

APPENDIX - C3
Municipal Building Licence



Quepem Municipal Council

केपे नगरपालिका

Quepem - Goa.

केपे-गोवा.

No.QMC/Tech-Sec/2015-16/ 4618 Date: 21 /12/2015

RE-VALIDATION OF CONSTRUCTION LICENCE

Ref:- LIC/No.1/15/2010/QMC dated 23/8/2010.

Whereas Mrs. Dolorosa Luis & Mr. Jeetendra Gaonkar, H.No.156, Condi, Quepem -Goa, has paid to Quepem Municipal Council by receipt No. 6295 dated 17/12/2015 an amount of Rs.5,05,556/- (Rupees Five Lakh Five Thousand Five Hundred Fifty Six only) as shown below:
Fees for Re-Validation of licence (Commercial / Residential building /bungalow & fees for filling of Land)

I) Fees for revalidation const. licence	Rs. 385938.00
II) Fees for service connection	Rs. 77188.00
VIII) Fees for Admn. on labor cess	Rs. 1930.00
IX) Fees for STP Construction	Rs. 1000.00
X) Fees for filling of land	Rs. 10000.00
XII) Fees for forwards the Court matter paid to Advocate	Rs. 29000.00
XI) Fees for inspection	Rs. 500.00
Total	Rs.5,05,556.00
Say	Rs.5,05,556.00

Labor Cess tax paid Rs.1,91,039/- DD No.002144 dated 18/12/2015.

Revalidation of construction Licence is permitted subject to the conditions prescribed in Quepem Municipal Council. Building Bye-Law No. (Building bye-laws and regulations) to/for Construction licence for Revalidation of Commercial/Residential Building/Bungalow & Filling of Land, in Survey No. 170/13,14,15,16, 18,19,22,23 & 24 of village Quepem taluka Quepem.

With the following conditions:-

1. The applicant shall strictly comply all the conditions imposed in the Development Permission/Technical Clearance Order No. TPQ/CT/QPM/170/2010/123 dated 22/2/2010 & No.TPQ/CT/Quepem/170/15/978 dated 14/8/2015 issued by the Town and Country Planning Department.
2. Licence shall abide by the conditions and regulation contained in the original Construction Licence No. 1/15/2010/QMC dated 23/8/2010.
3. The applicant shall notify the Council for giving the alignment of the building.
4. The construction should maintain the minimum prescribed horizontal and vertical Clearances from any overhead electrical line passing adjacent to the construction.
5. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Municipal Council.
6. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads.
7. The Building should not be occupied unless the occupancy certificate is obtained from the Council.
8. 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.
9. The details of S. T. P. shall be submitted to this office before applying for occupancy certificate
10. Any soak pit should be constructed at a minimum distance of 15 meters away from Any well.
11. The ventilation pipe of the septic tank should be provided with a mosquito net.

12. 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.
13. 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.
14. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy certificate.
15. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders wherever necessary.
16. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
17. 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.
18. 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.
19. The applicant should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
20. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
21. 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.
22. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
23. Space for parking of vehicles is clearly demarcated on the ground.
24. No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
25. No commercial activities will be permitted in the shops unless a separate permission is obtained from this council.
26. All temporary sheds/existing buildings shown to be demolished in the plan are demolished before applying for Occupancy certificate.
27. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
28. All internal courtyards should be provided with drainage outlet.
29. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
30. No soak pit or other structures should come in the road widening area.
31. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
32. 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.
33. No gates shall open outwards on to the road.
 - i) The validity of this licence shall cease on the expiry of third year from the date of issue, initially. The Licence will thereafter be required to obtain fresh licence after following all prescribed formalities.
 - ii- This licence is not transferable.
34. The applicant shall inform this council after the completion of the compound wall. The application should submit the Mutation form I & XIV before commencement of work.
35. Drinking water well should be 15 meters away from any soak pit.
36. Re-Validation Construction Licence
 - i) 1) N.O.C. from Health Department 2) N.O.C. from Director of Fire & Emergency

Service 3) Completion Order from Town & Country Planning Department submit before applying for Occupancy certificate.

