



Municipal Building Licence
Quepem Municipal Council

Construction Licence

No.CONSTLIC/QUEPEM/2021-2022/6

Licence is hereby granted for carrying out the:

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

(b) Proposed construction of Residential and Commercial Building..... fees of Rs.: 871,646.00

Construction Licence Fee : 619,946.00 , Administration charges :2,517.00

Cess charges (Labour Dept.) :249,183.00 ,

~~(c) Construction of Compound wall-~~

(d) As per the enclosed approval plan/in the property zoned as R1/C3 zone in Regional plan of Goa and situated at MADEVAMODDI TILAMOL bearing Plot-No.:4-C Survey No.:24 Sub.Div.No.:4-C of village Quepem, with the following conditions:-

1. The licensee shall strictly comply all the conditions imposed in the Development Permission / Technical Clearance Order No.TPQ/CT/7449/Q-Sirvoi/24/4-C/2021/2285, dated 16/12/2021 issued by the Town and Country Planning Department.
2. The licensee 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 R.C.C/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.
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.
13. All the building materials and the other rubbish should be cleared off 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 shall be provided with a 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 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/ashlars masonry finish to buildings will also be permitted.
18. The licensee should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
19. Road Widening area is to be asphalted at 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 is to be paved and is to be provided with drainage facilities.
22. Space for parking of vehicles should be 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 shed/existing Building shown to be demolished 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 pits or any other structure 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 the compound wall should not obstruct any path way nor 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 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 the soak pit.
35. The applicant should follow the conditions laid down in the NOC of respective Health Centre.
36. Party shall abide by all the conditions of Town and Country Planning Department order and Quepem Municipal Council construction licence and Municipal Bye Laws.
37. After expiry of construction licence, renewal/revalidation of construction licence shall be done only after submission of validated development order from Town and Country Planning

Department.

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 Chief Officer and/or officials of this municipal 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 Chief Officer and/or officials of this municipal 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 / 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 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 Chief Officer) or wrongly submitted by the licencee.
43. This construction licence is issued based on the technical clearance order issued by Town and Country Planning Department.
44. Licencee, his engineer and architect shall take all necessary steps to see that the structure is sound and safe and stable.



