

LIST OF DOCUMENTS

1. Construction Licence ✓
2. TCP Technical Clearance Order ✓
3. Zoning Certificate ✓
4. Title Search Report by Adv. Kapil Vernekar
5. Title Search Report by Adv. Pratiksha Kamat
6. Form I & XIV
7. Survey Plan
8. NIL Certificate of Encumbrance
9. Deed of Sale ✓ 1315.00 / 43 432/1 - Sy. No.
10. General Power of Attorney ✓
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Cuncolim Municipal Council

Cuncolim - Goa.



CONSTRUCTION LICENCE

No.CMC/Tech-Sec/ CL/2025-26/ 4014 / 31

Date: 24/11/2025

Licence is hereby granted for carrying out the —

*(a) construction of Residential villas(A,B,C,D), Residential building E & compound wall(part).

as per the enclosed approval plan/plans in the property zoned as **Settlement** in the ODP/CDP/Regional Plan and situated at **Cuncolim** Village/town bearing Survey No.**432/1** following conditions:-

1. The applicant shall strictly comply all the conditions imposed in the Technical Clearance Order No. **TPM/36910/cunc/432/1/2025/8481 dated 7/11/2025** issued by the Town and Country Planning Department, Margao.
2. The applicant shall notify the Council for giving the alignment of the building. However, this council shall not be responsible for setbacks at any point of time.
3. The construction should maintain 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.
6. The building shall not be occupied unless the occupancy certificate is obtained from the Municipal Council. The construction license shall be liable to be revoked in case the building is occupied before grant of occupancy certificate.



7. The construction licence is liable to be revoked if the construction work is not executed as per the approved plans and the statements therein and at any point of time it is noted by the Council that there is any false statement or misrepresentation and/or concealment of any material facts, documentary evidence based on which construction licence is issued.
8. The applicant should construct a separate soak pit in order to derive 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 place whenever the construction is started, indicating the number, the date and the authority for which the licence for development 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 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 be covered with removable RCC slabs of sufficient thickness.
16. The applicant 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 applicant should plaster the building before applying for Occupancy certificate. Exposed brick/laterite/concrete/stone/ashlars masonry finish to buildings will also be permitted.
18. The applicant should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.



19. Road widening area shall be asphalted or developed appropriately 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 is to be paved and is provided 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 buildings 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 if approved by TCP should not obstruct any pathway or any public access. The applicant shall make necessary arrangements 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, in case compound wall is approved.
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. Soak pit should be 15 meters away from any drinking water well.
35. Fees for renewal of construction license shall be at the rate of 25% of original approval of plans fees (including service connections and other fees) in case application is received before expiry of construction licence. Otherwise the same be charged at the rate of 50%. The renewal of construction licence shall subject to validation of Technical Clearance Order by TCP Department, Margao and on any additional conditions that the Municipal Council may impose as required by any law or in public interest.
36. Licencee shall be fully responsible for structural stability and all kind of safety of entire construction including retaining walls and other ancillary structures even after completion of the construction.
37. Licencee and his architect/engineer shall be fully responsible to ascertain, before commencement of construction work, the correctness of the dimensions of plot, areas, locations, exact position of the plot or land on which the construction is proposed. The Chief Officer and/or the officials of this council shall not be responsible for the same. If required the licencee shall get the plot demarcated from competent authority before commencement of work.
38. 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 Council shall not be responsible for the same. If required, licencee and his architect / engineer may obtain opinion or reports from the experts.
39. Licencee shall take adequate precautions for the safety of workers/labourers and all other involved in the construction.
40. This construction licence is issued based on the condition that LICENCEE and HIS ENGINEER shall be solely responsible for the stability of structure at all times and safety of all concerned at site and the Chief Officer and/or the Officials of this council 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 and/or structural failure/collapse. This will hold good (and will be valid) even in case some or any prescribed documents are inadvertently not on record (not received by the Chief Officer) or wrongly submitted by licensee.

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41. Storage of water for construction use shall be done in such a way that mosquito breeding doesn't take place. Adequate safety measures and spraying of anti-larval chemicals shall be done from time to time as per directions and advice of Health Department.
 42. Overhead tanks/sumps, septic tanks/soak pits shall be provided with mosquito proof lids and other pipe fitting without any hole for the entry of mosquitoes. Outlet is to be covered by wire mesh. Ladder for inspection of the tank to be installed if required.
 43. Work force at site shall possess Health Cards issued by the Health Department. The same shall be renewed regularly as prescribed by Health Department. Also, arrangements shall be done to get their blood tested immediately in case of fever and ensure that full treatment is taken in consonance with NVBDC programme.
 44. Labourers/work force to be provided with basic amenities like proper shelter, water for drinking and domestic purposes, proper living conditions including toilet facilities.
 45. Licensee shall be responsible to fill the pits, ditches, water pools etc. to avoid stagnation and to ensure that no mosquito breeding takes place at site.
 46. Drains / Nallahs shall be maintained clean around the site so that no blockade to flow of water. The gradient should be proper for drainage/flow and also proper cleaning of water should be done.
 47. Licensee shall develop /construct sorting station at site for collection of dry & wet waste separately and sorted waste shall be handed over to this council.
 48. The construction debris shall be used for the purpose of backfilling.
 49. The applicant shall not block or restrict the access shown through the plot.



50. The applicant shall be fully and solely responsible to settle any dispute and/or claim and/or liability if arises due to any issue related to access shown through the plot or otherwise the Chief Officer and/or the officials of the council shall remain indemnified forever regarding any such issues.
51. In case the construction debris cannot be used for backfilling, then it shall be dumped at notified locations identified by PWD (Roads) & PWD (NH) or delivered at area identified by the council at IDC by paying necessary fees.
52. In the event if the license holder breaches the conditions as mentioned above then penalty deemed fit and decided by the Chief Officer shall be levied & the occupancy certificate may be withheld.

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.




Chief Officer
Cuncolim Municipal Council

To,
Silva Real Estate Developers Pvt Ltd.,
Betalbatim, Salcete Goa.