

MAPUSA MUNICIPAL COUNCIL

MAPUSA GOA

RENEWAL LICENCE NO. 16 dt. 29/12/2022

Tax for: Fees for approval of renewal of Original Construction Licence No.57; dt. 13/08/2012, for Construction of Commercial cum Residential building Project in property bearing Chalta No.40, 41, 42, 43, 45, 46, 47, 48 of P.T. Sheet No.14 and Chalta No.4 & 36 of P.T. Sheet No.32 situated at Acoi, Mapusa, Bardez – Goa.

(A) Licence Renewal fees for the period from 13/08/2019 to 12/08/2022

:- $105\% \times [1\% \{ (422.27 \times 11000 + 12705.72 \times 9500) + 32\% (422.27 \times 11000 + 12705.72 \times 9500) \} + (100800 + 17960)] = 105\% (1773370.89)$

:- Rs.1862039.44

:- Say Rs.1862039.00

(B) Recovery of service connection charges on original licence area incl. Commercial area:

:- $7\% \times [(1\% (20792.50 \times 9500) + 7\% (100800))] + 32\% (422.27 \times 1500)$

:- Rs.147353.02

:- Say Rs.147353.00

(C) Commission on Cess

:- $1\% (Rs.147353.02) = Rs.1473.52$

:- Say Rs.1474.00

(D) Labour Cess fee.

:- Rs.14735.02 - Rs.1474.00

:- Rs.145879.00

Total A + B + C = Rs. 20,10,866.00

Mrs. Albertina Trindade, Mr. Riva Anthony Trindade & Ors., Legal heirs of late Mr. Pascoal Trindade, Through P.O.A Holder Shri. Sandip Nigalye, C/o Raj Housing Dev. Pvt., Ltd., Ponda-Goa, has paid the aforesaid amount of Rs.20,09,392/- (Rupees Twenty lakh nine thousand three hundred & ninety two only) vide receipt No. 071 dt. 29/12/2022 and payment towards Commission on Cess amounting to Rs.1474/- vide receipt No.071; dt. 29/12/2022 and an amount of Rs.1,45,879/- towards Cess vide Demand Draft No. 004923 dtd.28/12/2022 in favour of The Secretary, the Goa Building and Other Construction Workers Welfare Board, Panaji – Goa as per Bye-Laws in force, for renewing Original Licence No. 57 dated: 13/08/2012 which was valid upto 12/08/2019. Time limit for completion of the said work is extended upto 12/08/2022 with the same terms and conditions imposed under Original licence No.57 dated: 13/08/2012, and on additional conditions mentioned below:

Conditions: -

- 1) This Construction Licence 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 Construction Licence and the Licensee will not be entitled for any compensation in case of misrepresentation of facts / submissions made by the Licensee.



(Amitesh A. Shirvoikar)

Chief Officer

Mapusa Municipal Council

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- 2) All the Conditions stipulated in the Original Construction Licence No. 57 dated: 13/08/2012, should be strictly followed.
- 3) **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.**

Place: - Mapusa – Goa.

Dated: - 29/12/2022



(Amitesh A. Shirvoikar)
Chief Officer
Mapusa Municipal Council

MAPUSA - GOA

LICENCE NO. 07

Date: 29/12/2022

Tax for: Fees for approval of Revised plan for Proposed Construction of Commercial Cum Residential buildings of Block A-1, A-2, & B-1 and Amalgamation (Revised) in property bearing Chalta No.40, 41, 42, 43, 45, 46, 47, 48 of P.T. Sheet No.14 and Chalta No.4 & 36 of P.T. Sheet No.32 situated at Acoi, Mapusa, Bardez – Goa.

Fees paid for:

I) Revised Plan Approval fees

: Rs.10,000/-

II) Revised Licence fees :

: 1.50% {(10.88 x 16500) + 32% (10.88 x 16500)}

: Rs.3554.50

: Say Rs.3555.00

III) Commission on Cess

: 1% (Rs.2369.66) = Rs.23.70

: Say Rs.24.00

IV) Labour Cess

: Rs.2369.66 - Rs.24.00 = Rs.2345.66

: Say Rs.2346.00

(A) Recovery of Licence fees & Labour Cess towards construction of stilt floor of buildings B-1, B-2, C-1 and C-2, Ground floor (Part)/ Stilt Parking of buildings A-1 and A-2

V) Licence fees

: 1.50% {(1958.02 x 9500) + 32% (1958.02 x 9500)}

: Rs.368303.56

: Say Rs.368304.00

VI) Commission on Cess

: 1% (Rs.24553571)

