

Municipal Building Licence
Curchorem Cacora Municipal Council

Construction Licence

No.CONSTLIC/CCMC/2022-2023/5

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.: 2,729,226.00

Construction Licence Fee : 1,908,439.00 , Administration charges :8,163.00

Cess charges (Labour Dept.) :808,124.00 , 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 zone in Regional plan of Goa and situated at SR NO 519/5 OF CACORA VILLAGE AT BANSAL bearing Survey No.:519 Sub.Div.No.:5 of Village Cacora, with the following conditions:-

1. The licensee shall strictly comply all the conditions imposed in the Development Permission / Technical Clearance Order No.TPQ/CT/7433/Q-CACORA/519/5/2022/1200, dated 30/5/2022 issued by the Town and Country Planning Department.
2. The licensee shall notify the 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 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 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 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 mts. 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 pipe lines from their latrines/W.C's to the sewerage at their own cost, when the sewerage line is commissioned.
12. The licensee 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.

13. All the building 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.
16. The licensee should gift the road widening area to the 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 licensee should plaster and paint the building internally as well as externally before applying for Occupancy Certificate. Exposed brick/laterite/concrete/ashlars masonry finish to buildings will also be permitted.
18. The licensee should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
19. Road Widening area is to be asphalted at 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 Council.
25. All temporary shed/existing Building shown to be demolished are 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 nor 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 council after the completion of the compound wall.
34. Drinking water well should be 15 meters away from the soak pit.

35. The applicant should follow the conditions laid down in the NOC of respective Health Centre.
36. Party shall abide by all the conditions of Town and Country Planning Department order and Curchorem Cacora Municipal Council construction licence and Municipal Bye Laws.
37. After expiry of construction licence, renewal/revalidation of construction licence shall be done only after submission of validated development order from Town and Country Planning Department.
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 Chief Officer and/or officials of this municipal 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 Chief Officer and/or officials of this municipal council shall in no way be responsible for the same. If required, licencee and his architect/engineer may obtain opinion or report from experts.
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 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 Chief Officer) or wrongly submitted by the licencee.
43. This construction licence is issued based on the technical clearance order issued by Town and Country Planning Department.
44. Licencee, his engineer and architect shall take all necessary steps to see that the structure is sound and safe and stable.



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: MANOHAR LAVU KAREKAR
Designation: Chief Officer
Date of Signing: 09-06-2022
Location: Curchorem Cacora Municipal Council
Date of Issue of Licence: 09-06-2022

To,

SHRI RAJESH TARKAR

PROP RAJDEEP BUILDERS PENT HOUSE NO 201 RAJDEEP
RESIDENCY RAVIRAJ COLONY TISWADI

Copy To:

- *(a) O/o Commissioner, Labour & Employment, 2nd Floor, Shrama Shakti Bhavan, Patto Plaza,
- *(b) O/o Town Planner, Town and Country Planning, Quepem-Goa



COMMUNITY HEALTH CENTRE CURCHOREM- GOA.

Tel./ Fax :- (0832) 2650566, Email :- chc.curch-heal@gov.in

No: CHC/Cur/ NOC/2021-22/ 1597

Dated:- 13/1/2022

NO OBJECTION CERTIFICATE

This is to certify that the proposed construction of Shri Rajesh R. Tarkar in Plot no Nil, Survey No 519 sub division 5 at Cacora village of Quepem taluka Goa, has been inspected and this office has NO Objection to the said construction from the sanitation point of view.

1. No of units for residential units- 54
2. No. of units for commercial purpose :06

Sewage Treatment Plant

Volume: 35 KLD

(as per shown in Approved plan submitted)

Location of STP's :- Located at south side.

