



# CORPORATION OF THE CITY OF PANAJI

Panaji - Goa 403 001 India.

Tel: (91-0832)-2223339 / 2422736 / 2423556 / 2237160 Fax: (91-0832) 2426998

E.mail: commissioner@ccpgoa.com | Web: www.ccpgoa.com

Ref:-401/1/CCP/ENG/CONST/2021-2022/ 7498

Date: 26 /11/2021

## CORRIGENDUM

**Ref:-** CCP, Construction Licence no.: 401/1/CCP/ENG/CONST-LIC-08/2020-2021/31; dated 04/11/2020 .

The Licence Validity period mentioned on page no. 6 of the above referred Construction Licence i.e. **"This Licence is valid for a period of One Year from the date of issue of this Licence"** may be read as **" This Licence is valid for a period of Three Years from the date of issue of this Licence"**.

Rest of the contents of the said Construction Licence will remain unchanged.



*Auto firmadas.*  
(AGNELO A. J. FERNANDES)  
COMMISSIONER

**To :**

Mrs. Carolina Po,  
H.No. 231,  
Mintra Bazar,  
Caranzalem, Goa.



# CORPORATION OF THE CITY OF PANAJI

Panaji - Goa 403 001 India.

Tel: (91-0832)-2223339 / 2422736 / 2423556 / 2237160 Fax: (91-0832) 2426998

E.mail: commissioner@ccpgoa.com | Web: www.ccpgoa.com

**Lic.No.: 403/1/CCP/ENG/CONST-LIC-08/Revised-I/2021-2022/35**

Mrs. Carolina Po, R/o. H.No. 232, Mitra Bazar, Near Petrol Pump, Caranzalem, Tiswadi - Goa, is hereby granted approval for construction of licence as per approval revised plans on payment of **Rs. 48,940=00 (RUPEES FORTY EIGHT THOUSAND NINE HUNDRED AND FORTY ONLY)** to this Corporation vide Receipt No. **705355 and 705356; dated 14.10.2021** as per details given below :

- |      |  |               |
|------|--|---------------|
| i)   | Const. Lic. Fees for Additional Area Licence fees..... | Rs.23,364=00  |
| ii)  | Revised Plan approval fees.....                        | Rs.10,000=00  |
| iii) | Cess Fees.....   | Rs. 15,576=00 |

**Rs. 48,940=00**

**LOCATION : MITRA BAZAR, CARANZALEM - GOA.**

This permission is granted for **Revision of plans of commercial cum Residential building** with respect to land zoned as **commercial "C-1 zone** in O.D.P. 2028 and in land bearing **Chalta No. 24 & 25 of P. T. Sheet No. 164 at Panaji Goa**, duly approved by **GPPDA vide order No. GPPDA/311/TAL/397/2021 dated 2<sup>nd</sup> August 2021.**

The licensee shall observe the following condition.

1. The licensee should abide by the conditions imposed under licence  
**No. 401/1/CCP/ENG/CONST-LIC- 08/2020-2021/31 dated 04.11.2020.**
2. The licence should also abide by the conditions imposed under **GPPDA vide order No. GPPDA/311/TAL/397/2021 dated 02/08/ 2021.**
3. Licencee shall get the plot bearing **Chalta No. 24 & 25 of P. T. Sheet No. 164, Panaji City**, demarcated by Survey Dept. within 6 months from the date of issue of this approval for Revised Plans.

Date: - **19**.10.2021.



**(AGNELO A. J. FERNANDES)**  
**COMMISSIONER**

Corporation of the City of Panaji

To  
Mrs. Carolina Po,  
R/o. H.No. 232, Mitra Bazar,  
Near Petrol Pump, Caranzalem, Goa.

AM/MK



# CORPORATION OF THE CITY OF PANAJI

Panaji - Goa 403 001 India.

