

**MUNICIPAL BUILDING LICENCE
PONDA MUNICIPAL COUNCIL
PONDA - GOA**

Revised & Renewal Licence No **07** /2025-2026

Date: **25/7** /2025

Original Licence No: 86/2006-2007 dated 12/02/2007

Construction of Commercial Building as per enclosed approved plans in the property zoned as Commercial C-1 in the ODP-2031 situated at Sadar, Ponda town bearing survey no. 4/1 of approved Development Permission No. SGPD/P/2484/184/24-25 Dated 07/11/2024.

- 1- The applicant shall strictly comply all conditions imposed in the Development permission/Technical Clearance Order No. SGPD/P/2484/139/06-07 dated 30/06/2006, No. SGPD/P/2484/247/10-11 dated 20/10/2010, No. SGPD/P/2484/194/13-14 dated 17/10/2013, No. SGPD/P/2484/70/14-15 dated 25/07/2014, No. SGPD/P/2484/17/14-15 dated 10/12/2014, No. SGPD/P/2484/238/15-16 dated 13/01/2016, No. SGPD/P/2484/103/17-18 dated 26/10/2017, No. SGPD/P/2484/240/20-21 dated 24/03/2021, No. SGPD/P/2484/119/22-23 dated 19/09/2022 and No. SGPD/P/2484/184/24-25 dated 07/11/2024 issued by the South Goa Planning and Development Authority.
- 2- The applicant shall notify the Council for giving alignment of the construction. Licencee and his Architect/Engineer shall be fully responsible to ascertain, before commencement of work, the correctness of dimensions, area, 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 held responsible for the correctness of the plot or land at any stage. If required licensee may obtain demarcation from competent authority to carry out demarcation.
- 3- The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical lines passing adjacent to the building.
- 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 of 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 statements therein and whenever there is any false statement or misrepresentation of any material passed, approved or shown in the application on which permit was based.
- 8- The applicant should construct a separate soak pit in order to derivate in the sullage water.
- 9- Any soak pit should be constructed 15 mts away from any well.
- 10- The ventilation pipe of the septic tank should be provided with Mosquito net.
- 11- The applicant should connect the pipe line from their latrine / W.C's to the sewerage line at their own cost when sewage 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 tank shall be provided with mosquito proof lids over flow pipes. The tanks should be provided with access ladders wherever necessary.
- 15- Overhead tanks /sumps are provided with mosquito proof lids and other pipe fittings without any hole for the entry of mosquitoes. Outlet is to be covered by Muslim/wire mesh. Ladder for inspection of tank to b installed if required.
- 16- The drains surrounding the plot if any should be constructed with PCC and should be covered with removable R.C.C. slabs of sufficient thickness.
- 17- The applicant should gift road widening area to this Council before applying for the Occupancy certificate, if the applicant has utilized the extra F.A.R in lieu of the road widening affecting the plot.
- 18- The applicant 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.
- 19- The applicant should provide appropriate dustbins at convenient places accessible for the Municipal vehicle for collection of garbage.
- 20- Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.

