs. 16,62,912.00** vide **receipt No. 00033 dated 10/04/2024 and DD of Rs. 8,85,518.00 towards labour Cess.**

Dated:- 12/04/2024

(Kabir K. Shirgaonkar)
CHIEF OFFICER
SANKHALI MUNICIPAL COUNCIL

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To,
Mr. Chandan Chari &
Mr. Anup Fatarpekar alias Anup Phatarpekar alias Anup Fatarpenkar,
Sankhali Goa.

Copy to :-
1. The Health Officer, Primary Health Centre, Sankhali – Goa.
2. The Labour Commissioner, Office of the Labour & Employment, Shrama Shakti Bhavan, Near KTC Bus Stand, Panaji – Goa.
3. Assistant Market Inspector, SMC.