THIS LICENCE IS VALID FOR A PERIOD OF TWO 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: MADHU G NARVEKAR

Designation: Chief Officer

Date of Signing: 18-02-2022

Location: Quepem Municipal Council

Date of Issue of Licence: 18-02-2022

To, ✓

SHRI GAUTAM ANAND BENE AND SMT DARSHANI GAUTAM BENE

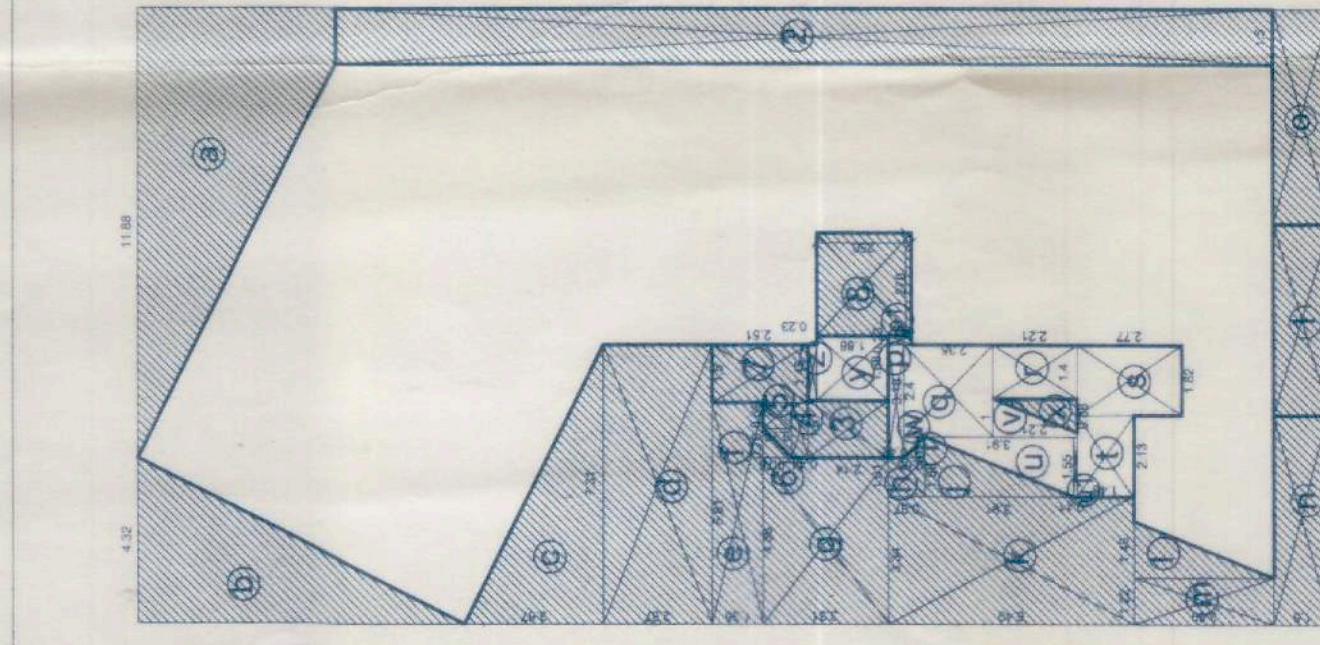
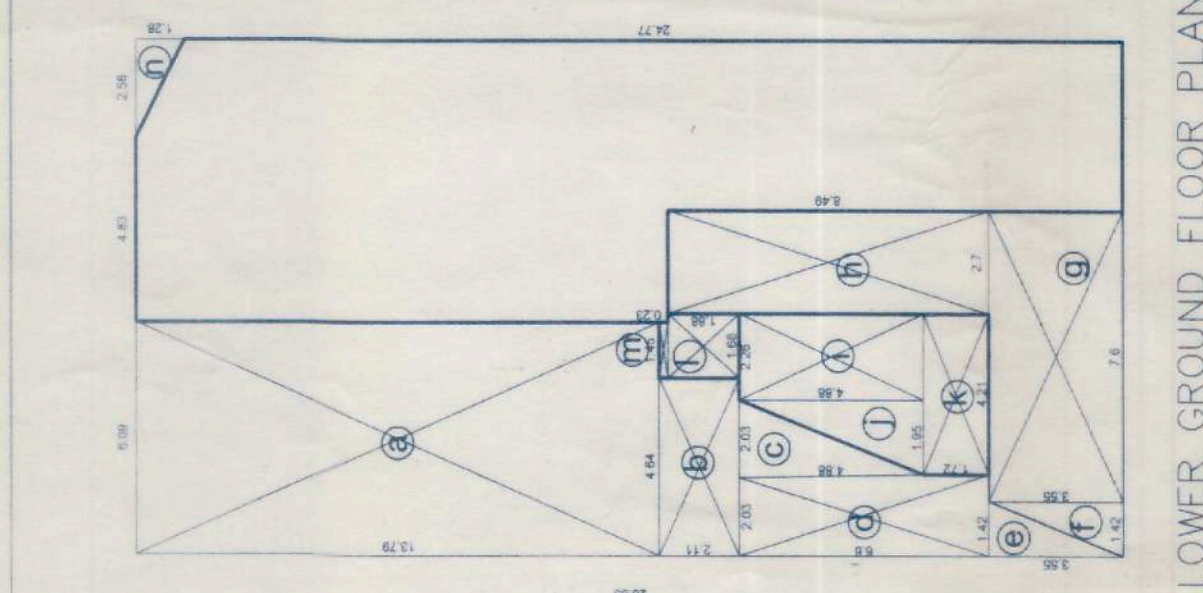
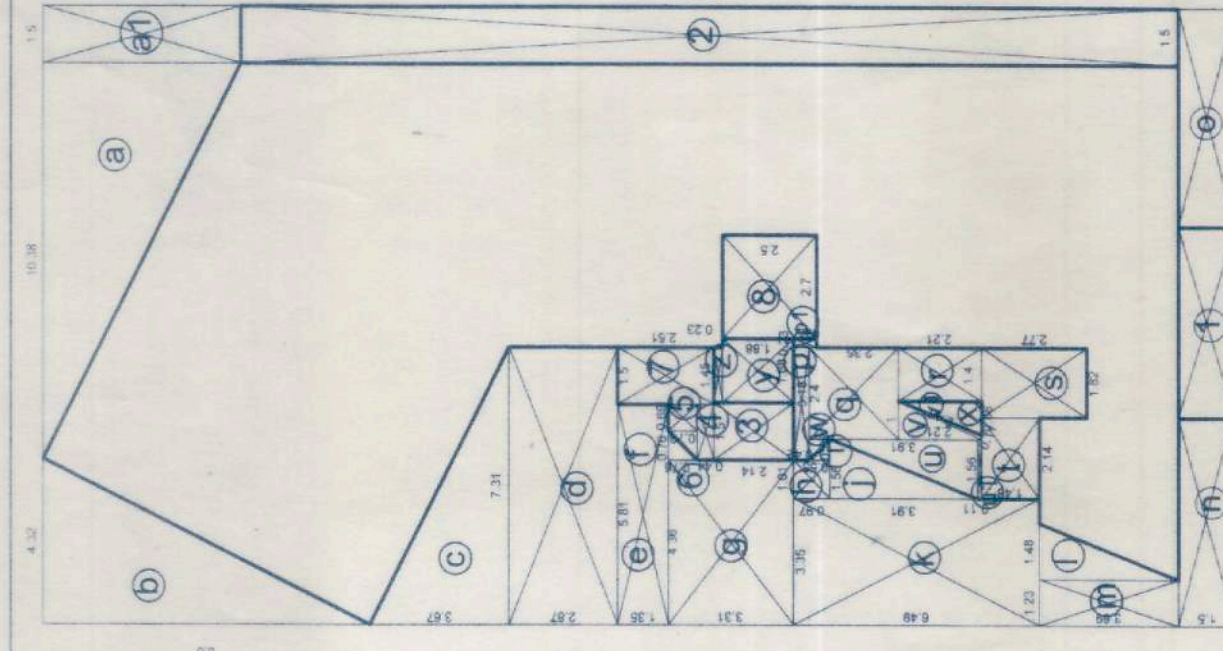
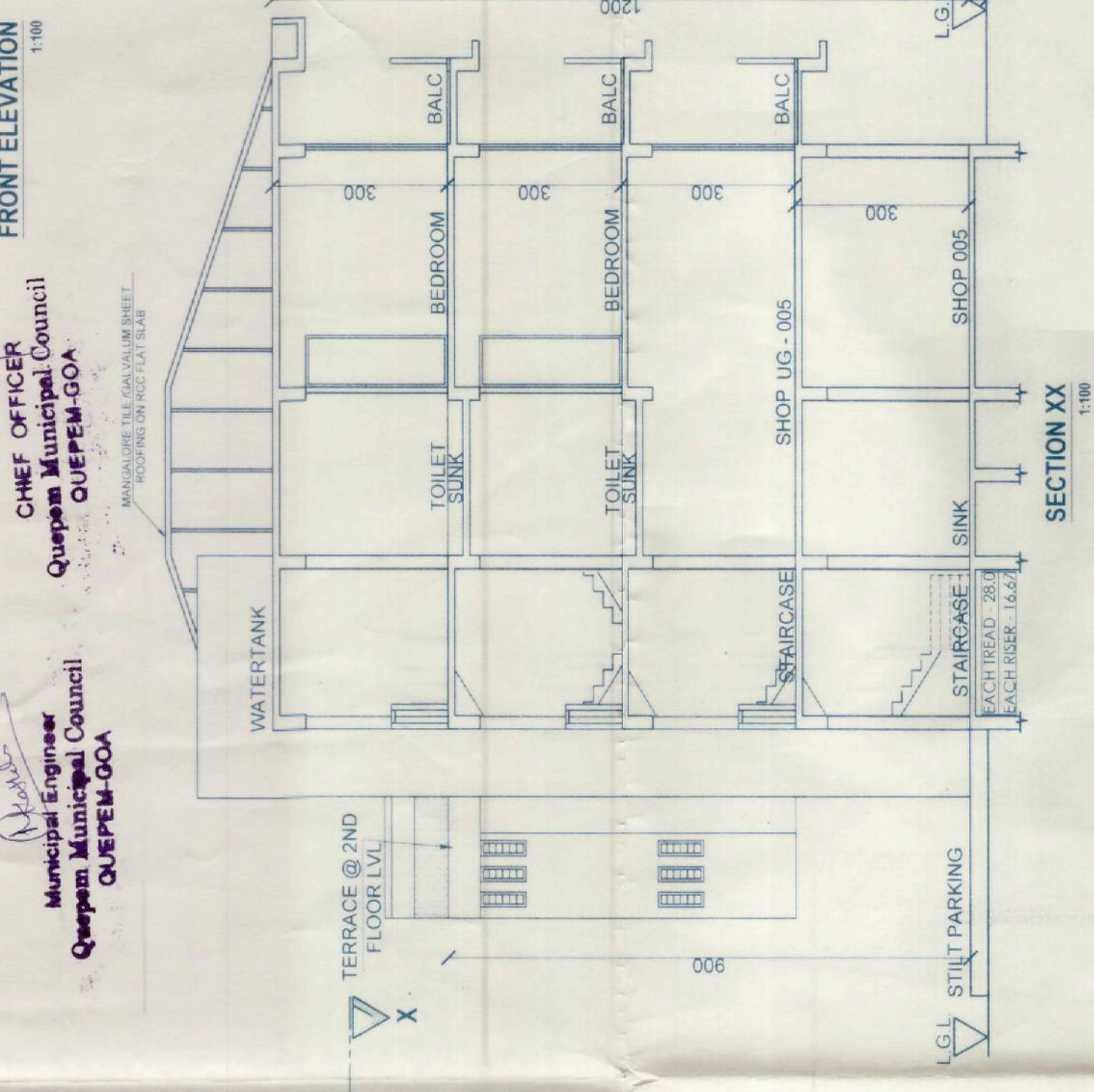