- 21- 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
- 22- Access up to the entrance of the building to be paved and is provided with drainage facilities.
- 23- Space for Parking of vehicles should be clearly demarcated on the ground.
- 24- No Restaurants /Bar will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
- 25- No commercial activities will be permitted in the shops unless a separate permission is obtained from this Council.
- 26- All temporary sheds/existing buildings shown to be demolished in the plan are demolished before applying for Occupancy certificate.
- 27- Fire escapes staircases, if applicable shall be constructed as indicated in the approved plans.
- 28- All internal courtyards should be provided with drainage outlet.
- 29- The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
- 30- No soak pit or any other structure should come in the road widening area.
- 31- The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
- 32- The construction of compound wall should not obstruct any pathway or any public access. The applicant should make the necessary arrangements for smooth flow of rain water by keeping adequate opening in the compound wall for the purpose.
- 33- No gates shall open outwards on to the road.
- 34- The construction of compound wall should be as per the approved plan. The applicant shall inform this council after the completion of the compound wall.
- 35- Sewerage water should not be connected to the existing gutters.
- 36- Adequate toilet facility should be compulsorily provided at the construction site before taking alignment for the use of laborers engaged in the construction work.
- 37- No water shall be allowed to accumulate in any pit, depression etc. at the site to avoid breeding of mosquitoes.
- 38- In the event the applicant desires to construct a temporary store room he should obtain the permission of the Chief Officer by furnishing relevant plans.
- 39- All curing water/stored water used for construction should be treated with anti-larvae chemicals and should be recovered to avoid breeding of mosquitoes. Instead of treating with anti/larval chemicals larvae eating fish like 'Kan katre' should be inserted. Also Mosquito breeding shall be prevented by properly covering the iron drums/plastic tanks etc or by observing dry day once a week.
- 40- Licencee shall ensure that all labourers screened for malaria and possess health cards and renew the same once in three months as required under section 75(A) of the Goa Public Health Act. No labourers shall be engaged by the contractor/developer/builder without a valid health card and same shall be produced to the Health Department or any authorized representative of Goa on demand. The licence would be withdrawn in case the labourers employed do not have valid health cards, and if there is any area which is unhealthy. Also Agreement should be done to get their blood tested immediately in case of fever and ensure that full treatment is taken in consultation with NVBDC programme.
- 41- Laborers to be provided with basic amenities like proper shelter, water for drinking and domestic purposes, proper sanitary conditions including toilet facilities.
- 42- 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, bottles, tins etc.
- 43- 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.
- 44- Drain/nallah to be maintained clean around the site so that there is no blockage to flow of water. The gradient should be proper for drainage /flow and also proper cleaning of water should be done.
- 45- The health units at the respective levels should be involved in the planning process.
- 46- Compound wall should have smooth curve at the corner junction and its height should be maintained to the satisfaction of Council from sight distance point of view and should be brought to notice of Council well in advance.
- 47- The Council is free to incorporate or direct /the applicant to follow any other conditions, in the public interest for the safety of the building/Bungalow.
- 48- Periodical mosquito repelling activities shall be carried out during construction.
- 49- The Council shall not be responsible for any misrepresentation in the plan and the Architect is fully responsible to abide the bye-laws and building code and the sanctity of documents submitted and the Council has its right to revoke the licence.



