Municipal Building Licence

Mhapsa Municipal Council

Construction Licence

No.CONSTLIC/MAPUSA/2025-2026/14

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.: 2,293,919.00

Construction Licence Fee : 1,496,647.00 , Administration charges :7,893.00
Cess charges (Labour Dept.) :781,379.00 , Temp.NOC charges for Water & Electricity: 3,000.00

(c) Construction of Compound wall.

(d) As per the enclosed approval plan/in the property zoned as S-2 zone in ODP and situated at CUNCHELIM MAPUSA GOA bearing Chalta No.:12 P.T.Sheet No.:10 of City Cunchelim[Mapusa], Chalta No.:11 P.T.Sheet No.:10 of City Cunchelim[Mapusa], with the following conditions:-

1. The licencee shall strictly comply all the conditions imposed in the Development Permission / Technical Clearance Order No.NGPDA/M/2096/93/2025, dated 4/4/2025 issued by the Planning & Development Authority.
2. The licencee shall notify the Corporation/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 Corporation/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 Corporation/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 licencee should construct a seperate 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 licencee 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 licencee 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.

Mapusa Municipal Council * MMC * Mapusa - Goa

13. All the buildng 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 and sizes.

16. The licencee should gift the road widening area to the Corporation/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 licencee should plaster and paint the building internally as well as externally before applying for Occupancy Certificate. Exposed brick/laterite/concrete/ashlars masonary finish to buildings will also be permited.

18. The licencee should provide a dustbin at a convenient place acessible for the Municipal vehicle for collection of garbage.

19. Road Widening area if applicable, shall be asphalted/paved 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 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 Corporation/Council.

25 All temporary shed/existing Building shown to be demolished in the plan are to be 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 or 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 Corporation/council after the completion of the compound wall.

34 Drinking water well should be 15 meters away from the soak pit.

Mapusa Municipal Council
MMC
Mapusa - Goa

35. The applicant shall follow the conditions laid down in the NOC issued by respective Health Centre, P.W.D and Electricity department .

36. Party shall abide by all the conditions of Planning & Development Authority order and Mhapsa Municipal Council construction licence .

37. After expiry of construction licence, renewal/revalidation of construction licence shall be done only after submission of validated development order from Planning & Development Authority.

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 Commisioner/Chief Officer and/or officials of this municipal Corporation/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 Commisioner/Chief Officer and/or officials of this municipal Corporation/council shall in no way be responsible for the same. If required, licencee and his architect /engineer may obtain

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 Commisioner/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 Commisioner/Chief Officer) or wrongly submitted by the licencee.

43. This construction licence is issued based on the technical clearance order issued by Planning & Development Authority.

44. Licencee, his engineer and architect shall take all necessary steps to see that the structure is sound and safe and stable.

45. Storage of water should be done in such a way that mosquito breeding doesn't take place either by introducing fish in the tank/wells or properly covering the iron drums/plastic tanks etc or by keeping the tanks dry once a week.

46. Overhead tank/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.

47. Curing water collections should be treated with anti-larval chemicals by the licensee.

48. 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 regularly 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.**

49. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic purposes including proper sanitary conditions inclueding toilet facilities.

Mapusa Municipal Council MMC Mapusa - Goa

50. To fill the pits,ditches, water pools, etc to avoid stagnations and to ensure no mosquito breeding sites in and around specially in unused items like tyres, bottles, tins, etc.

51. 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 mosqitoes.

52. 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.

53. The construction Licence holder shall make necessary arrangement to erect/display requisite precautionary safety signages and sign boards in order to guide the vehicular traffic at the construction site.

54. Construction material / debris shall not be dump / stacked on road during any stage of the execution of the work

55. The licencee should submit the Affidavit/undertaking regarding handing over of the road widening area to the Council.

56. The licencee shall obtain permission from Forest Department for cutting of trees if required and submit the same to this office before commencement of construction activity.

57. The licencee should submit Conversion Sanad of property bearing Chalta No. 11 of P.T. Sheet No.10 situated at Cunchelim, Mapusa, before commencement of construction activity.

58. The licencee shall demolish the existing structure as shown in the approved plan approved by NGPDA before commencement of construction activity and deposit its construction and demolition waste/debris in an authorized abandoned laterite stone quarry at Tuem, Pernem, Taluka by obtaining necessary prior approval from Goa Waste Management Corporation, Saligao, Bardez-Goa and on payment of necessary charges

59. Pan Number No.Aashi Realtech is ACFFA6293G

Mapusa Municipal Council
MMC
Mapusa - Goa

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.

Digitally Signed by: CHANDRAKANT BOMBI SHETKAR
Designation: Chief Officer
Date of Signing: 01-08-2025
Location:Mhapsa Municipal Council
Date of Issue of Licence: 01-08-2025

Mapusa Municipal Council MMC Mapusa - Goa

To,

AASHI REALTECH LLP REP BY ITS DESIGNATED PARTNER MR PURSHOTAM BANSAL
H.NO.92, SHARDA NIKETAN, PITAMPURA, NORTH WEST DELHI, 110034

Copy To:

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

*(b) Member Secretary, North Goa Planning and Development Authority