

**MAPUSA MUNICIPAL COUNCIL**

**MAPUSA-GOA**

**CONSTRUCTION LICENCE**

LICENCE NO. 15 Date: 21/01/2021

M/s. Heritage Prince's Real Estate Developers,  
"Heritage Symphony" Building,  
1<sup>st</sup> Floor, B-101, Opp. Syndicate Bank,  
Behind Sylveira Super Market,  
Caranzalem, Tiswadi-Goa.

Have paid an amount of Rs. 54,39,799/- (Rupees Fifty four lakhs thirty nine thousand seven hundred & ninety nine only) to this Council vide Receipt No. 15090 dt.21/01/2021, and payment towards Commission on Cess amounting to Rs.29,361/- vide receipt No.15091; dt.21/01/2021 and an amount of Rs.29,06,783/- paid towards Cess vide receipt No.15092; dtd. 21/01/2021 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 Apartment building

:- 1.50% {(12797.76 x 16500) + 32% (12797.76 x 16500)}  
:- Rs.41,81,028.19  
:- Say Rs. 41,81,028.00

B) R.C.C. Fees

:- 0.50% (12797.76 x 16500)  
:- Rs.10,55,815.20  
:- Say Rs.10,55,815.00

C) Licence fees towards Construction of Compound wall and installation of lifts (3 nos.)

:- 1.50% {(445.00 x 3500 + 9.00 x 6400) + (3 x 2300000 + 1 x 156600)}  
:- Rs.1,30,075.50  
:- Say Rs.1,30,076.00

D) Licence fees towards Construction of Security office and Sump. (Area = 1.70 x 2.80 + 5.00 x 8.20 = 70.36 M<sup>2</sup>)

:- 1% (70.36 x 16500)  
:- Rs.17,414.10  
:- Say Rs.17,414.00

E) Licence fees towards Construction of Rain Water Harvesting Tank/Pits Swimming Pool & STP

:- 1% (Rs.476000.00 + Rs.1806175 + Rs.1550000.00)  
:- Rs.38,321.75  
:- Say Rs.38,322.00



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Chief Officer  
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- F) Amalgamation of plots  
:- Rs.5,000.00
- G) Development of site  
:- 1% (3713.66 x Rs.327/- per M2)  
:- Rs.12,143.66  
:- Say Rs.12,144.00
- H) Commission on Cess :  
:- 1% (Rs.29,36,144,28)  
:- Rs.29361.44  
:- Rs.29,361.00
- I) Cess Fees:  
:- Rs.29,36,144.28 - Rs.29,361  
:- Rs.29,06,783.28  
:- Say Rs. 29,06,783.00

**Total Fees = (A)+(B)+(C)+(D)+(E)+(F)+(G)+(H) = Rs.54,69,160/-**

They are hereby granted Construction Licence for the Proposed Construction of Residential Apartments, Swimming pool and Compound wall (Revised) with respect to land zoned as Settlement "S-2" Zone as per 2021 ODP of Mapusa situated in property bearing Survey No.82/5 (part) Chalta No.21 (part) of P.T. Sheet No. 10, Cunchelim, Mapusa, Bardez -Goa duly approved by NGPDA vide Order No. NGPDA/M/1682-A/2122/2020; dtd. 24/11/2020 and earlier Order No. NGPDA/M/1682-A/1084/2018; dtd. 05/10/2018 with the following conditions:-

1. The Licensee shall strictly comply with all the conditions imposed in the Development Order No. NGPDA/M/1682-A/2122/2020; dtd. 24/11/2020 and earlier Order No. NGPDA/M/1682-A/1084/2018; dtd. 05/10/2018 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.

  
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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.
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.

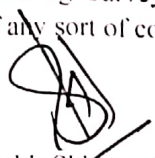
  
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25. The Licensee should maintain all existing natural drains in the plot and should not block them at any stage.
26. No soak pit or other structures should come in the road widening area.
27. The plot boundary should be cordoned off by continuous sheet 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.
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 in case 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.



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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.
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 should comply with all the conditions laid down in the provisional N.O.C issued by Health Officer, Urban Health Centre, Mapusa vide Reference No: UHCM/NOC-Const/2020-21/1430;dated: 27/11/2020.
48. The licensee should comply with all the conditions laid down in the N.O.C issued by Office of the Assistant Engineer, Sub - Div II, DXVII (PHE-N), PWD, Mapusa vide reference No: PWD/SDII/PHE- N/F.10/798/20-21 ;dated: 30/11/2020.
49. The licensee should comply with all the conditions laid down in the N.O.C issued by Office of Sub - Divisional Engineer, Electricity Department, Sub – Division I (U), Mapusa vide reference No: AE-I (U)/VI/O&M/2020-21/Tech-40/1938; dated: 27/11/2020.
50. The Licensee should comply with all the conditions laid down in the Consent to Establish STP, issued by the Member Secretary, Goa State Pollution Control Board, Saligao, vide Ref. No.12/2018-PCB/72083/G000360; dtd.08/02/2019 and No.12/2020-PCB/762307/G0005899; dtd.11/12/2020 and Amendment to CTE bearing No.12/2020-PCB/762307/G0005899/Amd-178; dtd.23/12/2020
51. Applicant / Licensee shall construct STP unit as per requirement and in accordance to the Consent to Establish issued by the Goa State Pollution Control Board, Saligao.
52. Applicant / Licensee shall develop the set back area, internal drains and road networking system before applying for the Occupancy Certificate.
53. Valid Conversion Sanad of property bearing Survey No.85/5 (part), Chalta No.21 (part) i.e. 21-X and 21-W of P.T. Sheet No.10, should be submitted by the Applicant / Licensee within a period of six months from the date of issue of this Construction licence failing which the licence shall be revoked.
54. Necessary permission / NOC from Forest Dept. has to be obtained and submitted to this Council, if cutting/felling of the trees is involved from property bearing Survey No.82/5 (part), Chalta No.21 (part) of P.T. Sheet No.10, before commencement of any sort of construction activity at the site.


  
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55. In case of cutting or filling of land is involved as per the provision of section 17(A) of the Town & Country Planning Act. "Any Cutting of Hill land and sloppy land and Filling of Low Lying Land" necessary permission / NOC should be obtained by the applicant/ licensee from the competent authority, before the commencement of development/ any other work in the said property.
56. Arrangement for treatment of bio-degradable waste through aerobic, vermi-composting or bio-gas plant 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, accessible for the Municipal vehicles.
57. Rain water harvesting tank/pits for storage and re-use of water is mandatory and should be compulsorily constructed / provided at the site.
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).
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](mailto:ee7-pwd.goa@nic.in)) [ as per the Notification No. 5-I-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, 2<sup>nd</sup> Floor, Patto Plaza, Panaji – Goa.