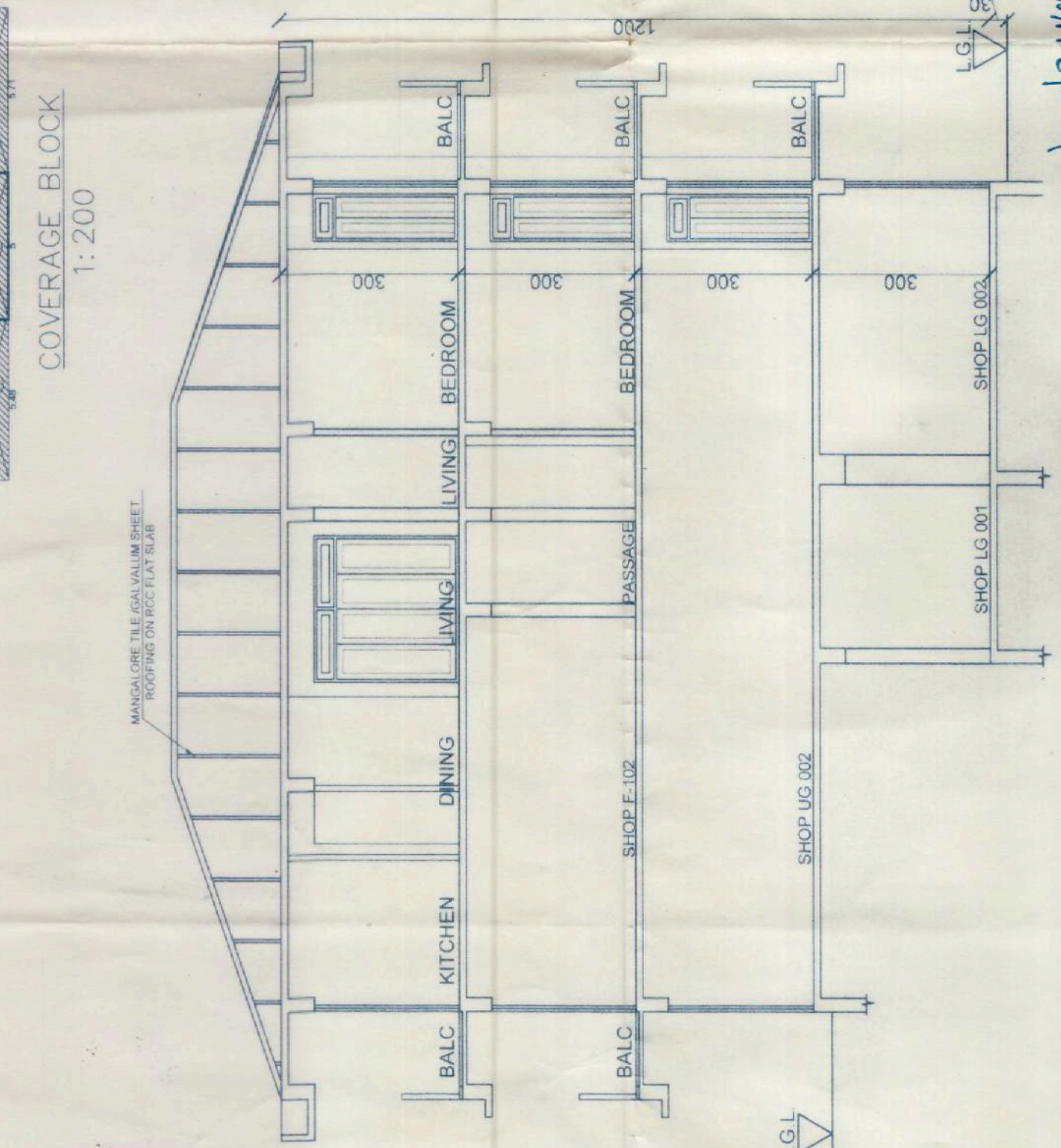
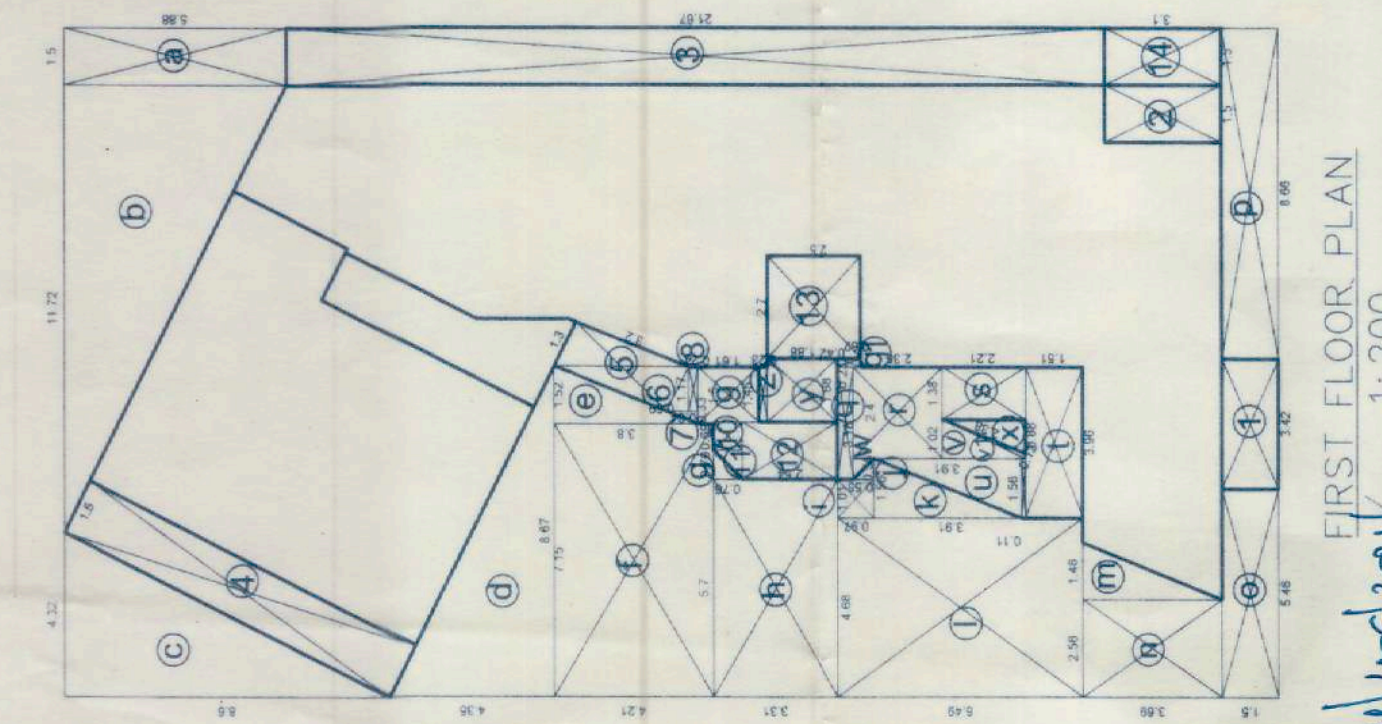
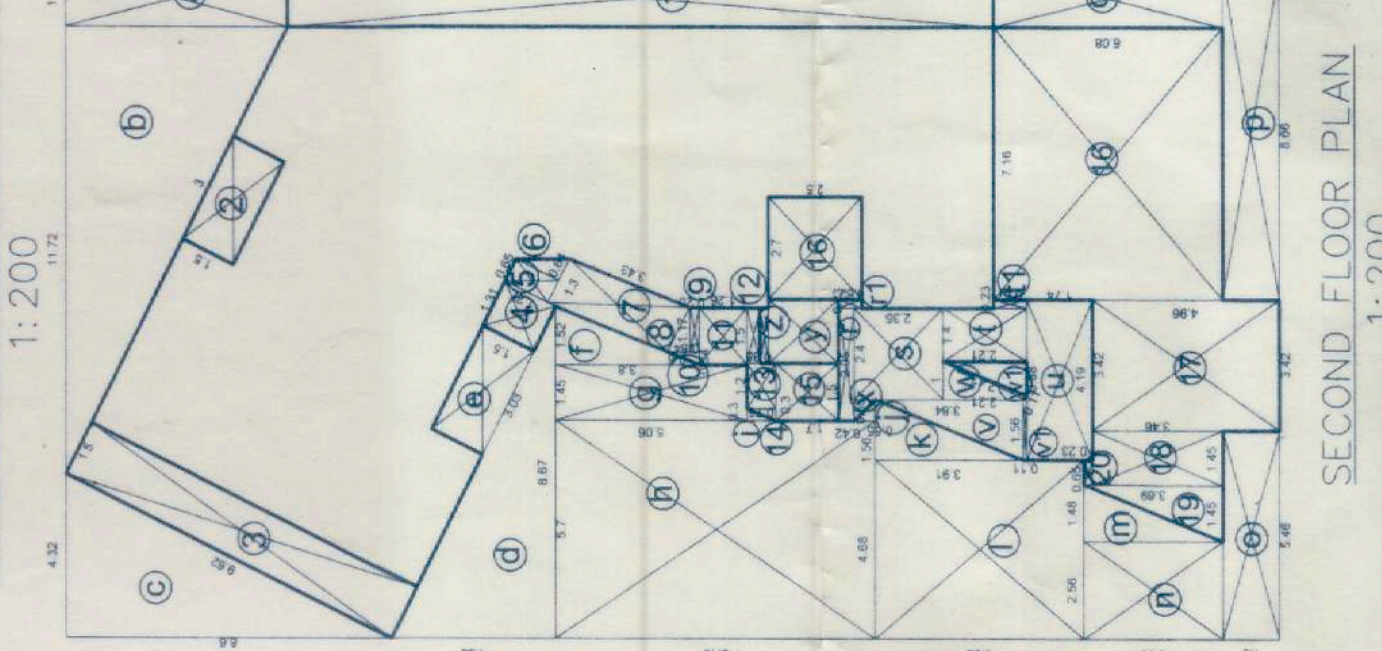
