

VALPOI MUNICIPAL COUNCIL

VALPOI-GOA

CONSTRUCTION LICENCE No. 01/2026-27.

M/s.B.M. Projectors, r/o, H.No.24, Amrut Nagar, Near Monovikas School, Gogol,Fatorda, Salcete-Goa, has paid an amount of Rs. **1677954.00** (Rupees Sixteen Lakh Seventy Seven Thousand Nine Hundred Fifty Four Only) to this Council vide Receipt Nos.01006 to 01010, cash/challan/cheque/DD/RTGS dated 29/04/2026 as per detail given below Proposed Construction Licence for Residential cum Commercial Building under Survey no:-24, Sub division no:-1-AB ,Village Nanus,Sattari Taluka, Goa.

Construction Licence fees Rs.1111227.60

R.C.C Approval Fees Rs. 555613.80

Admn. Charges towards Cess Rs. 11112.28

Total Rs. 1677953.68

Paid through RTGS to this council towards labour cess amounting to Rs.1100115.32

He/She is hereby granted licence for Proposed Construction for Residential cum commercial Building under Survey no:-24, Sub division no:-1-AB, Village Nanus, Sattari Taluka, Goa.

In terms of section 184 of the Goa Municipality Act, 1968 as per the plan in triplicate attached to his /her application under inward no.3876, dated 18/12/2025. One copy of the approval plan carrying the common seal of this Municipality and duly signed by the Chief Officer is returned to him/her who shall comply with the following condition:-

- 01) The applicant should erect a suitable board prominently displaying name of the developer, Municipal Licence No. and date Conversion Sanad No. and date of commencement of work and validity period of the licence, at prominent place near the site where the work has commenced.
- 02) The applicant should take alignment from the Engg. Dept of this Council. The applicant should inform this Council, as soon the foundations are opened and no works should be carried on without authorization of the Council.
- 03) The construction should be at least 2.0 mts away from any overhead electrical line passing Adjacent to the building.
- 04) If any electrical line passes above the plot where the building has to be constructed the applicant should take necessary steps and see to it that the electrical line is shifted elsewhere before Commencement of work.
- 05) When the electric line passes above the plot where the building under construction the vertical Clearance above highest part of the building immediately under such line should be 4.00 mt. Minimum.
- 06) R.C.C. work should not be started unless the structural design is signed by the Chief Officer.
- 07) R.C.C works approved by this Council shall be subject to the unconditional responsibility of the Consulting Engineer.
- 08) On expiry of one year from the date of issue of the licence the applicant should renew the licence with approval from TCP before requesting the chief officer for renewal of his/her licence Septic tank should be provided with adequate size but if possible sewerage connection is preferred. However ,in case the ground is rocky additional soak pit of the same size should be provided.
- 09) The soak pit should be constructed at least 15 mtrs. away from any well.
- 10) Existing natural stream waters drains should not be blocked at any stage during the course of Construction of building.
- 11) The building should be constructed preferably having slopping roof with Mangalore tiles.