Tel: (91-0832)-2223339 / 2422736 / 2423556 / 2237160 Fax: (91-0832) 2426998

E.mail: commissioner@ccpgoa.com | Web: www.ccpgoa.com

## CONSTRUCTION LICENCE

Licence No. 401/1/CCP/ENG/CONST-LIC-08 /2020-2021/31

Mrs. Carolina Po, H.No. 232, Mintra Bazar, Caranzalem, Goa, have paid an amount of Rs. 15,62,838=00 (Rupees. Fifteen Lakh Sixty Two Thousand Eight Hundred Thirty Eight only) to this Corporation vide Receipt Nos. 704420 & 704421 dated 22/10/2020 as per details given below:

**LOCATION : MINTRA BAZAR, CARANZALEM - GOA.**

### Fees paid for:

i)	Constn. Lic, fees .....	Rs. 5,19,279=00
ii)	Licence fees for 2 <sup>nd</sup> & 3 <sup>rd</sup> floor .....	Rs. 2,59,640=00
iii)	RCC Fees .....	Rs. 2,59,640=00
iv)	Cess Fees .....	Rs. 5,19,279=00
v)	Amalgamation fees .....	Rs. 3,000=00
vi)	Demolition fees .....	Rs. 2,000=00

**Total Rs. 15,62,838=00**

She is hereby granted licence for **Proposed Construction of Commercial cum Residential Building** with respect to land zoned as **Commercial "C-1" Zone** as per O.D.P. - situated at Panaji bearing Chalta No. 24 & 25 of P. T. Sheet No. 164, of City Panaji duly approved by GPPDA vide order No. GPPDA/311/TAL/767/20 dated 3<sup>rd</sup> January 2020 at Panaji - Goa.

In terms of section 257 of the Corporation of the City of Panaji Act, 2002 as per the plans in triplicate enclosed to his/her application under **Inward No. 352 dt. 10/01/2020**. One copy of the approved plan carrying the common seal of this Corporation and duly signed by the Commissioner is returned to him/her who shall comply with the following conditions:

1. The Licensee shall strictly comply with all the conditions imposed in the Development Permission/ Technical Clearance Order No. **GPPDA/311/TAL/767/20 dated 3<sup>rd</sup> January 2020** issued by the North Goa Planning and Development Authority.
2. The Licensee shall notify the Corporation for giving the alignment of the building as required under Rule 8 (a) & (b) of the Panaji Municipal Council Building Bye laws No. PMC/BL/4/1975 in force.
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 Corporation of the City of Panaji.
5. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads, failing which action as per provision contained under Section 287 of the CCP Act 2002 will be initiated.
6. The Building should not be occupied unless the occupancy Certificate is obtained from this office.
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 licence was based. In such cases provisions contained under Section 264 of CCP Act 2002 will be invoked.
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 meters 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 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 prominent place whenever the construction is started, indicating the number, the date and the authority from which the licence for the development work has been obtained.
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 this office before applying for the occupancy Certificate.
17. The licensee should plaster and paint the building internally as well as externally before applying For occupancy certificate. Exposed brick /laterite/ concrete/ stone/ ashlar masonry finish to buildings will also be permitted.

18. The Licencee should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
19. Road widening area shall be asphalted 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 purpose only and should be easily accessible to vehicles. No commercial activities shall be allowed in the areas
21. Access upto the entrance of the building is to be paved and to be provided with drainage facilities.
22. Space for parking of vehicle should be clearly demarcated on the ground.
23. No Restaurants/ Bars will be permitted in the shops unless a separate soak pit is provided besides conforming to the rules in force.
24. No commercial activities will be permitted in the shops unless a separate permission is obtained from this office.
25. All temporary sheds/existing buildings 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 licensee should maintain all existing natural drains in the plot and should not block them at any stage.
29. No soak pit or other structures 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 compound wall should not obstruct any pathway or any public access. The applicant shall make necessary arrangements 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 compound wall should be as per the approved plan. The licensee should demarcate the plot boundaries with the help of the Directorate of settlement of land Records i.e. Survey Department and inform this office before commencement of the construction of the compound wall.
34. Drinking water well should be 15 meters away from any soak pit.

