

Sanguem Municipal Council

SANGUEM – GOA

Revised construction license.

No:- SMC/Revised-Const-License/2025-26/ 990

Dated:- 6 /11/2025

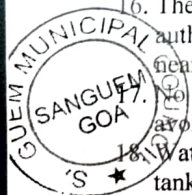
Ref:-Original construction Licence No.CONSTLIC/SANGUEM/2025-2026/25 dated 07/04/2024.

Mr Muhamad Faizan Muzawar Shaikh Alias Shaikh Muhamad Faizan M And Adnan Murtuza Shaikh R/0 H No 1018/C/2 Aisha Manzil Behind Bosch Building, Bacbhat Raia Salcete has paid an amount of Rs. 14,07,415/- (Rupees Fourteen Lakh Seven Thousand Four hundred Fifteen only) vide receipt No. 03093 dated 06/11/2025.

It is hereby granted **revised approval of plan** in survey **No.125/3-E of Village of Sanguem Taluka, Goa**, in terms of section 184 of the Goa Municipalities Act, 1968 as per the plans approved vide No.TPQ/CT/7989/S-Sanguem/125/3-E/2025/3489 dt. 31/10/2025 with Country planning approved 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 conditions. This license is valid for a period of one year from the date of issue.

The Chief Officer shall give the alignment. The applicant should request the Chief Officer for the same on opening the foundations and no work should be carried out without authorization of the Chief Officer.

1. The construction should be at least 2 mtrs. away from any overhead electrical line passing adjacent to the building.
2. 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.
3. R.C.C. work should not be started unless the Chief Officer signs the structural design.
4. R.C.C. designs and calculations is the sole risk and liability of designer and developer.
5. No material of construction or earth from excavation should be dumped on the footpath or carriage way to the road without prior permission of the Chief Officer failing which action will be taken as per section 174(3) of the Goa Municipalities Act, 1968.
6. The building should not be occupied unless the applicant obtain Occupancy Certificate from the Chief Officer.
7. 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 same size should be provided.
8. The soak pit should be constructed at least 15 Mts. away from any well.
9. Existing natural storm water / rainy water drains should not be blocked at any stage during the course of construction of building.
10. The building should be constructed preferably having a sloping roof with Mangalore tiles.
11. Sewerage water should not be connected to the existing gutters or be let out in the road side drains.
12. No projection of the building should be constructed in neighboring property.
13. Adequate toilet facilities should be compulsorily provided at the construction site before taking alignment for the use of the laborers engaged in the construction work.
14. The ventilation pipe of the septic tank should be provided with Mosquito net.
15. The applicant should connect the pipe line from the latrines / W.Cs. to the sewerage line at his/her own cost at the time of commissioning the sewerage line.
16. The applicant should fix a board indicating the license number, the date and the authority under which the development work has been taken up at a prominent place near the site where the construction work has commenced.
17. No water shall be allowed to accumulate in any pit, depression, etc. at the site to avoid breeding of mosquitoes.
18. Water storage tank shall be provided with mosquito proof lids over flow pipes. The tanks with access ladders should be provided whenever necessary.



19. All the side set backs should be maintained as per the plans approved by the Chief Officer.
20. The applicant could construct an internal network of drains surrounding the plot as indicated in the drawing at Annexure "A" enclosed herewith. This drain admeasuring 0.50 Mts. breadth and 0.50 Mts. in depth 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, 0.40 mtrs. breadth and having 0.15 mtrs. thickness as indicated in the said drawings at Annexure "A".
21. The applicant should provide a dust bin having adequate capacity at an convenient place in his / her own property. This dust bin should be easily accessible to the Municipal vehicle for collection of garbage.
22. Road widening area should be asphalted at the existing road level before applying for final occupancy.
23. Garages shown on the plan are to be strictly used for parking purpose and should be easily accessible to public vehicles.
24. Access upto the entrance of the building should be paved and provided with drainage facilities.
25. Parking of vehicles should be clearly demarcated on the ground.
26. In the event applicant intends to have a Restaurant / Bar in the building under construction he should provide a separate soak pit of adequate capacity failing which in future no license will be given to start these business activities in the said premises.
27. In the event the applicant desires to construct a temporary store-room he should obtain prior permission of the Chief Officer by furnishing relevant plans.
28. Sump adequate capacity should be provided below the ground level.
29. Fencing of metal / wood should be erected around the plot on which the building will be constructed.
30. The gates of the compound wall if any to be constructed should open inward and not on the footpath / road side.
31. The compound wall to be constructed should be at a distance from the center of road as laid down in the approved plans.
32. The applicant should inform the Chief Officer after completion of the construction of building / compound wall.
33. The area shown as Parking should be strictly maintained only for parking.
34. All curing water / stored water used for construction should be treated with anti-larval chemicals and should be properly covered to avoid breeding of mosquitoes. Instead of treating with anti-larval chemicals larvae eating fish like 'Kan Katre' should be inserted.
35. In the event the applicant intends to construct Mezzanine floor you should construct the same 2.20 Mts. in height from the lower level of the floor and 2.20 Mts. 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.
36. All fire fighting equipment, fire escapes stair cases should be provided as directed by the Fire Department before applying for occupancy.
37. This license shall be revoked if the applicant begins construction of the building contrary to the plans approved or contrary to the information furnished by the applicant at the time of applying for the license or contrary to the conditions laid down in this license.
38. All the conditions laid down CTP / Planning Development Authority should be strictly maintained.
39. Licensee shall ensure that all laborers possess health cards and renew the same once in three months as required under section 75(A) of the Goa Public Health Act. No laborer shall be engaged by the contractor / developer / builder without a valid health card and same shall be produced in the Health Department or any other authorized representative of Government on demand.
40. Area provided for parking has to be developed to usable parking area and shall be used exclusively for parking of vehicles.
41. Prior to the commencement of the development work it will be incumbent upon the applicant to have valid conversion sanad of use of land contemplated under Goa Daman and Diu Land Revenue Code, 1968. / The licensee has to submit land conversion sanad before the 1st renewal of this license. If not submitted then the license will be revoked.

42. Proposed activity in the plot shall not cause any nuisance to the neighboring residential area by reason of noise pollution.
43. All the set backs shown in the plan shall be strictly maintained.
44. Conditions as laid down by the Town and Country Planning Department may be strictly followed.
45. Proper drinking water/toilet facilities should be provided to the workers who work on the site.
48. This construction license issued is liable to be revoked at any time if the documents furnished is found incorrect.




(Sidharth A Prabhu)
CHIEF OFFICER
Sanguem Municipal Council.

To,

✓ **Mr Muhamad Faizan Muzawar Shaikh**
Alias Shaikh Muhamad Faizan M
And Adnan Murtuza Shaikh
R/0 H No 1018/C/2 Aisha Manzil,
Behind Bosch Building,
Bachhat Raia Salcete