

Municipal Building Licence
Bicholim Municipal Council

Construction Licence

No.CONSTLIC/BICHOLIM/2022-2023/6

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.: 1,400,486.00

Construction Licence Fee : 993,664.00 , Administration charges :4,068.00

Cess charges (Labour Dept.) :402,754.00 ,

(c) Construction of Compound wall.

(d) As per the enclosed approval plan/in the property zoned as S1 zone in Regional plan of Goa and situated at IN SY. NO.52/3-A OF VILLAGE BORDEM TALUKA BICHOLIM bearing Survey No.:52 Sub.Div.No.:3-A of Village Bordem, with the following conditions:-

1. The licensee shall strictly comply all the conditions imposed in the Development Permission / Technical Clearance Order No.DC/7089/BORDEM/TCP-22/373, dated 7/3/2022 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 accesible 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 seperate soak pit is provided besides confirming to the rules in force.
24. No commercial activities will be permitted in the shops unless a seperate 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 compund 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 Bicholim 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.
45. The party should provide transfer station facility in the said bldg. for collection of segregated garbage
46. The party should develop parking area
47. The party should plant at least 5 to 10 trees in the said plot before issue of O.C.
48. The party should submit the irrevocable NOC Cum Affidavit for road widening



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: CLEN MADEIRA
Designation: Chief Officer
Date of Signing: 28-04-2022
Location: Bicholim Municipal Council
Date of Issue of Licence: 28-04-2022



To,

SANDIP BABU NARVEKAR

VALSHI, BORDEM, BICHOLIM 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, Bicholim-Goa

Ref No: DC/7089/BORDEM/TCP-22/ 373

Office of the Dy. Town Planner,
Town & Country Planning Dept.,
Bicholim/Sattari Taluka,
Bicholim -Goa.

Date:- 7/8/2022



Office of the Dy. Town Planner,
Town & Country Planning Dept.
Bicholim/Sattari Taluka Office, Bicholim-Goa.

TECHNICAL CLEARANCE ORDER

Ref No: Inward No. 955

Dated: 29/7/2020.

Technical Clearance is hereby granted for carrying out the **Proposed Construction of Residential cum Commercial Building (Block A) and Residential House house (Block B)** by Mr. Sandip Babu Narvekar as per the enclosed approved plans in the property Zoned as **Settlement Zone** in **Regional Plan for Goa 2021**, situated at village **Bordem**, Taluka **Bicholim** Goa, bearing Survey No. **52/3-A** with the following conditions:-

1. Construction shall be strictly as per the approved plans. No change shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
3. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
4. The Developer/applicant should display a sign board of minimum size 1.00 Mts. X 0.50 Mts. with writing in black color on a white background at the site, as required under the Regulations.
5. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before the Commencement of any development/construction as per the permission granted by this order.
6. The Septic Tank, soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
7. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
8. Completion Certificate has to be obtained from the Authority before applying for Occupancy Certificate from the licensing authority.

Cont...2/-


9. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
10. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
11. In case of any cutting of sloppy land or filing of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town & Country Planning Act, 1974.
12. In case of Compound Walls, the gates shall open inwards only and traditional access, it any passing through the property shall not be blocked.
13. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.
14. The Municipality/Panchayat shall ensure about the availability of required portable water and power supply before issue of license.
15. Adequate storm water drains shall be developed up to satisfaction of Village Panchayat/ Municipality and same to be connected to existing drain network in the locality.
16. The Municipality/Village Panchayat shall take cognizance of any issue in case of any complains/Court orders before issue of construction license.
17. Open car parking spaces shall be developed and effectively utilized for parking purpose.
18. Shops shall be strictly used for soft commercial use only.
19. The area under road widening shall not be encroached/ enclosed.
20. No Compound wall shall be constructed at the front of shops which is located towards the southern side of the property.
21. Applicant shall dispose the construction debris at his/her own level and/or the same shall be taken to the designated site as per the disposal plan given by the applicant in the affidavit to be produced to the Municipality/village Panchayat.
22. Required numbers of trees shall be planted by the applicant in the said plot/property as per the Regulation 18 of the Goa Land Development and Building Construction Regulations, 2010 regarding landscaping of open spaces/trees plantain along the roads and in develop plots.

NOTE:

- a) This Technical Clearance order is issued based on the orders issued by the Secretary (TCP) vide nos. 29/8/TCP/2018(Pt.file)/602 dtd. 28/3/2018 and 29/8/TCP/2018(Pt.file)/645 dated 06/04/2018 pertaining to guideline for processing various applications.
- b) An engineer who designs the RCC structure, of the project proponent is liable for structural designs and stability of the project, structural liability certificate issued by an Engineer Agnelo De Olivera dtd. 28/7/2020 TCP Reg. No. ER/0017/2010.
- c) This order is issued with reference to the applications dated 29/7/2020 from Mr. Sandip Babu Narvekar.

- d) Applicant has paid infrastructure tax of Rs. 4,84,172/- (Rupees Four Lakhs Eighty Four Thousand One Hundred Seventy Two Only) vide Challan no. 220 dtd. 21/2/2022.
- e) This Technical Clearance Order is issued based on the Government approval on note moved by this office vide no. DC/7089/BORDEM/BICH/TCP-17/51 dtd. 6/1/2022.

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENCE PROVIDED THE CONSTRUCTION LICENCE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.


04/03/2022
(Zaidev R. Aldonkar)
Dy. Town Planner

✓ To,
Mr. Sandip Babu Narvekar
Bicholim - Goa.

Copy to:
The Chief Officer
Bicholim Municipal Council
Bicholim - Goa.

The permission is granted subject to the provision of Town & Country Planning Act 1974 and the rules & Regulation framed there under.