

Municipal Building Licence
Margao Municipal Council, Margao Goa.
CONSTRUCTION LICENCE

No. A/03 /16-17

Date:- 18/04/2016

Licence is hereby granted for carrying out the-

- (a) ~~Land sub-division (Provision / Final)~~
- (b) Construction of Building (Gr.+3) with ~~usement for parking~~ (Fees of Rs. 5,11,747/-)
- (d) ~~Change of use of (Building Land)~~ as per the enclosed approval plan in the property zoned as partly Commercial & partly Residential Zone in ODP and situated at Margao, in Chalta No. 23 of P.P. Sheet No. 2/6 plot No. 1 of approved sub-division reference No. 15 development permission No. SGPDA/P/15/16 with the following conditions:-

1. The applicant shall strictly comply all the conditions imposed in the Development Permission / Technical Clearance Order No. SGPDA/P/5559/14/15/16 dated 18/03/2015 issued by the Planning and Development Authority / Town and Country planning Department.
2. The applicant 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 RCC/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 applicant should construct a separate soak pit in order to divert 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 applicant 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 applicant should fix a board at a prominent.
13. All the building materials 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 overflow 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 covered with removable RCC slabs of sufficient thickness.

The applicant should gifted 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 applicant should plaster and pain 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 applicant should provided 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 purposes only and should be easily accessible 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 provided with drainage facilities.
 22. Space for parking of vehicles is 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 council.
 25. All temporary sheds/existing building shown to be demolished in the plan 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 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 path way or 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 road.
 33. The construction of the compound 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 any soak pit.
 35. The applicant should follow the conditions laid down in the NOC of Urban Health Centre, Margao Vide No. UHCM/NOC/15-16/375 dated 30/06/2015 from Urban Health Centre, Margao.
 36. Party shall abide all the conditions of SGPDA order and MMC construction licence.
 37. Renewal if necessary application entered in this council before expiry of construction licence shall be charged 20% and after expiry 40% for first 2 years and thereafter fresh approval from SGPDA is required to be a submitted by the applicant for renewal of construction licence and fees for renewal for the third year and above shall be charged 25% if application entered in the council before expiry of the construction licence and after expiry of construction licence shall be charged 50% accordingly.
 38. Licencee shall be fully responsible for structural stability and all kind of safety of entire construction and even after completion of the construction.



10. Licencee and the architect / engineer will 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 council shall in no way be responsible for correctness of plot/land at any stage. If required, licensee may obtain demarcation from competent authority to do the demarcation.

40. Licensee and his architect / engineer 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 council shall in no way be responsible for the same. If required, licensee and his architect / engineer may obtain opinion or report from experts.
41. Licensee shall take adequate precautions for the safety of workers/labours and all others involved in the construction.
42. This construction licence is issued based on the condition that LICENCEE and HIS ENGINEER shall be solely responsible for the stability of structure and safety of all concerned and the Chief Officer and his all officials are indemnified and kept indemnified forever against any civil and 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 (not received by the Chief Officer) or wrongly submitted by licensee.
43. This construction licence is issued based on the technical clearance order issued by PDA.
44. Licensee, his engineer and architect shall take all necessary steps to see that structure is sound and safe and stable.
45. Conversion sanad shall be submitted before next renewal licence.
46. The construction work shall be executed strictly as per plans approved.
47. The tree cutting permission shall be obtained from Forest Department before starting the work.
48. All the setback road widening area shall be maintained and developed in all respect before applying for occupancy certificate.
49. Required NOC's shall be obtained from Competent Authority before starting the work.
50. All the conditions mentioned on SGPDA order and MMC licence shall be strictly abide by the licensee.

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.



To,
Shri. Mudhukar Yeshwant Mordekar & Others
C/o. Lotus Hsg. & Dev. Pvt. Ltd.
Off. No. 108/109, 1st floor, Madhav Chambers,
Malbhat, Margao-Goa.

Copy to:-

- *(a) Member Secretary, South Goa Planning and Development Authority, Margao.
- *(b) Senior Town Planner TCP, Margao.