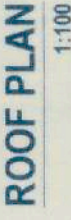
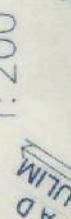
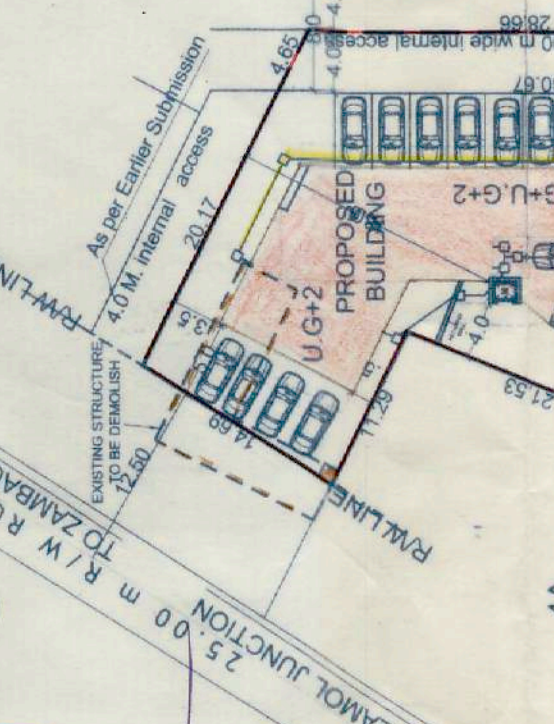
H NO 361 MADEVAMODDI TILAMOL SIRVOI QUEPEM GOA

