

APPENDIX - C3
Municipal Building Licence



Quepem Municipal Council
केपे नगरपालिका
Quepem - Goa.
केपे-गोवा.

CONSTRUCTION LICENCE

No. QMC/C.Lic./Tech-Sec/22/2018-19/ 4532

Date: 26/3/2019

Whereas **Shri Anand Govind Borkar & others, C/o. Vishnu S. P. Nasnodkar, Gogal Margao-Goa**, has paid to Quepem Municipal Council by receipt No.5395 & 5422 to 5425 dated 14/3/2019 & 19/3/2019 an amount of **Rs.6,65,936/- (Rupees Six Lakh Sixty Five Thousand Nine Hundred Thirty Six only)** as shown below:
Fees for Approval Plan of licence (Construction of Residential cum Commercial building & part Compound wall)

I) Fees for Approval Plan

a) Residential cum Commercial bldg.....	Rs. 571647.54
b) Compound wall	Rs. 5980.80
	577628.34
	Say 577628.00

II) Fees for Service connection

a) Residential cum commercial building.....	Rs. 57164.75
b) Water tank & Sump tank	Rs. 960.00
	58124.75
	Say 58125.00

III) Fees for Sump tank & Water tank

Rs. 4900.00

IV) Admn. Fees on Labour Cess.....

Rs. 1983.00

V) Lift fee.....

Rs. 22400.00

VI) Fees for Septic tank.....

Rs. 500.00

VII) Fees for Inspection.....

Rs. 500.00

Total.....Rs. 665936.00

Say.....Rs. 665936.00

Paid Labour Cess Tax Rs.196356/- DD No.7184J3 Dated 19/3/2019.

In accordance with the Provisions of Sub-Clause (4) of Clause 184 of the Goa Municipalities Act, 1968, Licence is hereby granted for carrying out the **Construction of Residential cum Commercial building & part Compound wall** as per the enclosed approval plan and statement in the property bearing Survey No.74/4 situated at **Quepem** village of **Quepem** taluka with the following conditions

1. The applicant shall strictly comply all the conditions imposed in the Development Permission/Technical Clearance Order No. TPO/OPM/5187/74/4/2018/1545 dated 26/10/2018 issued by the 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 dated Nil.
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 stands 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 permit was based.
8. The applicant 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 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 place on site whenever the construction is started, indicating the number, the date and the authority for which the licence for development work has been granted.
13. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy certificate.

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CHIEF OFFICER
Quepem Municipal Council
QUEPEM-GOA

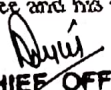
14. Water storage tanks shall be provided with mosquito proof lids and over flow pipes.
The tanks should be provided with access ladders wherever necessary.
15. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
16. The applicant 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 applicant should plaster and paint the building internally as well as externally before applying for Occupancy certificate. Exposed brick/laterite /concrete /stone /ashlars masonry finish to buildings will also be permitted.
18. The applicant should provide a space for 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 Garbage dustbins and 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 buildings 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 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 applicant shall inform this council after the completion of the compound wall. The application should submit the Mutation form I & XIV before commencement of work.*
34. i) *This license is valid for a period of three years from the date of issue of license. The Licensee will thereafter be required to obtain fresh license/Renewal after following all prescribed formalities. If Licensee applied for Renewal before validity of Construction License, the Renewal fees will be charges 0.5% of cost of construction if Licensee applied after validity, the Renewal fees will be charges 1% cost of construction. The above condition is applicable in toto even if construction license is partly completed or is in progress.*
ii) *Once Construction license issued the license fee is not refundable.*
iii) *This license is not transferable or heritable.*
35. *Applicant should submit the Periodical testing report of concrete casted from the Quality control department time to time to this office.*

Note:-1) NOC from Health Department 2) Irrevocable NOC Cum Affidavit towards Road widening area development, shall be produce before applying for Occupancy certificate.

Department before commencement of work.


- Licensee shall be fully responsible for structural stability and all kind of safety of entire construction and even after completion of the construction.
- Licensee 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 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.
- 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 reports from experts.

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CHIEF OFFICER
Quepem Municipal Council
QUEPEM-GOIA

- Licencee shall take adequate precautions for the safety of workers/labours and all others involved in the construction.
 - 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 licencee.
 - This construction licence is issued based on the technical clearance order given by TCP. vide No. TPO/OPM/5187/74/4/2018/1545 dated 26/10/2018.
 - Licencee, his engineer and architect shall take all necessary steps to see that structure is sound and safe and stable.
36. a) Storage of water should be done in such a way that mosquito breeding doesn't take place, either by introducing fish in the tank/wells or properly covering the iron drums/ plastic tanks etc. or by observing dry day once a week.
- b) Overhead tanks/sumps are 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.
- c) Curing water collections should be treated with anti-larval chemicals by the builders/contractors.
- d) Not to engage labourers for any construction/building work unless they are screened for vector borne diseases like Malaria etc. 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 NVBDC Programme.
- e) Temporary toilet shall be provided on site for construction workers/labourers.
- f) 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.
- g) 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.
- h) Drains/Nallahs to be maintained clean around the site so that there is no blockage to flow of water. The gradient should be proper for drainage/flow and also proper cleaning of water should be done.
- i) The Health units at the respective levels should be involved in the planning process.
37. Conversion Sanad should be submitted before applying for Occupancy Certificate.
38. Licencee shall obtain a certificate from the Concerned Authority stating that the construction debris is brought to the designated site and same shall be submitted before this Authority. If the undertaking is breached, or the certificate is not produced, necessary penalty shall be levied as well as the permission granted will be withdrawn.
39. Licencee shall manage, handle and dispose of building/construction debris shall be transported to the designated site.

THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE.


(Darshan S. Desai)
Chief Officer,
Quepem Municipal Council.

To,
Shri Anand Govind Borkar & others,
C/o. Vishnu S. P. Nasnodkar,
Gogal Margao-Goa.

