

Sr. No.	Ref. No.	BRAP Reforms 2020	
2	184	Construction Permits: Publish Information about fees, procedure and a comprehensive list of documents including pre-construction and post-construction No Objection Certificate (NOC's), registrations and other mandatory State/UT approvals (prior to plinth and pre-occupancy) on the website.	Enclosed at Annexure - A

ANNEXURE - 'A'

PRE-CONSTRUCTION	
Fees	Enclosed at Annexure - I
Procedure	Refer Section 3.6 of the Goa Land Development and Building Construction Regulations, 2010 enclosed at Annexure - II.
Comprehensive list of documents	Enclosed at Annexure-III
NOC's (Compulsory)	Health Department, Public Works Department & Electricity Department.
Subject to Technical requirement	Fire Department, Environmental Clearance, Water Resources Department, Town & Country Planning and CRZ
POST-CONSTRUCTION	
Fees	Enclosed at Annexure-IV
Procedure	Refer Section 3.11.1 of the Goa Land Development and Building Construction Regulations, 2010 enclosed at Annexure - V.
Comprehensive list of documents	Enclosed at Annexure-VI
NOC's (Compulsory)	Health Department, Public Works Department & Electricity Department.
Subject to Technical requirement	Fire Department, Environmental Clearance, Water Resources Department, Town & Country Planning and CRZ

ANNEXURE - I

<p>Fees of Construction Licence.</p>	<p>(RESIDENTIAL)</p> <ul style="list-style-type: none"> ➤ <u>Licence Approval Fees</u> (a) 1.25% for single dwelling unit and 1.5% for multifamily dwelling units / commercial complexes (Built up area x Rs. 16500/- M2) (b) Service Connection charges = 32% of construction licence fees for non High rise building as well as High rise Building (c) Commission for collection of Cess = 1% of (a) + (b). ➤ <u>R.C.C. Approval fees</u> 0.50% (Built up area x Rs.16500/-M2)
	<p>(COMMERCIAL)</p> <ul style="list-style-type: none"> ➤ <u>Licence Approval Fees</u> (a) 1.5% for commercial complexes (Built up area x Rs. 19100/- M2) (b) Service Connection charges = 32% of construction licence fees for non High rise building as well as High rise Building (c) Commission for collection of Cess = 1% of (c) Commission for collection of Cess = 1% of (a) + (b). ➤ <u>R.C.C. Approval fees</u> 0.50% (Built up area x Rs.19100/-M2)
	<p><u>For Residential and Commercial Buildings</u></p> <p><u>Additional components for calculation of Licence fees</u></p> <ul style="list-style-type: none"> (a) <u>Development of Site</u> = 625.00 m² (b) <u>Lift upto 5th Floor</u> = 1% (23.00 Lakhs) and Extra for every additional floor 1% (Rs.156600.00) (c) <u>Overhead and Underground Water Tanks</u> 1% (Ltr. x Rs. 16/- Ltr.)

	<p>(d) <u>Compound Wall & gate</u> 1% (Length x Rs.3500/- Rm + gate area x Rs. 6400/- M2)</p> <p>(e) <u>Raft foundation</u> 1% (Area x Rs.6100/- M2)</p>
<p>2. <u>Validity Period</u> = Validity of Construction licence is three years and further renewal / revalidation of licence fees are worked out as under</p>	

- It may be noted that estimated cost is calculated based on the plinth areas rates prescribed by P.W.D. vide their office memorandum No. 85/1/97/SSW-PWD/Vol.I/2016-17/378; dated 01/08/2016.

ANNEXURE - II

3.6. *Procedure to obtain the permission.*—

3.6.1. *Application for permission.*— For the purpose of obtaining permission for development/building construction/sub-division of land, under these Regulations, the owner (including Government Department/Semi-Government or Local Authority), shall apply in the manner prescribed below:—

Category I – Areas under jurisdiction of PDA and Mapusa Municipal Council:

Step-1. To apply first to PDA for Development Permission as per Appendix-A1-PDA and for obtaining recommendation for conversion of land use under Land Revenue Code (if such recommendation has not been obtained previously) as per Appendix-A4, enclosing therein a minimum of five sets appropriate drawings and one set of documents as specified in Regulations 3.2 to 3.5 above.

Step-2. To apply thereafter to Mapusa Municipal Council for Licence/Permit, as per Appendix-A2 or Appendix-A3, as applicable, enclosing therein the Development Permission Order from PDA as per Appendix-C1 and 3 sets of drawings obtained at

Step 1 duly stamped and signed by PDA, and one set of documents specified at Regulation 3.2 D.

⁶⁵ Inserted by amendment dtd 01-08-2011.

⁶⁶ Inserted by amendment dtd 01-08-2011.

