



CORPORATION OF THE CITY OF PANAJI

Panaji - Goa 403 001 India.

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CONSTRUCTION LICENCE

Licence No. 401/1/CCP/ENG/CONST-LIC- 09/2020-2021/34

Adarsh Co-operative Housing Society Ltd, Caranzalem, Tiswadi - Goa, have paid an amount of **Rs. 1,60,69,593=00** (Rupees One Crore Sixty Lakh Sixty Nine Thousand Five Hundred Ninety Three only) to this Corporation vide Receipt Nos. 704705 & 704706 dated 03/11/2020 as per details given below:

LOCATION : CARANZALEM - GOA.

Fees paid for:

i) Constn. Lic, fees (03 years)	Rs. 80,14,796=00
ii) RCC Fees	Rs. 26,71,599=00
iii) Cess Fees	Rs. 53,43,198=00
iv) Demolition fees	Rs. 40,000=00
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Total	Rs. 1,60,69,593=00

They are hereby granted licence for **Re-development of existing Adarsh Co-operative Housing Society, Swimming Pool & Gymnasium** with respect to land zoned as Commercial "C-1" Zone in O.D.P. - situated at Panaji bearing Chalta No. 5 to 19 & 36 of P. T. Sheet No. 143, of City Panaji duly approved by **GPPDA vide order No. GPPDA/335/TAL/919/2020 dated 19th February 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. 4061 dt. 13/05/2020**. 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/335/TAL/919/2020 dated 19th February 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 Licensee 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 confirming 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/335/TAL/919/2020 dated 19th February 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. Utilization of Rain water harvesting to be incorporated in the approved plan .
45. 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.
46. 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.

47. 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.
48. Construction material / debris shall not be dump / stack on road during any stage of the execution of the work.
49. All work shall be carried out as per the approved plan.
50. For disposal of Construction and Demolition waste the Licencee /Contractor/ Agency should approach/ contact Shri. Edvarado Pereira, Mobile No. 7767016257, Sub Division – I, Panaji, Work Division VII Panaji, P.W. D. Goa, Email : 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.
51. 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.
52. The Licencee shall comply with the Solid Waste Management Rules, 2016 before applying for Occupancy Certificate.
53. The Licencee shall submit Conversion Sanad before applying next renewal/ occupancy whichever is earlier.
54. Form 'D' area to be corrected as per survey order dated 01/02/2018 before next renewal/ occupancy whichever is earlier.
55. The Licencee shall abide for Construction & Demolition Waste disposal condition at Sr.No. 49.
56. As per clause no. 21 of GPPDA order No. GPPDA/335/TAL/919/2020 dated 19th February 2020; this Corporation is not liable to give any road alignment.

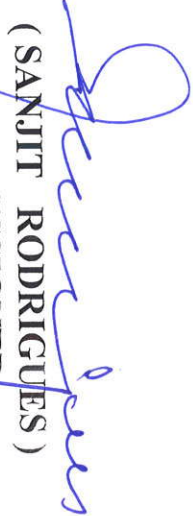
57. Rain water harvesting tank for storage and re-use of water shall be mandatory for private buildings in case of plot area is more than 4000 sq. meters and having 40 units and more for secondary use such as flushing of WC, gardening, landscape, car washing and the like through a separate parallel lien in the plot/premises. Similarly, for public/institutional buildings/ complexes in plots having area of more than 4000 sq. meters and having a floor area of more than 2000 sq. meters and all commercial/industrial developments in plots having areas of more than 4000 sq. meters shall be provided with rain water harvesting tanks for storage and re-use.

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.

Place: Panaji, Goa.
Date: 6th NOVEMBER 2020.

To,
Adarsh Co-operative Housing Society Ltd,
Caranzalem, Tiswadi - Goa




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