This certificate is issued on condition that the Applicant and/or Builder shall comply with the following requirements:-

- 1) **No Objection Certificate should be obtained from the pollution control board for establishment of appropriate STPs.**
- 2) **The STPs should be installed 15 meters away from any water source.**
- 3) The name of the Construction/ Proprietor, **Municipality** Construction License Number & Number of the NOC from the Health Department shall be prominently displayed at the construction site.
- 4) The STP should be constructed as per the submitted approved plan.
- 5) Any water remaining after watering, landscaping and gardening should be dispersed in the soak pit.
- 6) The STPs operation shall be maintained by skilled personnel and monthly samples of treated water shall be tested in laboratory.
- 7) All the labourers employed in the construction activity shall possess valid Health Cards and the same shall be renewed every three months. No migrant labourer shall be engaged at the site unless he /she have a valid Health Card. The Health cards shall compulsorily be maintained at the construction site.
- 8) **A fine of Rs. 10000 shall be imposed per migrant labourer found without a valid Health Card at the construction site vide Section 75AA of the Goa Public Health Act, 1985. Act continuing beyond the period of 15 days from the date of imposition of daily fine of Rs 500/-.**
- 9) It shall be ensured that appropriate anti mosquito-larval chemicals are sprayed on the water accumulated in pits, curing sites etc. so as to avoid breeding of mosquitoes.
- 10) A record of the same shall be maintained on the register and obtained signature of the Health officials during their visits
- 11) Adequate provision shall be made for the sanitation requirements of the labourers involved in the construction activity and no nuisance shall be created at and around the construction site.
- 12) NOC from this authority shall be obtained before obtaining the Occupancy Certificate.
- 13) The applicant shall seek appropriate permission from the Licensing Body for undertaking the above construction.

The Authority issuing the Construction License shall verify the ownership of the property.

This NOC is liable to be withdrawn if the conditions stipulated above are not complied with or if it is established that this NOC has been obtained using fraudulent means.

This office is not responsible for any court litigation as regards to No Objection Certificate for Construction.

To,
Shri Rajesh R. Tarkar,
Pent House No. 201, Rajdeep Residency,
Raviraj Colony, Tiswadi Goa.

Copy to:

- 1) The Chief Officer,
Curchorem Cacora Municipal Council,
Curchorem Goa

Please note:- Occupancy Certificate should be obtained from this office prior Occupancy Certificated issued by Municipal Council as per sec 29 of Goa Public Health Act 1985.

2) O/c



(Dr. Mohanrao Desai),
Health Officer,
Community Health Centre, Curchorem.

HEALTH OFFICER
COMMUNITY HEALTH CENTRE
CURCHOREM



OFFICE OF DEPUTY TOWN PLANNER
TALUKA OFFICE QUEPEM-SANGUEM-DHARBANDORA
TOWN AND COUNTRY PLANNING DEPARTMENT
GOVERNMENT OF GOA

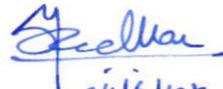
2nd Floor, Government Building, Quepem 403 705 GOA

Ref No: TPQ/7433/Q-Cacora/519/5/2022/1398 Date: 24/06/2022

CORRIGENDUM

**Read:- Technical Clearance no. TPQ/CT/7433/Q-
Cacora/519/5/2022/1200 dtd. 30/5/2022**

In the Technical Clearance Order read at preamble in the para no. one "proposed construction of residential building" shall be read as "**proposed construction of residential building (revised plan)**"


24/6/2022
(Yugandaraj Redkar)
Dy. Town Planner

✓ To,
Mr. Rajesh Tarkar,
Prop. Rajdeep builders,
Pent house no. 201,
Rajdeep residency,
Tiswadi Goa.

Copy to:-
The Chief Officer,
Curchorem-Cacora Municipal Council,
Curchorem Goa.

Tn/-



OFFICE OF DEPUTY TOWN PLANNER
TALUKA OFFICE QUEPEM-SANGUEM-DHARBANDORA
TOWN AND COUNTRY PLANNING DEPARTMENT
GOVERNMENT OF GOA

