

Municipal Building Licence

Mormugao Municipal Council, Vasco-da-Gama, Goa.

REVISED CONSTRUCTION LICENCE

Licence No.02/2021 dated 12/05/2021 is hereby granted for construction of

(A) **Construction of Commercial/Multi Family Dwelling (Revised).**

(I)	Licence Fees	= Rs.	10,734.01
(II)	R.C.C Fees	= Rs.	5,367.00
(III)	Renewal Fees for Revised Area	= Rs.	2,683.50
(IV)	Revise Plan Fees	= Rs.	5,000.00
(V)	Cess Tax (1% of M.M.C.)	= Rs.	107.00

Rs. 23,891.51

Say Rs. 23,892.00

(VI)	Cess Fees	= Rs.	10,627.00
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Total Amount Rs. 34,519.00

(B) As per the enclosed approval plan in the property zoned as 'C-1' Zone in ODP-2026 and situated at Desterro, Vasco, Mormugao Taluka in Chalta No. 86, 88 & 94 of P.T. Sheet No. 116 of development permission No. MPDA/1A-N-13/2021-22/78 Dated 20/04/2021 with the following conditions:-

1. The applicant shall strictly comply all the conditions imposed in the Development Permission Order No. MPDA/1A-N-13/2021-22/78 Dated 20/04/2021 issued by the Planning and Development Authority.
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. 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 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.
7. The applicant should construct a separate soak pit in order to derivate in the sullage water.
8. Soak pit should be constructed at a minimum distance of 15 meters away from any well.
9. The ventilation pipe of the septic tank should be provided with a mosquito net.
10. 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.
11. The applicant should fix a board at a prominent place displaying all the details of the permission issued by the authorities.
12. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy certificate.
13. Water storage tanks shall be provided with mosquito proof lids and overflow pipes. The tanks should be provided with access ladders wherever necessary.
14. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
15. 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.
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 provided a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
18. 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.

19. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
20. Access up to the entrance of the building is to be paved and provided with drainage facilities.
21. Space for parking of vehicles shall be clearly demarcated on the ground.
22. All temporary sheds/existing buildings shown to be demolished in the plan are demolished before applying for Occupancy certificate.
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 council.
25. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
26. All internal courtyards should be provided with drainage outlet.
27. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
28. No soak pit or other structures should come in the road widening area.
29. The applicant shall make necessary arrangement for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose.
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. Party shall abide all the conditions of MPDA order and MMC construction licence.
36. Licencee shall be fully responsible for structural stability and all kind of safety of entire construction and even after completion of the construction.
37. 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 incorrectness of plot/land at any stage. If required, licensee may obtain demarcation from competent authority.
38. 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, licensee and his architect/engineer may obtain opinion or report from experts.
39. Licencee shall take adequate precautions for the safety of workers/labours and all others involved in the construction.
40. 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 licensee.
41. This construction licence is issued based on the technical clearance order issued by PDA.
42. Licencee, his engineer and architect shall take all necessary steps to see that structure is sound and safe and stable.
43. Stilt parking have to be used for parking of vehicles only and shall not be enclosed at any point of time.
44. Licensee shall construct retaining wall wherever required as per necessity of the site and take every possible care to avoid any eventuality.
45. Applicant shall obtain N.O.C. for cutting of trees and N.O.C. from Town and Country Planning for cutting/filling if necessary based on the alignment of building before commencement of work.

