

MAPUSA MUNICIPAL COUNCIL,
MAPUSA-GOA
CONSTRUCTION LICENCE

LICENCE NO. 22

Date: 16/02/2024

To,
M/s Nishigandha Holdings,
6 Comunidade Ghor,
2nd Floor, Mapusa, Bardez - Goa.

Have paid an amount of **Rs. 25,73,562/- (Rupees Twenty Five Lakhs Seventy Three Thousand Five Hundred and Sixty Two only)** to this Council vide Receipt No. **16463; dt. 16/02/2021,** and payment towards Commission on Cess amounting to **Rs. 10646/-** vide receipt No. **16464; dt. 16/02/2021** and an amount of **Rs. 1053999/-** paid towards Cess vide **No.16465 dtd. 16/02/2021** 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) Construction Licence Fees:

- : 1.5% x (2329.10 x Rs.19100/-) + (3094.46 x Rs.16500/-)
- : 1.5% x (Rs. 44485810/-) + (Rs. 51058590/-)
- : **Rs.1433166.00**

B) Compound Wall

- : 1.50% x (75.30 x Rs. 3500/-) + 7.50 x Rs.6400/-)
- : 1.50% x (Rs. 263550/- + Rs. 48000/-)
- : Rs. 4673.25
- Say **Rs. 4673.00**

C) R.C.C. Approval Fees:

- : 0.50% x (2329.10 x Rs. 19100/-) + (3094.46 x Rs.16500/-)
- : **Rs.477722.00**

D) Lift charges

- : 1.50% x (1x 2300000) + (1x3700000) + (1x 2300000)
- : Rs.124500/-
- : Deduction = 1.5% (7 x 87000/-)
- : Rs. 9135.00
- : Rs. 124500/- Less:- 9135/-
- : **Rs. 115365.00**

E) Extra for additional floor :

- : 1.5% (3 x 156600)
- : Rs. 7047.00

F) Water tank charges :

- : 1.5% { [(5000+ 25000) + (5000+ 25000)] X 30 }
- : Rs. 27000.00

G) Service Connection Charges

:- 1.50% x [32% (2329.10 x 19100) + (3094.46 x 16500) + (75.30 x 3500 + 7.50 x 6400) + (2 x 2300000) + (1 x 3700000) + {(5000 + 25000) + (5000 + 25000) x 30}]
:- 1.5% [32% (44485810 + 51058590) + (263550 + 48000) + (4600000) + (3700000) + 1800000]
:- Rs. 508588.56
:- **Say Rs. 508589.00**

H) Commission on Cess :

:- 1% x (Rs. 1064645/-)
:- Rs. 10646.45
:- **Rs. 10646.00**

I) Labour Cess:

:- Rs. 1064645/- Less Rs. 10646/-
:- **Rs 1053999.00**

Total Fees = (A) + (B) + (C) + (D) + (E) + (F) + (G) + (H) = Rs. 25,84,208.00

He is hereby granted Construction Licence for **Proposed construction of Commercial cum residential building** with respect to land zoned as Commercial "C-1" zone as per 2021 O.D.P. and situated at Mapusa City / bearing **Chalta No. 46 - A** of **P.T. Sheet No. 73** at **Mapusa, Bardez - Goa** duly approved by NGPDA vide Order No. **NGPDA/M/1824/2734/2021**; dtd. **01/01/2021** at Panaji-Goa with the following conditions:-

1. The Licensee shall notify the Council regarding commencement of work in prescribed proforma as per Appendix D1
2. The Licensee shall strictly comply with all the conditions imposed in the Development Order No. **NGPDA/M/1824/2734/2021**; dtd. **01/01/2021** issued by the **North Goa Planning and Development Authority**.
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.
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 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 / ashlars masonry finish to buildings will also be permitted.
18. Access up to the entrance of the building is to be paved and is 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 i.e. without obtaining Occupancy Certificate
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.
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.

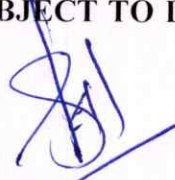
34. Not to engage labourers for any construction / building work unless they are screened for malaria and possess health cards. These cards are to be renewed every 3 months. Also arrangement should be done to get their blood tested immediately incase of fever and ensure that full treatment is taken in consultation with National Vector Borne Diseases, Control Programme.
35. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic purposes including proper sanitary conditions including toilet facilities.
36. 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.
37. 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.
38. 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.
39. The Licensee shall be fully responsible for structural stability of the building for which this licence has been granted.
40. 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.
41. 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.
42. The Licensee shall take adequate precautions for the safety of workers/labours and all others involved in the construction work.
43. 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.
44. The Licensee, his Engineer and Architect shall take all necessary steps to see that structure is sound, safe and stable.
45. The Licensee should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
46. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
47. Garages and parking areas shown in the approved plan shall be strictly used for parking purposes only and should accessible to vehicles. No commercial activities shall be allowed in these areas.

48. 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) [as per the Notification No. 5-1-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.
49. **This Construction Licence is issued based on application submitted by applicant on prescribed format appendix A-4, addressed to Member Secretary NGPDA, Panaji - Goa for recommendation for conversion Sanad and subject to condition that valid Conversion Sanad shall be submitted to this Council before applying for Occupancy Certificate or renewal of licence whichever is earlier.**
50. **This Construction Licence is issued based on condition that licensee shall submit NOC from the Forest Department for cutting of trees before commencement of construction work on site.**
51. **The Licensee should comply with all conditions laid down in the provisional N.O.C issued by Medical Officer, Urban Health Centre, Mapusa - Goa, vide reference No. UHCM/NOC-Const/2020-21/1726 dated 14/01/2021.**
52. **The Licensee should comply with all conditions laid down in the provisional 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.10/957/20-21 dated 14/01/2021.**
53. **The Licensee should comply with all conditions laid down in the N.O.C issued by Office of the Sub-Divisional Engineer, Electricity Department, Sub - Div I (U), Mapusa vide reference No. AE- I (U)/ O& M /2020-21/Tech-40 /2261 dated 05/01/2021.**
54. **Licensee should submit valid conversion Sanad for the entire plot prior to applying for the next renewal or prior to submitting application for issue of Occupancy Certificate whichever is earlier.**

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.**




(Kabir K Shirgaonkar)
Chief Officer
Mapusa Municipal Council