: Rs.2455.35

: Say RS.2455.00

VII) Labour Cess

: Rs.245535.71 - Rs.2455.00 = Rs.243080.71

: Say Rs.243081.00

(B) Recovery of Difference in licence fees with respect to the commercial area (Shops) on ground floor of buildings A-1 and A-2

VIII) Licence fees

: 1.50% {(422.27 x 1500)}

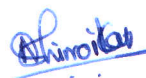
: Rs.9501.07

: Say Rs.9501.00

IX) Commission on Cess

: 1% (Rs.6334.05) = Rs.63.34

: Say Rs.63.00



(Amitesh A. Shirvoikar)
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X) Labour Cess

: Rs.6334.05 - Rs.63.00 + Rs.6271.05

: Say Rs.6271.00

Total I+II+III+(A) V+VI+(B)VIII+IX: Rs. 3,93,902.00

Mrs. Albertina Trindade, Mr. Riva Anthony Trindade & Ors., Legal heirs of late Mr. Pascoal Trindade, Through P.O.A Holder Shri. Sandip Nigalve, C/o Raj Housing Dev. Pvt., Ltd., Ponda-Goa, has paid the aforesaid amount of Rs.3,91,360/- (Rupees Three lakh ninety one thousand three hundred & sixty only), vide receipt No. 071; dt. 29/12/2022, and payment towards Commission on Cess amounting to Rs.2,542/- vide receipt No. 071; dt. 29/12/2022 and an amount of Rs.2,51,698/- towards Cess vide Demand Draft No. 004923 dtd.28/12/2022 in favour of The Secretary, the Goa Building and Other Construction Workers Welfare Board, Panaji – Goa as per Bye-Laws in force for approval of Revised plan for Proposed Construction of Commercial Cum Residential buildings of Block A-1, A-2, & B-1 and Amalgamation (Revised) in property bearing Chalta No.40, 41, 42, 43, 45, 46, 47, 48 of P.T. Sheet No.14 and Chalta No.4 & 36 of P.T. Sheet No.32 situated at Acoi, Mapusa, Bardez – Goa.

The licensee shall observe the following conditions:

1. The Licensee shall strictly comply with all conditions imposed in the Development Order No. NGPDA/M/972/226/18 dated: 28/05/2019 issued by the North Goa Planning and Development Authority.
2. This Construction Licence 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 Construction Licence and the Licensee will not be entitled for any compensation in case of misrepresentation of facts / submissions made by the Licensee.
3. The Licensee shall be fully responsible for structural stability of the building for which this licence has been granted.
4. The Licensee and his Architect / Engineer shall be fully responsible to ascertain, before commencement of construction 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 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.
5. 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 in no way be responsible for the same. If required, Licensee and his architect / engineer may obtain opinion or report from experts.
6. The Licensee shall take adequate precautions for the safety of workers/labours and all others involved in the construction work.


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7. This construction licence is issued based on the conditions 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.
8. The License, his Engineer and Architect shall take all necessary steps to see that structure is sound, safe and stable.
9. **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.**
10. Necessary compliance to be followed for dust pollution, mitigation during the construction or demolition of the building by the developer as per the order of the Hon'ble NGT in O.A. 148/2016 (M.A. No.686/2017).
11. The building should not be occupied after its completion unless necessary certificate of occupation is granted by this Council.
12. If any of the conditions stipulated in this Licence, Original Licence No. **57**; dt. **13/08/2012**, are not fulfilled, the licence will be revoked / cancelled.
13. This Licence is issued based on the NGPDA Approved Order vide Ref. No. **NGPDA/M/972/226/18** dated: **28/05/2019**.
14. This licence is issued based on the Certificate of Conformity with Regulations issued by the Architect Mr. Makarand Parange and Structural Liability Certificate issued by the Structural Engineer Mr.. Rajesh Mahambrey.
15. The licensee should comply with all the conditions laid down in the N.O.C issued by the Health Officer, Urban Health Centre, Mapusa, vide Reference No: **UHCM/NOC-Const/2019-20/953**; dated: **28/08/2019**.
16. This licence issued based on the Prior Environmental Clearance issued by the Director/ Ex-Officio Jt. Secy. (STE) & Member Secretary, Goa State Environment Impact Assessment Authority, EIA- Goa State Secretariat, Panaji-Goa, vide Ref. No. **3-181-2010/STE-DIR/107** dtd. **22/03/2013**.

Place: **Mapusa, Goa.**

Dated: **29/12/2022**

(Amitesh A. Shirvoikar)

Chief Officer

Mapusa Municipal Council