

South Goa Planning &



Ph: 2731781

Development Authority.

Ph: 2714495

4<sup>th</sup> Floor, D Wing, Osia Commercial Arcade,  
Near S.G.P.D.A. Market Complex, MARGAO – GOA.

Ref.: SGPDA/P/6486/946/21-22

Date: 16/12/2021

**ORDER**

- Read: 1) The Goa Tax on Infrastructure Act, 2009. (Goa Act 20/2009)  
2) Letter No.45/1/TCP-09/PV/3535 dated 30/9/09  
3) NOTIFICATION NO.7/18/2013-LA dated 20/05/2013  
4) NOTIFICATION NO. 45/1/TCP/09/P/FILE/661 dated 31.03.2021

Whereas the Infrastructure Tax towards your application for the construction of building property bearing Plot No. 1 Chalta No. 5 of P. T. Sheet No. 36 of Fatorda, Margao has been assessed as Rs.4,10,388/- (Rupees Four Lakhs Ten Thousand Three Hundred Eighty Eight Only). The calculation of the tax has been assessed @ Rs.200/- per square meter of floor area for residential building and @ Rs.800/- per square meter of floor area for commercial building as per the provisions of the said Act.


**Infrastructure Tax Due**

Residential Use	1514.98m <sup>2</sup> x Rs.200/-	Rs.3,02,996.00
Commercial Use	134.24m <sup>2</sup> x Rs. 800/-	Rs.1,07,392.00
	<b>Total</b>	<b>Rs.4,10,388.00</b>

Now, therefore the said amount shall be deposited by way of challan in the following Budget Head

0217 – Urban Development  
80 – General  
800 – Other Receipts  
01 – 00 – Receipts under Goa Tax on Infrastructure Act, 2009

To,  
Mr Julio Pedro Andrade & Others,  
C/o M/s Yash Constructions,  
Prop. Yatin U. Phaldessai (P.O.A),  
B-203, Pereira Plaza,  
Opp. Hospicio Hospital,  
Margao – Goa.

  
(Ranjit M. Borkar)  
Member Secretary

**Municipal Building Licence**  
**Margao Municipal Council, Margao, Goa.**

**CONSTRUCTION LICENCE**

No. A/52/2021-2022

Date:- 04/01/2022

Licence is hereby granted for carrying out the-

- (a) ~~Land sub-division (Provision / Final)~~
- (b) Proposed Construction of Commercial Cum Residential Building comprising Lower Ground floor, Upper Ground floor + 4 floors and Compound wall (Fees of Rs. 8,49,551/- + 1% Rs. 3115/- = Rs. 8,52,666/- and 99% cess Rs. 3,11,531/-)
- (d) ~~Change of use of (Building Land)...../~~ as per the enclosed approval plan in the property zoned as Settlement S-1 zone in ODP-2028 and situated at Fatorda, Margao bearing Chalta No. 5 of P. T. Sheet No. 36, Plot No. 1 of approved sub-division reference No. / development permission No. SGPDA/P/3992/1201/99-2000 dated 28/05/1999 with the following conditions:-
  1. The applicant shall strictly comply all the conditions imposed in the Development Permission / ~~Technical Clearance~~ Order No. SGPDA/P/6486/980/21-22 dated 22/12/2021 issued by the Planning and Development Authority / ~~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 overheard 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.
  6. The Building should not be occupied unless the occupancy certificate is obtained from the Council.  
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 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.
  12. The applicant should fix a board at a prominent.
  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 overflow 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



- covered with removable RCC slabs of sufficient thickness.
16. The applicant should gifted 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/ashlars masonry finish to buildings will also be permitted.
  18. The applicant should provided a 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 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 shall be developed 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 building 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 path way or any public access. The applicant shall make necessary arrangement 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 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.  
Drinking water well should be 15 meters away from any soak pit.  
The applicant should follow the conditions laid down in the NOC of Urban Health Centre, Margao Vide No. UHCM/NOC/2021-22/2473 dated 29/12/2021 from Urban Health Centre, Margao.
  36. Party shall abide all the conditions of SGPDA order and MMC construction licence.
  37. Renewal if necessary application entered in this council before expiry of construction licence shall be charged 25% and after expiry 50% for first 2 years and thereafter fresh approval from SGPDA is required to be a submitted by the applicant for renewal of construction licence and fees for renewal for the third year and above shall be charged 25% if application entered in the council before expiry of the construction licence and after expiry of construction licence shall be charged 50% accordingly.
  38. Licencee shall be fully responsible for structural stability and all kind 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 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.
40. 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 report from experts.
41. Licencee shall take adequate precautions for the safety of workers/labours and all others involved in the construction.
42. 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.
43. This construction licence is issued based on the technical clearance order issued by PDA.
44. Licencee his engineer and architect shall take all necessary steps to see that 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 tanks/wells or properly covering the iron drums/plastic tanks etc. or by observing dry day once a week.
46. Overhead tanks/sumps are provided with mosquito proof lids and other pipe fitting 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 builders / contractors.
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 in case of fever and ensure that full treatment is taken in consultation with NVBDC programme.
49. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic purposes, proper sanitary conditions including toilet facilities.
50. 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 arrangement so that there is no overflowing/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 health units at the respective levels should be involved in the planning process.
54. The construction debris shall be used for the purpose of backfilling.
55. In case the construction debris cannot be used for backfilling, then it shall be dumped at notified locations indentified by PWD (R) & PWD (NH).
56. In the event if the license holder breaches the conditions as mentioned above then penalty to the tune of Rs. 50,000/- shall be levied & the occupancy certificate may be withheld.
57. Licenccce shall developed /construct sorting station within a plot before applying for occupancy certificate.

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



( Agnelo A Fernandes )  
Chief Officer  
Margao Municipal Council

To,  
Mr. Julio Pedro Andrade & Others  
C/o. M/s. Yash Constructions,  
Prop. Yatin U. Phaldessai ( P. O. A.),  
B-203, Pereira Plaza, Opp. Hospicio Hospital,  
Margao-Goa.

Copy to:-

\*(a) Member Secretary, South Goa Planning and Development Authority, Margao.