Copy To:

*(a) O/o Commissioner, Labour & Employment, 2nd Floor, Shrama Shakti Bhavan, Patto Plaza,

*(b) O/o Town Planner, Town and Country Planning, Quepem-Goa





AREA STATEMENT OF S.NO.173 / 3-L		AREA IN M²
DESCRIPTIONS		
	*AREA OF PLOT	861.00
	*AREA UNDER SETTLEMENT ZONE S-1	16.00
	*AREA UNDER COMMERCIAL ZONE C-3	845.00
	*AREA UNDER 8 M WIDE INTERNAL ACCESS	118.00
	*NET PLOT AREA	743.00
	*PERMISSIBLE COVERAGE(40%)	297.20
	*PROPOSED COVERED AREA (38.86%)	288.73
	*PERMISSIBLE FAR (100)	861.00
	*PROPOSED FLOOR AREA	860.92
	*FAR CONSUMED	99.99
	*PROPOSED COMMERCIAL FLOOR AREA	500.43
	*TERRACE AREA	38.31

AREA STATEMENT												
SERIAL NO.	FLOOR DETAILS	FLOOR USE	TOTAL BUILD UP AREA (IN M ²)	STILT PARKING AREA (IN M ²)	NET BUILT UP AREA IN M ²	AREA FREE OF F.A.R			NET FLOOR AREA IN M ² (Commercial)	NET FLOOR AREA IN M ² (Residential)	TOTAL NET FLOOR AREA IN M ²	F.A.R. CONSUMED
							STAIRCASE IN M ²	BALCONY IN M ²				
01	L GROUND FLOOR	SHOP& PARKING	234.59	52.44	182.15	26.52	0.00	155.63	0.00	155.63	18.08	
02	U. GROUND FLOOR	SHOP	338.36	0.00	338.36	23.03	53.09	262.24	0.00	262.24	30.46	
03	FIRST FLOOR	SHOPS & RESIDENTIAL	347.21	0.00	347.21	20.70	68.72	82.56	175.23	257.79	29.94	
04	SECOND FLOOR	RESIDENTIAL	268.85	0.00	268.85	22.20	61.39	0.00	185.26	185.26	21.52	
05	TOTAL		1189.01	52.44	1136.57	92.45	183.20	500.43	360.49	860.92	99.99	

PARKING STATEMENT						
TYPE	USE	AREA / UNIT	REQUIRED (NO S)	PROVIDED (at STILT)	PROVIDED (Open)	TOTAL PROVIDED
BUILDING	COMMERCIAL	500.81	10.01	0 nos	10 nos	10 nos
	RESIDENTIAL	$2 \times 1 = 1$ $< 75 \text{ MF}$ $4 \times 1.25 = 5$ $< 100 \text{ MF}$	2 nos	0 nos	3 nos	3 nos
			5 nos	4 nos	1 nos	5 nos
	TOTAL		16.75	4 nos	14	18 nos

NOTE: ALL DIMENSIONS ARE IN CENTIMETERS.
EXCEPT WHERE SHOWN OTHERWISE
OTHERWISE SPECIFIED

MUR. DRG. NO. MD-01	DEALT BY SRINIDHI
SCALE: 1:100	DATE: 25.06.2021

PROPOSED COMMERCIAL / RESIDENTIAL BUILDING FOR
SHRI.GAUTAM ANAND BENE AND SMT.DARSHANI GAUTAM BENE
AT SIRYOI - QUEPEM - GOA. (ON S. NO. 24/4 - C.