2nd Floor, Government Building, Quepem 403 705 GOA

REF:- TPQ/CT/7433/CACORA/519/5/2022/1200

DATE:- 30/05/2022

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the proposed **construction of residential/commercial building by Shri Rajesh Tarkar Prop. Rajdeep Builders** as per the enclosed approved plans in the property zoned as **Settlement Zone** in Regional Plan for Goa-2021, situated at Village **Cacora** Taluka **Quepem** Goa, bearing **Survey no. 519/5** with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission 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 permission and the applicant will not be entitled for any compensation.
3. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
4. The Developer/applicant should display a sign board of minimum size 1.00mts. x 0.50mts. with writing in black colour on a white background at the site, as required under the Regulations.
5. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before the commencement of any development/construction as per the permission granted by this order.
6. The septic tank, soak pit should not be located within a distance of 15.00meters from any other existing well in the plot area/plan.
7. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
8. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
9. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
10. Traditional access if any passing through the property shall be maintained.
11. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
12. In case of any cutting of sloppy land or filling of low lying land, are involved, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town and Country Planning Act, 1974.
13. The Municipality/Panchayat shall ensure about the availability of required portable water and power supply before issue of license.
14. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
15. Adequate storm water network shall be developed up to the satisfaction of Municipality/Village Panchayat and same to be connected to the existing drain in the locality.
16. The Municipality/Village Panchayat shall take cognizance of any issue in case of any complains/Court orders before issue of construction licence.

Contd/-

17. The ownership of the property shall be verified by the licensing body before the issuing of the licence.
18. Open car parking spaces shall be developed and effectively utilized for parking purpose.
19. The applicant shall dispose the construction debris at his/her own level and the same shall be taken to the designated site as per the disposal plan given by the applicant in the Affidavit to be produced to the Municipality /Village Panchayat.
20. Required numbers of trees shall be planted by the applicant in the said plot/property as per the Regulation 18 of the Goa Land Development and Building Construction Regulations,2010 regarding landscaping of open spaces/trees plantain along the roads and in develop plots.
21. In case the proposal involves felling of trees, the Project Proponent/owner shall obtain prior permission from Tree Officer/ Forest Department as mandated under Section 8 & 9 of Goa Preservation of Tree Act.
22. This Technical Clearance Order is issued on the basis of Order dtd. 28/3/2018 and 6/4/2018 as per Regional Plan for Goa 2021.
23. Payment of prescribed cess of 1% of the total cost of construction project as a prerequisite for obtaining Completion Order.

NOTE:

- a) An Engineer who designs the RCC structure, of the project proponent is liable for structural designs and stability of the project, structural liability certificate issued by an Engineer **Rajesh M. Raikar** Reg.No. **TCP/SE/0009/15 dtd. 20/5/2021**
- b) This Order is issued with reference to the applications **dtd. 15/2/2022** from **Shri Rajesh U. Tarkar Prop. Rajdeep Builders.**
- c) This Technical Clearance Order is issued based on the Chief Town Planner (Planning) vide no. **TPQ/7433/Q-Cacora/579/5/2022/2634 dtd. 25/5/2022**
- d) Applicant had paid Infrastructure Tax of **Rs. 10,95,956/-** (Rupees ten lakhs ninety five thousand nine hundred fifty six only) vide challan no. **202101091697 dtd. 1/11/2021.**

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENCE, PROVIDED THE CONSTRUCTION LICENCE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.



Yugandaraj V. Redkar
30/5/2022
(Yugandaraj V. Redkar)
Dy. Town Planner

To,
Shri Rajesh Tarkar,
Prop. Rajdeep Builders,
Pent House no. 201, Rajdeep residency,
Raviraj Colony Tiswadi.

SWACHHA BHARAT - NITAL GOEN
(CLEAN INDIA CLEAN GOA)

✓ Copy to:
The Chief Officer,
Curchorem-Cacora Municipal Council,
Curchorem Goa.

The permission is granted subject to the provision of Town & Country Planning Act 1974, and the rules & Regulation framed there under.

Tn/-



TOWN & COUNTRY PLANNING DEPARTMENT,
TALUKA OFFICE-QUEPEM/SANGUEM/DHARBANDORA,
QUEPEM-GOA.