46. If the 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 the commencement of work.
47. RCC design and calculation shall be the sole risk and liability of the designer and developer. The Chief Officer and none of its staff shall be responsible for faulty structural design or execution on site.
48. The structural engineer of the licensee shall be fully responsible for the execution of the work on the site i.e. for maintenance of quality and safety during pre and post and during construction stage.
49. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads or footpath without prior permission of the Chief Officer, failing which action will be taken as per Section 174(3) of the Goa Municipalities Act, 1968.
50. No projection of the building shall be constructed in neighbouring property.
51. Adequate toilet facilities should be compulsorily provided at the construction site before taking alignment for the use of labourers engaged in the construction work.
52. In the event the applicants desire to construct a temporary store room he/she should obtain prior permission of the Chief Officer by furnishing relevant plans.
53. Sump of adequate capacity should be provided below the ground level.
54. The applicant should provide mail boxes (pot boxes) at ground level.
55. Traditional access/Natural drain if passing through the property should be strictly maintained.
56. To provide barrier free and non-discriminatory environment for disable person.
57. Chief Officer may impose any conditions at any point of time.
58. This Council will not take any responsibility as regards to availability of water, sewerage facility and availability of electric current, width of approach road or access, part or final occupancy to the proposed project.
59. Licensee should remove the existing encroachment in the plot before applying for Occupancy Certificate.
60. Any misrepresentation at any stage as regards to plan, calculations, title of land etc. will result in cancellation of construction license, and applicant will not be entitled for any type of compensation.
61. The width of the approach road and setback etc. shown in the Mormugao Planning and Development Authority approved drawing should be maintained strictly.
62. The license shall undertake construction for composting station within the premises for treatment and disposal of biodegradable Municipal Council before applying for Occupancy Certificate.
63. In court of law any litigation that may be pending before it w.r.t. title of the land lessee/tenants rights, access to road, electricity, water etc. the builder shall be fully responsible for the same.
64. 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.
65. 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.
66. Ladder for inspection of the tank to be installed if required. Curing water collections should be treated with anti-larval chemicals by the builders/contractors.
67. 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.
68. Arrangement 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.
69. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic purposes, proper sanitary conditions including toilet facilities.
70. If applicable N.O.C from C.R.Z. should be submitted before renewal of licence or issue of Occupancy Certificate whichever is earlier.
71. To fill the pits, ditches, water pools, etc. to avoid stagnations and to ensure no mosquito breeding sites in and around specially in unused items like tyres, bottles, tins etc.

72. NOC from the Fire & Emergency Services should be submitted before commencement of work.
73. All septic tanks/soak pits to be constructed as per the specifications required with proper mosquito proof arrangements so that there is no overflow/leakage that could give rise to stagnation and breeding of mosquitoes.
74. 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.
75. Renewal licence if applied within validity period shall be renewed with a fees of 25% of the licence fee and if applied beyond the validity period than the same shall be renewed with a fees of 50% of the licence.
76. All the conditions laid down in development permission granted by Mormugao Planning and Development Authority, Health Department and Electricity Department shall be complied.
77. NOC for water connection from PWD should be submitted before commencement of work.
78. Construction licence is issued based on Mormugao Planning and Development Authority Order dated 20/04/2021 and letter dated 22/04/2021.
79. Construction licence is approved based on the submitted Structural Liability Certificate dated 16/1/19 of the building from Consulting Structural Engineer, Shri. Deepak C. Ghorpade.
80. To abide all terms & conditions of both Mormugao Planning and Development Authority permission and municipal construction licence laws.
81. Construction material / debris shall not be dump on main road during any stage of the execution of the work.
82. Construction debris shall be used as filler for their own construction.
83. The licensee shall abide by the Government notification issued vide reference No.5-1-PCE-PWD-EO/2018/181 dated 07/03/2018 which has already been published in local newspapers dated 08/03/2018 and uploaded on the PWD website for information in reference to construction debris.

THE LICENCE VALIDITY WILL BE AS PER ORIGINAL LICENCE DATED 16/08/2019.



(Jayant G. Tari)

Chief Officer

**Mormugao Municipal Council,
Vasco-da-Gama, Goa.**

To,
Mr. Derril Pereira Neto,
H.No. 307 H/1, Near Surekha Harmony,
Chicalim, Goa.

Copy to,

- * (a) Member Secretary, Mormugao Planning and Development Authority, Vasco-da-Gama, Goa.
- * (b) Senior Town Planner, TCP, Panaji, Goa.

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MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY

2nd Floor, Commerce Centre,
VASCO DA GAMA, GOA

Ref. No. MPDA/1A-N-13/2021-22/ 78

Date: 20/04/2021.

