

MAPUSA MUNICIPAL COUNCIL

MAPUSA-GOA

CONSTRUCTION LICENCE

LICENCE NO. 20 Date: 14/12/2021.

M/s. Isprava Luxury Realty Four LLP,
C/o Agnelo De Oliveria,
Gomes Catao Complex,
Raj Vaddo, Mapusa,
Bardez-Goa.

Have paid an amount of **Rs. 8,17,973/-** (Rupees Eight lakhs seventeen thousand nine hundred & seventy three Only) to this Council vide Receipt No. **15442 dt.14/12/2021**, and payment towards Commission on Cess amounting to **Rs.4,494/-** vide receipt No.**15443; dt.14/12/2021** and an amount of **Rs.4,44,493/-** paid towards Cess vide receipt No.**15441; dtd. 14/12/2021** which is payable to **The Secretary, The Goa Building and Other Construction Workers Welfare Board, Panaji – Goa** as per details given below:

Fees paid for:

A) **Licence Fees towards Construction of Residential Houses.**

:- 1.50% {(1810.12 x 16500) + 32% (1810.12 x 16500)}

:- Rs.5,91,366.20

:- Say **Rs.5,91,366.00**

B) **R.C.C. Fees**

:- 0.50% (1810.12 x 16500)

:- Rs.1,49,334.90

:- Say **Rs.1,49,335.00**

C) **Licence fees towards installation of lift (1 no.) in House -E**

:- 1.50% (2300000)

:- **Rs.34,500.00**

D) **Licence fees towards Construction of Swimming Pools**

:- 1.50% (Rs.21,15,960.00)

:- Rs.31,739.40

:- Say **Rs.31,739.00**

E) **Development of site**

:- 1% (3374 x Rs.327/- per m2)

:- Rs.11,032.98

:- Say **Rs.11,033.00**

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Chief Officer
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F) Commission on Cess :

- : - 1% (Rs.4,49,436.74)
- : - Rs.4,494.36
- : - **Say Rs.4,494.00**

G) Labour Cess:

- : - Rs.4,49,436.74 - Rs.4,494.00
- : - Rs.4,44,942.74
- : - **Say Rs.4,44,943.00**

Total Fees = (A)+(B)+(C)+(D)+(E)+(F) = Rs.8,22,467/-

They are hereby granted Construction Licence for the **Proposed Construction of Residential houses and Swimming Pool** in land zoned as **Settlement "S-2" Zone as per ODP 2021**, property bearing **Chalta No.72/15 (Part) of P.T. Sheet No. 9**, situated at **Mapusa, Bardez -Goa**, duly approved by NGPDA vide Order No. **NGPDA/M/1878/980/2021**; dtd. **28/10/2021** with the following conditions:-

1. The Licensee shall strictly comply with all the conditions imposed in the Development Order No. **NGPDA/M/1878/980/2021**; dtd. **28/10/2021** issued by the **Member Secretary, North Goa Planning and Development Authority, Panaji-Goa**.
2. The Licensee shall notify the Council regarding commencement of work in prescribed proforma as per Appendix D1
3. The construction should be done by maintaining 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. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads, footpaths, gutters etc.
6. The Building should not be occupied unless the occupancy certificate is obtained from the 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 whenever there is any false statement or misrepresentation of any material passed, approved or shown in the application on which the construction licence was issued.
8. The Licensee should construct a separate soak pit in order to derivate in the sullage water.
9. Any soak pit / septic tank/ Sewage Treatment Plant (STP) should be constructed at a minimum distance of 15 meters away from any existing well.
10. The ventilation pipe of the septic tank should be provided with a mosquito net.



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11. The Licensee should connect the pipelines from their latrines/WC's to the sewerage line at their own cost, when the sewerage line is commissioned.
12. The Licensee should fix a board at a prominent place whenever the construction is started, indicating the number, the date and the authority from which the licence for construction 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 precast slabs of sufficient thickness and sizes.
16. The Licensee 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 Licensee should plaster and paint the building internally as well as externally before applying for Occupancy certificate. Exposed brick / laterite / concrete / stone / ashlar masonry finish to buildings will also be permitted.
18. Access up to the entrance of the building is to be paved and provided with drainage facilities.
19. Space for parking of vehicles should be clearly demarcated on the ground.
20. No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
21. No commercial activities will be permitted in the shops unless a separate permission to this effect is obtained from this Council.
22. All temporary sheds/existing buildings shown to be demolished in the plan should be demolished before applying for Occupancy certificate.
23. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
24. All internal courtyards should be provided with drainage outlet.
25. The Licensee should maintain all existing natural drains in the plot and should not block them at any stage.
26. No soak pit or other structures should come in the road widening area.
27. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
28. The construction of compound wall should not obstruct any pathway or any public access. The Licensee shall make necessary arrangements for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose.