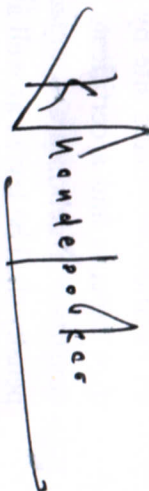
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- 50- Before applying for the Occupancy, completion certificate from the Architect who has originally submitted the drawings shall be obtained and processed.
- 51- Before issue of occupancy numerous fruit bearing of trees should be planted and reach the height of 1 meter.
- 52- The construction should be strictly as per the Municipal Bye-laws and Municipal Act and as per the provisions of relevant laws in force in respect of the open spaces, set-backs, F.A.R. and conversion of road widening, parking basement mezzanine, stilt, height etc.
- 53- It will be the responsibility of the licence holder / builder to maintain the proper set-back as per approved plans/bye-laws respective of the fact that the alignment is checked by Municipal Authority during the line out.
- 54- It will be the duty of the licence holder to pay the fees in time and renew the licence. In case there is any revision of fees the same are to be paid before issue of occupancy
- 55- Licencee shall construct and maintain solid waste disposal facility in the said proposed complex. The plan of the same to be approved by the Council.
- 56- The Licencee should use the construction debris for filling up foundation, levelling of parking area etc within their property and without harming the environment.
- 57- The licensee should give undertaking on an affidavit that the construction debris shall be disposed/ dumped at the notified/designated site by Public Works Department.
- 58- Additional construction debris which cannot be used for back filling shall be disposed / dumped at the notified/designated site by Public works Department, Work Division XV Ponda-Goa at his own expense and a certificate in this regards has to be submitted to this council as and when construction debris are dumped. If the affidavit is breached or the certificate is not produced, penalty shall be levied as well as the licence granted will be withdrawn
- 59- Licencee shall be fully responsible for structural stability and all kind of safety of entire construction and even after completion of the construction.
- 60- Licencee shall take adequate precautions for safety of workers/labours and all other involved in the construction.
- 61- This construction licence is issued based on the condition that LICENCEE and HIS ENGINEER shall be solely responsible for the stability of the structure and safety of all concerned and the Chief Officer and all his officials 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 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 (not received by Chief Officer) or wrongly submitted by licensee.
- 62- This construction licence is issued based on the technical clearance order given by PDA.
- 63- Licencee, his engineer and architect shall take all necessary steps to see that structure is sound, safe and stable.
- 64- Licencee and his Architect/Engineer shall be fully responsible to ascertain before commencement of work, 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 no way will responsible for same. If required licensee and his Architect/Engineer may be obtain opinion or report from experts.
- 65- Adequate care should be endorsed in seeing to it that in case of any contingencies there is proper ingress or egress for emergency services.
- 66- The Party should develop the transfer station and provide 2 Nos of 240lts dustbins (Green and Black) for Segregation of Garbage in the said proposed Complex before applying for Occupancy Certificate.
- 67- Roads leading to or at construction sites must be paved and blacktopped. (i.e. metallic roads).
- 68- No excavation of soil shall be carried out without adequate dust mitigation measures in place.
- 69- No loose soil or sand or Construction & Demolition Waste or any other construction material that causes dust shall be left uncovered.
- 70- Wind-breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 meters shall be provided.
- 71- Water sprinkling system shall be put in place.
- 72- Dust mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- 73- Grinding and cutting of building materials in open area shall be prohibited.
- 74- Construction material and waste should be stored only within earmarked area and road side storage of construction material and waste shall be prohibited.
- 75- No uncovered vehicles carrying construction material and waste shall be permitted.
- 76- Construction and Demolition Waste processing and disposal site shall be identified and required dust mitigation measures be notified at the site.
- 77- The construction debris shall be disposed off in the designated places identified by Government (PWD) without harming the nature.

- 78- In no circumstances the Construction debris of construction material shall be stacked on the road side.
- 79- The Licencee shall strictly adhere to the directions issued by the Government of Goa regarding Covid-19 Management contained in MHA guidelines.
- 80- The Licencee has to develop road widening area before applying next renewal license or Occupancy Certificate.
- 81- C & D Waste has to be disposed as per the government guidelines in force.
- 82- Final NOC from Fire and Emergency services has to be submitted before applying for Occupancy Certificate.
- 83- Existing structure to be demolished as depicted in the approved plan has to be demolished before applying for Occupancy Certificate.
- 84- NOC from Sewerage Department has to be submitted before applying next renewal license or Occupancy Certificate.
- 85- This licence is valid for a period upto **11/02/2026**. Renewal if required shall be applied within the period of the validity of the licence.

The applicant has paid the respective fees to the tune of **Rs. 5,23,207/-** Vide Receipt No. 04029, **Rs. 16,60,542/-** Vide Receipt No. 04030 & 04032, **Rs. 3,887/-** Vide Receipt No. 04031, dated 18/07/2025.




(Suyash Sinai Khandeparkar)
Chief Officer

To,
Shri Sameer Anil Salgaocar
C/o. Raj Housing Development Pvt. Ltd.
Ponda Goa

C.C To,

1. The Member Secretary,
South Goa Planning and Development Authority,
Center Mansion Building,
Ponda-Goa
2. The Health Officer,
Primary Health Centre
Ponda Goa