REF:- TPQ/7433/9-ca/19/5/2021/2031

DATE:- 03/11/2021

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the proposed **construction of residential /Commercial building by Shri Rajesh Tarkar** as per the enclosed approved plans in the property zoned as **Settlement** in Regional Plan for Goa-2021, situated at Village **Cacora** Taluka **Quepem** Goa, bearing **Survey no. 519/5** with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission 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 permission and the applicant will not be entitled for any compensation.
3. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
4. The Developer/applicant should display a sign board of minimum size 1.00mts. x 0.50mts. with writing in black colour on a white background at the site, as required under the Regulations.
5. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before the commencement of any development/construction as per the permission granted by this order.
6. The septic tank, soak pit should not be located within a distance of 15.00meters from any other existing well in the plot area/plan.
7. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
8. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
9. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
10. Traditional access if any passing through the property shall be maintained.
11. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
12. In case of any cutting of sloppy land or filling of low lying land, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town and Country Planning Act, 1974.
13. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
14. The Municipality/Panchayat shall ensure about the availability of required portable water and power supply before issue of license.
15. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
16. Adequate storm water network shall be developed up to the satisfaction of Municipality/Village Panchayat and same to be connected to the existing drain in the locality.
17. The Municipality/Village Panchayat shall take cognizance of any issue in case of any complains/Court orders before issue of construction licence.

Contd/-

18. Maximum height of a compound wall along the boundary other than abutting on a street may be permitted up to a maximum height of 1.80 mtrs, and along the boundary abutting on a street upto a height of 1.50 mtrs only and may be of closed type up to a height of 90cm. only and open type above that height.
19. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0 mtrs from the crown of the road for a length of 9.0 mtrs from the intersections corner of the plot, on both sides of the plot.
20. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00 mtrs radius for roads upto 10.00 mtrs R/W and that of 5.00 mtrs radius for roads above 10.00mtrs R/W.
21. The ownership of the property shall be verified by the licensing body before the issuing of the licence.
22. The height of the compound wall strictly maintained as per rules in force.
23. Compound wall gate shall be open inwards only.
24. The said building should be used for residential purpose only as per the Technical Clearance Order.
25. Open car parking spaces shall be developed and effectively utilized for parking purpose.
26. The applicant shall dispose the construction debris at his/her own level and the same shall be taken to the designated site as per the disposal plan given by the applicant in the Affidavit to be produced to the Municipality /Village Panchayat.
27. Required numbers of trees shall be planted by the applicant in the said plot/property as per the Regulation 18 of the Goa Land Development and Building Construction Regulations,2010 regarding landscaping of open spaces/trees plantain along the roads and in develop plots.
28. This Technical Clearance Order is issued on the basis of Order dtd. 28/3/2018 and 6/4/2018 as per Regional Plan for Goa 2021.

NOTE:

- a) This Technical Clearance Order is issued based on the orders issued by the Secretary (TCP) vide nos. **TPQ/7433/Q-Cacora/519/5/2021/2245** dtd. **14/10/21** under Category IV pertaining to guideline for processing various applications.
- b) An Engineer who designs the RCC structure, of the project proponent is liable for structural designs and stability of the project, structural liability certificate issued by an Engineer **Rajesh M. Raikar** Reg.no. **TCP/SE/0009/15** dtd. **20/5/2021**
- c) This Order is issued with reference to the applications **dtd. 9/6/2021 received under inward no. 1309** dtd. **9/6/2021** from **Mr. Rajesh Tarkar**
- d) This Technical Clearance Order is issued based on the Government approval vide no. **TPQ/7433/Q-Cacora/519/5/2021/2029** dtd. **27/9/2021**
- e) Applicant has paid Infrastructure Tax of **Rs. 10,95,956/- (Rupees ten lakhs ninety five thousand nine hundred fifty six only)** vide e-challan no. **202101091697** dtd. **1/11/2021**

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENCE, PROVIDED THE CONSTRUCTION LICENCE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.



(A. A. Deshpande)
Dy. Town Planner

To,
Mr. Rajesh Tarkar,
Pent house no. 201,
Rajdeep Residency,
Raviraj Colony, Tiswadi Goa.

SWACHHA BHARAT - NITAL GOEN
(CLEAN INDIA CLEAN GOA)

✓ Copy to:
The Chief Officer,
Curcholem-Cacora Municipal Council,
Curcholem Goa.

The permission is granted subject to the provision of Town & Country Planning Act 1974, and the rules & Regulation framed there under.

Tn/-