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- 12) Sewerage water should not be constructed to existing gutters.
- 13) No projection of the building should be constructed in neighboring property.
- 14) Adequate toilet facilities should be compulsorily provided at the construction site before taking Alignment for the use of laborers engaged in the construction work.
- 15) The ventilation pipe of the septic tank should be provided with mosquito net.
- 16) The applicant should connect the pipe line from the latrine/W.C.S. to the sewerage line at the Own cost at the time of commissioning the sewerage line.
- 17) The applicant should fix a board indicating the licence number of date and the authority under Development work has been taken up at the prominent place near the site to avoid breeding of Mosquitoes.
- 18) No water shall be allowed to accumulate in any pit depression etc. at the site to avoid breeding of Mosquitoes.
- 19) Water storage tank shall be provided with mosquito proof lids over flow pipes. The tank with access ladders should be provided whenever necessary.
- 20) All the side setbacks should be maintained as per the plan approved by Dy. Town planner, Bicholim Goa.
- 21) The applicant should construct drains surrounding the plots as indicated in the drawing at Annexure !A! Enclosed herewith. This drain admeasuring 0.50 Mtrs. Breadth and 0.60mtrs in debts should be connected to the main drain/sewerage system. These internal drains should be covered with R.C.C slabs admeasuring 0.90 Mtrs length 0.40mtrs breadth and having 0.15mtrs thickness as indicated in the said drawing at Annexure !A!
- 22) The applicant should provide a dust bin having adequate capacity at a convenient place in his/her own Property. This dust bin should be easily accessible to the Municipal Vehicle for collection of garbage.
- 23) Road widening area should be as halted at the existing road level before applying for final Occupancy.
- 24) Garage shown on the plans are to be strictly used for parking purpose and should be easily accessible to public vehicles.
- 25) Access up to the entrance of the building should be paved and provided with drainage facilities.
- 26) Parking of vehicles should be clearly demarcated on the ground.
- 27) In the event applicants intends to have restaurant /bar in the building under construction he should Provide a separate soak pit of adequate capacity failing which in future no licence will be given to start this business activity in the said premises .
- 28) In the event the applicant desires to construct a temporary store room he should obtain permission of the Chief Officer by furnishing relevant plans.
- 29) Sump of adequate capacity should be provided below the ground level and should be provided with mosquito proof arrangement viz provision of mosquito proof standard lid locking facility for the lid, outlet pipe to be covered with mesh or muslin cloth, all pipe fitting should be Airtight.
- 30) Fencing of metal/wood should be erected around the plot on which the building will be constructed.
- 31) The gates of the compound wall if any to be constructed should open inward and not on Footpath/ roadside.
- 32) The compound wall to be constructed should be at a distance from the centre of road as laid down in the approved plans.

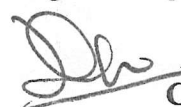


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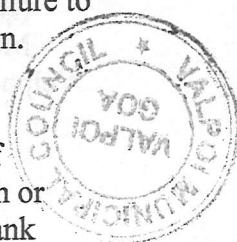
- 33) The applicant should inform this office after completion of the construction of the building /staircase/compound wall.
- 34) The area shown as parking should be strictly maintained only for parking.
- 35) All curing water collection, stagnant water collection inside, outside and above the building under construction and stored water for construction purpose should be treated with appropriate chemicals by taking assistance of Health Officer if necessary. Instead of treating with antilarval chemical mosquito larva eating fish like kankatre or guppy should be inserted in the wells.
- 36) In the event of applicant intending to construct Mezzanine floor he/she should construct the same 2.20mtrs in height from the lower level of the floor and 2.20mtrs in height from the intermediate level to the ceiling of the room /hall and the area of Mezzanine floor should not be more than 1/3 of the floor area of the room in which it is contained.
- 37) All firefighting equipment, fire escape staircases should be provided as directed by Fire Department before applying for occupancy.
- 38) The licence shall be revoked if the applicant beings construction of this building contrary to the plans approved on contrary to the information furnished by the applicant at the time of applying for the licence or contrary to the condition laid on this licence.
- 42) All the condition laid down by TCP, and Health Dept etc should be strictly complied.
- 43) Licences shall ensure that all laborers posses health cards and renew the same once in three months as required under section 75(A) of the Goa Health Act. No labourers shall be engaged by the Contractor /Development/ Builder without a valid Health Card and same shall be produce to the Health Department or any other authorized person representative of Govt. on demand.
- 44) The issue of occupancy should be the subject to the visit of Municipal Engineer and Certificate by him that mosquito -hygienic condition are not created anywhere in the premises and necessary mosquito proof arrangement are followed overhead tank/any storage tank sump septic tank etc.
- 45) The Party shall be solely and entirely responsible for arranging and ensuring an adequate and continuous Water supply for the said project. This responsibility arises due to the insufficiency of supply from the Public Works Department (PWD) Drinking Water Division, which has not ensured adequate water availability to the proposed project. The Authority shall bear no responsibility in this regard.
- 46) The should construct the water harvesting tank.
- 47) The Party shall, at its own cost, design, construct, install, and commission a Sewage Treatment Plant (STP) as per applicable norms and standards.
- 48) The Party shall obtain and submit the following approvals from the Goa State Pollution Control Board (GSPCB) before applying for Occupancy Certificate to this office.
 - Consent to Establish (C.T.E) prior to commencement of construction.
 - Consent to Operate (C.T.O) upon completion and prior to operation of the STP.
- 49) The Party shall submit the approved detailed plans of the STP along with the required No Objection Certificate (NOC) issued by the GSPCB Compliance with the above requirements shall be mandatory Before applying for the Occupancy Certificate and for any subsequent renewal thereof. Failure to comply shall render the application for Occupancy Certificate or renewal liable for rejection.