OWNER'S SIGNATURE _____

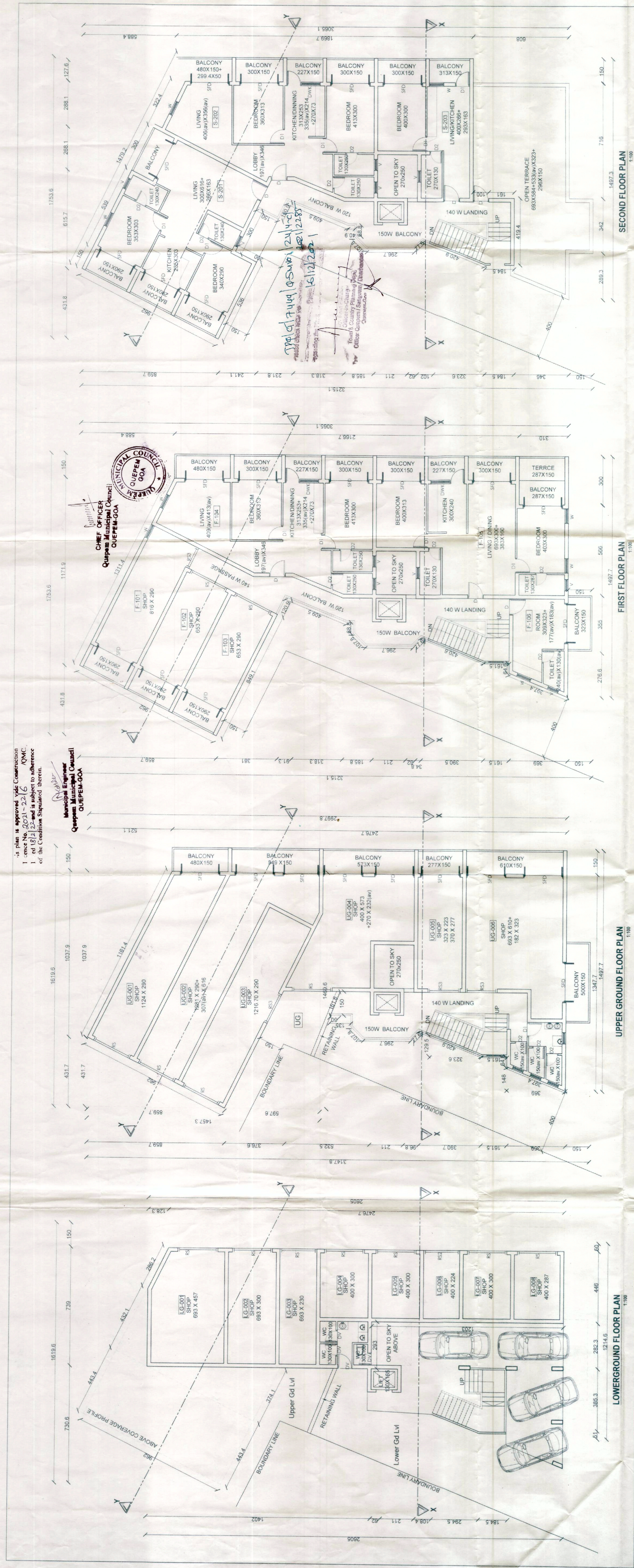
RAJEEV M. SUKHTHANKER
 B.Arch (Sem) A.I.T.A.,
 ARCHITECT
 G340114172/NOV00/26/2010

[Signature]

ARCHITECT'S SIGNATURE:

RAJEEV M. SUKHTHANKER
ARCHITECT (B. Arch.(Bom.) AIIA)

CA / 91 / 14172
AR / 0028/2010
F-1, FIRST FLOOR, FATIMA CHAMBERS,
NEAR FATIMA CONVENT, MARGAO - GOA
PH- 2737170, 2735881
mail:- archrajsuk@gmail.com



PROPOSED COMMERCIAL / RESIDENTIAL BUILDING

FOR SHRI.GAUTAM ANAND BENE AND SMT.DARSHANI GAUTAM BENE

AT SIRVOI - QUEPEM - GOA ,ON S.NO .24 / 4 -C.

LOWER GROUND FLOOR PLAN
1:100

UPPER GROUND FLOOR PLAN
1:100

FIRST FLOOR PLAN
1:100

SECOND FLOOR PLAN
1:100

SCHEDULE OF OPENINGS

DOORS		WINDOWS	
TYPE	SIZE	TYPE	SIZE
D1	100X250	W	090X150
D2	090X215	V	070X080
D3	075X215		
D4	075X215		
D5	075X215		
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D100	075X215		

OWNER'S SIGNATURE: *[Signature]*

ARCHITECT'S SIGNATURE: *[Signature]*

DEALT BY SRINIDHI
DATE: 25.06.2021

MUN. DRG. NO. MD-02
SCALE: 1:100

NOTE: ALL DIMENSIONS ARE IN CENTIMETERS. EXCEPT SITE PLAN IN METERS UNLESS OTHERWISE SPECIFIED.

RAJEEV M. SUKTHANKER
ARCHITECT (B. Arch. (Bom.) AIA)

CA / 91 / 14172
AR / 0028 / 2010
F-1, FIRST FLOOR, FATIMA CHAMBERS,
NEAR FATIMA CONVENT, MARGAO - GOA
PH: 237170, 2735881
Email: archapsuk@gmail.com