

Municipal Building Licence
Mhapsa Municipal Council

Construction Licence

No.CONSTLIC/MAPUSA/2026-2027/18

Licence is hereby granted for carrying out the:

~~(a) Land sub-division (Provision / Final)~~

(b) Proposed construction of Residential Building... fees of Rs.: 3,840,450.00

Construction Licence Fee : 2,488,620.00 , Administration charges :13,488.00

Cess charges (Labour Dept.) :1,335,342.00 , Temp.NOC charges for Water & Electricity: 3,000.00

(c) Construction of Compound wall.

(d) As per the enclosed approval plan/in the property zoned as S2/R2 zone in ODP and situated at CUNCHELM, MAPUSA-GOA bearing Chalta No.:76/1 P.T.Sheet No.:9 of City Cunchelim[Mapusa], with the following conditions:-

1. The licensee shall strictly comply all the conditions imposed in the Development Permission / Technical Clearance Order No.NGPDA/M/2181/1381/2026, dated 8/6/2026 issued by the Planning & Development Authority.
2. The licensee shall notify the Corporation/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 R.C.C/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Municipal Corporation/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 Corporation/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 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.
8. The licensee 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 mts. away from any well.
10. The ventilation pipe of the septic tank should be provided with a mosquito net.
11. The licensee should connect the pipe lines from their latrines/W.C's to the sewerage at their own cost, when the sewerage line is commissioned.
12. The licensee should fix a board at the prominent place whenever the construction is started indicating the number, the date and the authority under which the development work has been taken up.

The applicant shall follow the conditions laid down in the NOC issued by respective Health Centre, P.W.D and Electricity department .

36. Party shall abide by all the conditions of Planning & Development Authority order and Mhapsa Municipal Council construction licence .
37. After expiry of construction licence, renewal/revalidation of construction licence shall be done only after submission of validated development order from Planning & Development Authority.
38. Licencee shall be fully responsible for structural stability and all kinds of safety of entire construction and even after completion of the construction.
39. 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 Commisioner/Chief Officer and/or officials of this municipal Corporation/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.
40. Licencee and his architect/engineer shall be 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 Commisioner/Chief Officer and/or officials of this municipal Corporation/council shall in no way be responsible for the same. If required, licencee and his architect /engineer may obtain
41. Licencee shall take adequate precautions for the safety of workers / labourers and all others involved in the construction.
42. This construction licence is issued based on the condition that the LICENCEE and HIS ENGINEER shall be solely responsible for the stability of structure and safety of all concerned and the Commisioner/Chief Officer and all his officials are indemnified and kept indemnified forever against any civil 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 (or not received by the Commisioner/Chief Officer) or wrongly submitted by the licencee.
43. This construction licence is issued based on the technical clearance order issued by Planning & Development Authority.
44. Licencee, his engineer and architect shall take all necessary steps to see that the structure is sound and safe and stable.
45. 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 keeping the tanks dry once a week.
46. Overhead tank/sumps are to be 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.
47. Curing water collections should be treated with anti-larval chemicals by the licensee.
48. 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. Also arrangement should be done to get their blood tested immediately incase of fever and ensure that full treatment is taken in consultation with **National Vector Borne Diseases, Control Programme.**
49. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic purposes including proper sanitary conditions including toilet facilities.

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.

51. 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.
52. 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.
53. The construction Licence holder shall make necessary arrangement to erect/display requisite precautionary safety signages and sign boards in order to guide the vehicular traffic at the construction site.
54. Construction material / debris shall not be dump / stacked on road during any stage of the execution of the work
55. Licencee shall deposit its construction and demolition waste/debris in an authorized abandoned laterite stone quarry at Tuem, Pernem, Taluka by obtaining necessary prior approval from Goa Waste Management Corporation, Saligao, Bardez-Goa and on payment of necessary charges.
56. The Construction Licence/Permission is issued strictly subject to the outcome of PIL W.P. Nos. 53 of 2024 and 54 of 2024 pending for final disposal before the Hon. High Court of Bombay at Goa and subject to Condition No.27 of the NGPDA Development Permission dated 08/06/2026 and the corresponding conditions of the Conversion Sanad dated 07/10/2025. The Licensee shall be bound by any final order or direction passed by the Hon. High Court in the matter.
57. The grant of the Construction Licence shall not confer any vested right upon the applicant contrary to such final order or direction, and the development shall be carried out entirely at the own risk and responsibility of the Licensee. The Council shall not be liable for any consequences arising from the final outcome of the said proceedings.
58. Necessary permission or NOC from Forest dept. has to be obtained if cutting or felling of the trees is involved in property bearing Chalta 76- 1 and 2 of P.T. Sheet No.9 at Cunchelim, before commencement of any sort of construction activity at the site.

THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE. RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.

Digitally Signed by:
Designation: Chief Officer
Date of Signing: 29-09-2026
Location: Mhapsa Municipal Council
Date of Issue of Licence: 29-09-2026

To,

ESTATE ONE O EIGHT INFRA LLP REP BY ITS DESIGNATED PARTNER MR
ARYAN SINGH CHANDOK
PROPERTY NO.138, 139, SATBARI BANDH ROAD - 1,
CHHATARPUR NEW DELHI 110074. PAN NO.BJKPC0488A

Copy To:

- *(a) O/o Commissioner, Labour & Employment, 2nd Floor, Shrama Shakti Bhavan, Patto Plaza,
- *(b) Member Secretary, North Goa Planning and Development Authority