CORRIGEENDUM TO SR.NO.20.

- 20) All water storage tank shall be provided with mosquito proof arrangement viz: provision of mosquito proof standard lid, locking facility for the lid, outlet pipe to be covered with mesh or muslin cloth. All pipe fittings should be airtight. There should be access to every storage tank with the provision of ladder if required for the inspection and checking of mosquito breeding in the storage tank by the local Health authority.



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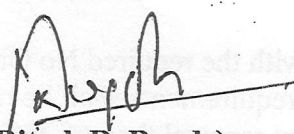


- 21) The applicant shall display the notice board indicating the name of the applicant, the executing agency and the detail of all the permissions received at the prominent place and continue to display the same even if the site/project is abundant for any reason.
- 22) This licence is issued based on the Technical clearance received from Dy. Town planner, Bicholim, vide letter no. DD/2622/NANUS/SAT/TCP-25/3138, dated 07/11/2025.
- 23) The licence is issued based on the N.O.C received from Health Dept. Vide letter no. DHS/2025/DHS0901/00051/14, dated 25/11/2025.
- 24) This Licence is issued based on the N.O.C received from Electricity Dept. vide letter no. AE/SD-III/ O&M /Tech- 4 (NOC)/ 25-26/2224, dated 17/11/2025.
- 25) This Licence is issued based on the N.O.C .received from P.W.D. Dept. vide letter No. F.I/DDW/WD.III/ASW/2025-26/1231, dt. 08/12/2025.
- 26) The Existing structure if any in setback area should be demolished prior to applying for occupancy.
- 27) The Licence/ Permission will be revoked without intimation, if any litigation arises in respect of the said construction at any time.
- 28) This licence /permission will be revoked without intimation, if any of the above condition is found to be violated or any valid complaint is received by this Authority.
- 29) The structural Engineer shall be fully responsible for structural design and Stability of the proposed building as per the Certificate and undertaking sworn by the applicant Affidavit.
- 30) The Licensee shall dispose off the construction and demolition debris generated during the construction or demolition activity at Tuvem Waste Management Plant, Pernem, 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 may be levied as well as permission granted will be withdrawn.
- 31) The licence is valid for a period of one years beginning from the date of issue of the licence .
- 32) Renewal if required shall be applied within the period of the validity of the Licence.
- 33) Revalidation of Licence will be granted subject to discretion of the Chief Officer.

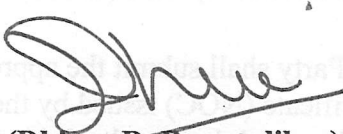
The applicant has paid the respective fees to the tune of Rs. **2778069.00** (Rupees Twenty Seven lakh Eight Thousand Sixty Nine Only) to this Council vide Receipt Nos. 01006 to 01010, dated 29/04/2026 including Service connection charges and Labour Cess.

Date: - 30/04 /2026.

Place:-


(Ritesh R. Bugde)
Municipal Engineer
Valpoi Municipal Council




(Dhiren D. Banavalikar)
Chief Officer
Valpoi Municipal Council