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29. No gates shall open outwards on to the road.
30. The construction of the compound wall should be as per the approved plan. The Licensee shall inform this council after the completion of the compound wall.
31. The Licensee shall undertake construction for composting station / Recycling station within the premises for treatment and disposal of biodegradable Municipal Solid waste, as per design and size approved by the Mapusa Municipal Council before applying for Occupancy Certificate.
32. 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.
33. Overhead tanks / 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.
34. Curing water collection should be treated with anti-larval chemicals by the Licensee.
35. 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 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.
36. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic purposes including proper sanitary conditions including toilet facilities.
37. To fill the pits, ditches, water pool etc to avoid stagnations and to ensure no mosquito breeding sites in and around specially in unused items like tyres, bottles, tins etc.
38. 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.
39. 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.
40. Garages and Parking area 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.
41. The Licensee shall be fully responsible for structural stability of the building for which this licence has been granted.
42. The Licensee 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 dimensions at any stage. If required, Licensee may obtain demarcation order from competent authority prior to commencement of work.
43. The Licensee 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 Chief Officer and/or officials of this council shall be in no way be responsible for the same. If required, Licensee and his Architect / Engineer may obtain opinion or report from experts.

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44. The Licensee shall take adequate precautions for the safety of workers/labours and all others involved in the construction work.
45. This construction licence is issued based on the condition that LICENSEE 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 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.
46. The Licensee, his Engineer and Architect shall take all necessary steps to see that structure is sound, safe and stable.
47. The licensee shall follow the rule 18.1 & 18.2 of the Goa Land Development and Building Construction Regulations, 2010, with regards to the planting and preserving of trees.
48. The licensee should comply with all the conditions laid down in the N.O.C issued by Office of the Assistant Engineer, Elect. Sub – Division I (U), Electricity Department, Mapusa vide reference No: AE-I (U)/VI/O&M/2021-22/Tech-40/1455; dated: 02/11/2021.
49. The licensee should comply with all the conditions laid down in the Provisional N.O.C issued by Office of the Assistant Engineer-II, Sub - Div II, WDXVII (PHE-N), PWD, Mapusa, vide reference No: PWD/SDII/PHE- N/F.10/551/21-22 ;dated: 10/11/2021.
50. Applicant / Licensee should furnish NOC issued by the Directorate of Health Services, Urban Health Centre, Mapusa-Goa, within a period of 30 days from the date of issue of this Licence, as agreed in the Affidavit dtd.26/11/2021.
51. Applicant / Licensee should gift the road widening area to the Council before applying for the Occupancy Certificate.
52. Licensee shall construct septic tank and soak pit as per requirement and in accordance to the size and capacity provided by the Architect/Engineer, sufficient to cater the no. of users.
53. Licensee shall develop the set back area, internal drains and road networking system before applying for the Occupancy Certificate.
54. Arrangement for treatment of bio-degradable waste through aerobic, vermi-composting or bio-gas plant, home composting or any other scientific system, of sufficient size/capacity is mandatory as per the Municipal Solid Waste Management Rules, 2016, and the said arrangement should be compulsorily made at the site. Also designated spots for collection and treatment of non-biodegradable waste should be compulsorily provided at the site.
55. The Applicant should obtain Necessary Permission / NOC from the Water Resources Department, Porvorim-Goa, for closure of well existing in property bearing Chalta No.72/15 of P.T. Sheet No.9, and submit the same to the Council before commencement of any sort of construction activity at the site/ in the said property.
56. The Applicant should get the property partitioned from the competent authority and submit the Partition Order along with Survey Plan showing separate survey number and Form 'D' of the property, to the Council before applying for the Occupancy Certificate.
57. The proposed access road of 6.0 mts width as approved in the plans should be constructed before applying for the Occupancy certificate, in accordance to the Deed of Grant of Right of way dated 09/09/2021.
58. Necessary compliance to be followed for dust pollution, mitigation during the construction or demolition of the building by the Licensee as per the order of the Hon'ble NGT in O.A 148/2016 (M.A. no. 686/17).

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59. The Licensee shall dispose off the construction and demolition debris generated during the construction or demolition activity at either of the two designated sites i.e. at (a) NH 17 Green Park to Karaswada Right hand side of existing Mapusa By pass or (b) NH 17 Green park to Guirim Junction toll Plaza, without harming the environment, with prior intimation to Shri Eduardo Pereira, Assistant Engineer, Sub Division-II, Mapusa Works Division VII, Panaji, PWD Goa (Contact No. 7767016257, E-mail: ee7-pwd.goa@nic.in) [as per the Notification No. 5-1-PCE-PWD-EO/2018/181; dated 07/03/2018 issued by the Principal Chief Engineer, PWD, Altinho, Panaji – Goa] and the undertaking on an affidavit in this regards shall be submitted to this Council before commencement of work. After disposal of the construction and demolition debris at the said designated sites, the necessary Certificate to be obtained by the Licensee, which is to be produced before the Council / Licensing authority. If the above undertaking is breached or the Certificate is not produced, penalty shall be levied as well as permission granted will be withdrawn.

If any of the conditions stipulated in this Licence are not fulfilled, the licence will be deemed to have been cancelled.

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.**
- **REVALIDATION OF LICENCE WILL BE GRANTED SUBJECT TO DISCRETION OF THE CHIEF OFFICER.**

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Copy to:

- (a) The Member Secretary,
North Goa Planning and Development Authority, Panaji –Goa.
- (b) The Labour Commissioner,
Office of the Commissioner, Labour & Employment,
Govt. of Goa, Shramashakti Bhavan, 2nd Floor, Patto Plaza, Panaji – Goa.