37. Road widening area shall be handed over to Municipality by virtue of affidavit submit before applying for Occupancy certificate.

- (i) The Road of 8.00m width shown on site plan should be developed before applying for occupancy.
- (ii) The Retaining wall & drainages should be constructed before filling of land as shown on Land filling drawings.
- (iii) The necessary Soil testing shall be done before starting the work & the test report submitted to this office.

Department before commencement of work.

- Licencee shall be fully responsible for structural stability and all kind of safety of entire construction and even after completion of the construction.
- 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 correctness of plot/land at any stage. If required, licencee may obtain demarcation from competent authority to do the demarcation.
- 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, licencee and his architect / engineer may obtain opinion or reports from experts.
- Licencee shall take adequate precautions for the safety of workers/labours and all others involved in the construction.
- 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 licencee.
- This construction licence is issued based on the technical clearance order given by TCP.
- Licencee, his engineer and architect shall take all necessary steps to see that structure is sound and safe and stable.

THIS LICENCE IS VALID FOR A PERIOD OF ONE YEAR NEXT RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.



(Pramod V. Dessai)

Chief Officer,

Quepem Municipal Council.

To,
Mrs. Dolorosa Luis &
Mr. Jeetendra Gaonkar,
H.No.156, Condi,
Quepem -Goa.

Tel: 2662207/2662218
Fax: 2662895
Email ID: info@qmcquepem.com
Website : www.qmcquepem.com

QUEPEM MUNICIPAL COUNCIL
QUEPEM-GOA

No.QMC/Tech-Sec/C.Lic/2016-2017/5122

Dated: 23/11/2016.

Sub:- Renewal of Construction Licence.

**Construction Licence No. 1/15/2010/QMC dated 23/8/2010 and Re-Validation
Construction Licence No.QMC/Tech-Sec/2015-16/4618 dated 21/12/2015 (RENEWAL-D)**

WHEREAS Mrs. Dolorosa Luis and Mr. Jeetendra Gaonkar, Condy, Quepem-Goa, has paid to Quepem Municipal Council by receipt No.6326 dated 18/11/2016 for an amount of Rs.96,984/- (Rupees Ninety Six Thousand Nine Hundred Eighty Four only) as shown below.

Fees for the renewal of Construction licence for Construction of Commercial/Residential Building from 21/12/2016 to 20/12/2017.

TotalRs. 96,984/-

The Licence shall follow the Construction as mentioned below:-

1. No material of construction or earth from excavation or any other construction material should be dumped on the footpath or carriage way to road without prior permission of the Municipality and violation will be dealt with as per provision of section 174 of the Goa Daman & Diu Municipalities Act. 1968.
2. The building should not be occupied unless the completion certificate is issued by this Municipality.
3. **The construction licence is valid up to 20/12/2017.**

Licence shall abide all the conditions and regulation contained in the original Construction licence **Construction of Commercial/Residential Building Licence No. 1/15/2010/QMC dated 23/8/2010 and Re-Validation Construction Licence No.QMC/Tech-Sec/2015-16/4618 dated 21/12/2015.** The construction work should be carried out as per approved plans.



(Pramod V. Desai)
Chief Officer,
Quepem Municipal Council.



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No. QMC/C.Lic./Tech-Sec/2017-18/ 671 Date: 23/2/2018
CONSTRUCTION LICENCE (Renewal & Revision of 3rd & 4th floor)
Ref. Construction licence No.1/15/2010/QMC and Re-Validation licence QMC/C.Lic./Tech-
Sec/2015-16/4618 Date: 21/12/2015

Licence is hereby granted for carrying out the —

- *(a) Land sub-division (Provisional/Final)
*(b) Construction of Building (Reconstruction/Extension/Alteration)
*(c) Construction of Residential cum Commercial building (Renewal & Revise plan of Third & Forth floor).
*(d) Change of use of (Building/Land) _____ /as per the enclosed approval plan situated
at Opposite Municipal Market-Quepem Revenue Village/town bearing Survey
No. 170/13,14,15,16,18,19,22,23 & 24 Plot No. E & F of approved sub-division reference No. /Development
Permission Order No. _____

- *(e) Construction licence allowed for Residential cum Commercial building (Revised plan of Third & Forth floor).