DEVELOPMENT PERMISSION

under Section 44 of the Goa Town and Country Planning Act, 1974

Development permission is hereby granted for carrying out the Construction of **Commercial/Multi Family Dwelling (Revised)**, as per the enclosed approved plans in the property zoned as 'C-1' Zone in ODP-2026 and situated at **Desterro, Vasco, Mormugao Taluka** bearing Ch. No. 86, 88 & 94 of P.T.Sheet No. 116 of approved Development Permission Ref. No. MPDA/1A-N-13/18-19/1644 dated 07/03/2019 on the following conditions :-

1. Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. 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.
3. The Permission shall be revoked if found expedient to such an action under the provision of Section 50 of the Goa Town and Country Planning Act, 1974.
4. The Development Permission will not entitle the Applicant for making/ laying any claim on water and any other connection from the Government of Goa.
5. The Developer/Applicant should display a sign board of minimum size 1.00 mtrs. x 0.50 mtrs. in writing in black color on a white background at the site, as required under the Regulations.
6. The soak pit should not be located within a distance of 15.00 mtrs. from any other existing well in the plot area/plan.
7. The commencement and the completion of the work shall be notified to the Authority in writing in appropriate forms.
8. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing Authority.
9. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
10. Adequate Utility space for the dustbin, transformer, etc. should be reserved within the plot area.
11. In case of any cutting of sloppy land or filling of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works as per the provisions of Section 17-A of the Goa Town and Country Planning Act, 1974.
12. The Ownership of the property shall be verified by the licencing body before the issuing of the licence.
13. The Development Permission shall not in any way construed to be a document conforming any or all the following :
 - a) Title or interest of the holder of the permission to the relevant land or building or both.
 - b) Boundaries of the relevant site for which permission has been obtained; or
 - c) Any easement thereon or therefrom.
14. The construction shall be strictly as per the provision of the Goa Land Development and Building Construction Regulation, 2010.
15. (1) Where a low or medium voltage (voltage upto 650 volts) overhead line passes above or adjacent to or terminates on any structure, the minimum clearance from any accessible point on the basis of maximum sag shall be observed:

- a) For any flat roof, open balcony, verandah and lean to roof:
 - i) Vertical clearance of 2.439 meters from the highest point when line passes over the structure
 - ii) Horizontal clearance of 1.219 meters from the nearest point when line passes adjacent the structure.
 - b) For pitched roof:
 - i) Vertical clearance of 2.439 meters immediately under the lines when line passes over the structure
 - ii) Horizontal clearance of 1.219 meters from the nearest point when line passes adjacent the structure.
- (2) Where a High or Extra- High voltage(11 KV and above) overhead line passes above or adjacent to a structure it shall have on the basis of maximum sag, a vertical clearance above the highest part of the building immediately under such line, of not less than:
- a) for voltage level 11 KV upto 33 KV-3.658 meters
 - b) for voltage level above 33 KV-3.658 mts+ 0.305 mtrs for every additional 33KV or part thereof.
16. Applicant shall dispose its construction debris at his/her own land and/or the same shall be taken to the designated site as per the disposal plan given by the applicant in the Affidavit to be produced to the Municipality.
17. The Applicant should preserve as far as practicable existing trees, where trees are required to be felled, two trees shall be planted for every 100.00 m² or part thereof.
18. The Applicant has obtained Conversion Sanad vide Ref. No. COL/MOR/SG/CONV/58/2017/939 dated 19/01/2018 from the Collector, South Goa District, Margao, Goa.
19. The Applicant has paid Infrastructure tax for an amount of Rs. 17,06,576/- vide Challan No. 2018-19/157 dated 21/04/2021.
20. The Development Permission is issued based on NOC obtained from the Commander, Staff Officer (Aviation), for Flag Officer Commanding, vide Ref. No. 46/210/1/DPN dated 10/3/2021.
21. Structural Liability certificate issued on 26/11/2019 by Eng. Mr. Mario C. Gonsalves Reg. No. ER/0037/2010.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 27/01/2020 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, TO MR. DERRIL PEREIRA NETO.

THIS PERMISSION IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENCE, PROVIDED THE CONSTRUCTION LICENCE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.

To,
Mr. Derril Pereira Neto,
H.No. 307 H/1 Near Surekha Harmony,
Chicalim, Goa.



(K. ASHOK KUMAR)
MEMBER SECRETARY

Copy to:-

1. The Chief Officer, Mormugao Municipal Council, Mormugao, Goa.
2. O/c.
3. Guard file.

ssm/-