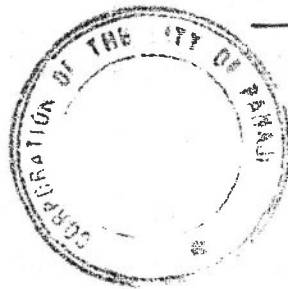
35. The licence shall be read in accordance with the provision of Section 262 of Corporation of The City of Panaji Act 2002.
36. All the conditions laid down by Planning Development Authority vide Order No. **vide order No. GPPDA/311/TAL/767/20 dated 3<sup>rd</sup> January 2020** should be strictly maintained.
37. The licensee shall undertake construction for composting station within the premises for treatment and disposal of biodegradable Municipal Solid Waste, as per design and size approved by the Corporation of the City of Panaji before applying for Occupancy Certificate.
38. 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.
39. 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.
40. Curing water collections should be treated with anti-larval chemicals by the licensee.
41. 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 in case of fever and ensure that full treatment is taken in consultation with **National Vector Borne Diseases, Control Programme**.
42. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic purposes including proper sanitary conditions including toilet facilities.
43. 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.
44. 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.
45. 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.


46. 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.
47. Construction material / debris shall not be dump / stack on road during any stage of the execution of the work.
48. All work shall be carried out as per the approved plan.
49. For disposal of Construction and Demolition waste the Licencee /Contractor/ Agency should approach/ contact Shri. Edvardo Pereira, Mobile No. 7767016257, Sub Division – I, Panaji, Work Division VII Panaji, P.W. D. Goa, Email : [ee7-pwd.goa@nic.in](mailto:ee7-pwd.goa@nic.in) along with their site location details / location Plan and Vehicle Registration Numbers which will be used for transportation of the Construction & Demolition Waste. Certificate w.r.t. Disposal/Status of Construction & Demolition Waste should be submitted to this office on every 10th & 25th of every month inorder to verify and report the same to the higher authorities.
50. The licencee shall obey the Final Decision of the Hon'ble High Court in W.P. No. 157 of 2017 or any other order passed by the High Court in the said matter.
51. The Licencee shall comply with the Solid Waste Management Rules, 2016 before applying for Occupancy Certificate.
52. The Licencee shall take necessary precautions to prevent any damages to the neighbouring structures.
53. If any symptoms of COVID-19 are seen/noticed then it is the responsibility of the licencee to bring it to the notice of the nearest Health Department.
54. All vehicles and machinery entering the premise should be disinfected by spray mandatorily.
55. Mandatory thermal scanning of everyone entering and exiting the work place to be done.
56. Medical insurance for the workers to be made mandatory.
57. Provision for hand wash & sanitizer preferably with touch free mechanism will be made at all entry and exist points and common areas. Sufficient quantities of all the items should be available.
58. Large gatherings or meetings of 10 or more people is not allowed. Seating at least 6 feet away from others on job sites and in gatherings meeting and training sessions.
59. Not more than 2-4 persons (depending on size) will be allowed to travel in lifts or hoists if used.

60. Use of staircase for climbing should be encouraged.
61. There should be strict ban of gutka, tobacco etc. and spitting should be strictly prohibited.
62. There should be total ban on non-essential visitors at the site.
63. Use of Arogya Setu will be encouraged for all employees both private and public.
64. All Organizations shall sanitize their work places between shifts.
65. The permission is liable to be revoked if it is found at any stage that the application contained false information / documents or any other *incorrect*/ wrong accompaniments. The licensee is not entitled to receive any compensation or claim in such an event.
66. Alignment of the building shall be submitted before starting concreting work of structure by demarcation of plot boundaries with stone.

**THIS LICENCE IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF ISSUE OF THIS LICENCE. RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.**

Place: Panaji, Goa.  
Date: <sup>4<sup>th</sup> November,</sup> OCTOBER 2020.



  
(SANJIT RODRIGUES)  
COMMISSIONER  
Corporation of the City of Panaji.

To,  
Mrs. Carolina Po,  
H.No. 232,  
Mintra Bazar,  
Caranzalem, Goa