I) Fees for Difference renewal from 21/12/16 to 20/12/17.....	Rs. 71085.00
II) Fees for renewal period from 21/12/2017 to 20/12/18.....	Rs. 21946.00
III) Fees for Approval Plan (Revised & Extension of Third & 4 th floor).....	Rs. 21946.00
IV) Fees for Compound wall	Rs. 5334.00
V) Fees for Sump tank & water tank	Rs. 8640.00
VI) Fees for Lift	Rs. 56000.00
VII) Fees for STP plant	Rs. 3500.00
VIII) Fees for Service connection.....	Rs. 147255.00
IX) Fees for Admn. on Labour Cess.....	Rs. 4594.00
X) Fees for Inspection.....	Rs. 500.00
Total.....	Rs.1355322.00
Say.....	Rs.1355322.00

Paid Labour Cess Tax Rs.454903/- DD No.3296 Dated 17/02/2018.

The following conditions:-

1. The applicant shall strictly comply all the conditions imposed in the Development Permission/Technical Clearance Order No. TPQ/CT/Quepem/170/2017/1110 Dated 14/11/2017 issued by the Town and 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 dated 16/10/2017.
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 stands 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 sullage water.
9. Any soak pit should be constructed at a minimum distance of 15 meters 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 pipelines from their latrines/WC's to the sewerage line at their own cost, when the sewerage line is commissioned.

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CHIEF OFFICER
Quepem Municipal Council
QUEPEM-GOA

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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 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 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 space for 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 Garbage dustbins and parking purposes only and should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.
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 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. 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 applicant shall inform this council after the completion of the compound wall. The application should submit the Mutation form I & XIV before commencement of work.
34. i) This licence is valid for a period of one year from the date of issue of Licence. Licence may be renewed for a further period of one year, each, for two consecutive periods. The Validity of this licence shall cease on the expiry of third year from the date of issue, initially. The Licence will thereafter be required to obtain fresh licence after following all prescribed formalities. The above condition is applicable in toto even if construction licensed is partly completed or is in progress.
ii) If no construction work is commenced within the licence period of one year, the Licence will have to pay the full construction fees, at prescribed rates, in force, for its renewal, during the life of the licence. Once Construction licence issued, the licence fee is not refundable.
iii) This licence is not transferable or heritable.
35. Applicant should submit the Periodical testing report of concrete casted from the Quality control department time to time to this office.

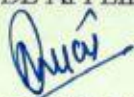
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CHIEF OFFICER
Quepem Municipal Council
QUEPEM-GOA

Note:-1) NOC from Health Department 2) Conversion Sanad 3) Irrevocable NOC Cum Affidavit towards Road widening area development, shall be produce Before applying for Occupancy certificate.

36. a) Storage of water should be done in such a way that mosquito breeding doesn't take place, either by introducing fish in the tank/wells or properly covering the iron drums/ plastic tanks etc. or by observing dry day once a week.
- b) 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 the tank to be installed, if required.
- a) *Curing water collections should be treated with anti-larval chemicals by the builders/ contractors.*
- d) Not to engage labourers for any construction/building work unless they are screened for vector borne diseases like malaria etc. 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 in case of fever and ensure that full treatment is taken in consultation with NVBDC Programme.
- e) Temporary toilet shall be provided on site for construction workers/labourers.
- f) 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.
- g) 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.
- h) 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 cleaning of water should be done.
- i) The Health units at the respective levels should be involved in the planning process.
37. As per the applicant has produced the Revised plan duly approved by Town & Country Planning Department, Quepem-Goa.

THIS LICENCE IS VALID FOR A PERIOD UP TO **20/12/2018**. RENEWAL/REVALITION IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.



(Darshani S. Desai)

Chief Officer,

Quepem Municipal Council.

To,

Smt. Dolorosa Luis and Jeetndra Gaonkar,

H.No.156, Condy, Quepem Goa,