⁶⁹[3.6.1.(a). Time limit to dispose of applications:—Applications received by the Town & Country Planning Department shall be processed and disposed of within 45 days from the date of receipt of the applications except for the cases where reference to the Government or Conservation Committee, legal opinion or approval from any other agencies is necessary. The Chief Town Planner shall be the appellate authority, in case of failure to dispose of the application by the respective District/Taluka level offices, within the stipulated period. In the event, the application is not disposed of within the said stipulated period it shall be deemed as a refusal and appeal lies from such deemed refusal which may be preferred within a period of 3 months from the date of such deemed refusal. Appeal fee shall be ⁷⁰[Specified] by the Government and appeal shall be disposed of by the appellate authority within a period of 45 days from the date of receipt of memo of appeal.]

3.6.2. *Special provisions.* — In addition to the above procedure, special provisions will apply in case of specific areas as under:—

(a) In case the development falls within Coastal Regulatory Zone (CRZ) and Environment Protection Zone (EPZ), prior approval of Coastal Zone Management authority shall be required. - Refer ANNEXURE-I at 27 .I.

⁶⁷ Inserted by amendment dtd 01-08-2011.

⁶⁸ Inserted by amendment dtd 01-08-2011.

⁶⁹ Inserted by amendment dtd 01-08-2011.

⁷⁰ Modified by corrigendum dtd 01-11-2012.

(b) In case the development falls in declared Conservation/Preservation area, PDA/TCPD shall refer the proposal to the Conservation Committee for their opinion before granting/refusing Development Permission/Technical Clearance.

(c) In case of High Rise Buildings, No Objection Certificate from Director of Fire and Emergency Services shall be obtained by the owner before starting the work on site.

(d) NOC's as applicable shall be obtained by the owner if the development falls within the jurisdiction of specified authorities/departments such as Railways, Airports, Military installations, etc.

(e) Structural Design for any building under the jurisdiction of these regulations structural design/retrofitting shall only be carried out by a Structural Engineer on Record (SER) or Structural Design Agency on Record (SDAR). Proof checking of various designs/reports shall be carried out by competent authority ⁷¹[] wherever applicable. Generally, the structural design of foundations, elements of masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel shall conform to the provisions of part VI Structural Design Section – 1 Loads, Section – 2 Foundation, Section – 3 Wood, Section – 4 Masonry, Section – 5 Concrete & Section – 6 Steel of National Building Code of India 2005 (NBC), taking into consideration the Indian Standards as given below:—

For General Structural Safety:—

1. IS: 456:2000 Code of Practice for Plain and Reinforced Concrete.
2. IS: 800-1984 Code of Practice for General Construction in Steel.
3. IS: 801-1975 Code of Practice for Use of Cold Formed Light Gauge Steel.

Structural Members in General Building Construction: —

4. IS 875 (Part 2):1987 Design loads (other than earthquake) for buildings and structures Part 2 Imposed Loads.

5. IS 875 (Part 3):1987 Design loads (other than earthquake) for buildings and structures Part 3 Wind Loads.

6. IS 875 (Part 4):1987 Design loads (other than earthquake) for buildings and structures Part 4 Snow Loads.

7. IS 875 (Part 5):1987 Design loads (other than earthquake) for buildings and structures Part 5 special loads and load combination.

8. IS: 883:1966 “Code of Practice for Design of Structural Timber in Building.

⁷¹ The words “as per Table-1 “ deleted by amendment dtd 01-08-2011.

9. IS: 1904:1987 “Code of Practice for Structural Safety of Buildings: Foundation”.

10. IS 1905:1987 “Code of Practice for Structural Safety of Buildings: Masonry Walls.

11. IS 2911 (Part 1): Section 1: 1979 “Code of Practice for Design and Construction of Pile Foundation Section 1 Part 1: Section 2 Based Cast-in-situ Piles Part 1: Section 3 Driven Precast Concrete Piles Part 1: Section 4 Based precast Concrete Piles Part 2: Timber Piles Part 3: Under Reamed Piles Part 4: Load Test on Piles.

For Cyclone/Wind Storm Protection:—

12. IS 875 (3)-1987 “Code of Practice for Design Loads (other than Earthquake) for Buildings and Structures, Part 3, Wind Loads”.

13. Guidelines (Based on IS 875 (3)-1987) for improving the Cyclonic Resistance of Low rise houses and other building.

For Earthquake Protection:—

14. IS: 1893-2002 “Criteria for Earthquake Resistant Design of Structures (Fifth Revision)”.

15. IS: 13920-1993 “Ductile Detailing of Reinforced Concrete Structures subjected to Seismic Forces - Code of Practice”.

16. IS: 4326-1993 “Earthquake Resistant Design and Construction of Buildings - Code of Practice (Second Revision)”.

17. IS:13828-1993 “Improving Earthquake Resistance of Low Strength Masonry Buildings - Guidelines”.

18. IS:13827-1993 “Improving Earthquake Resistance of Earthen Buildings Guidelines”.

19. IS:13935-1993 “Repair and Seismic Strengthening of Buildings Guidelines”.

For Protection of Landslide Hazard:—

20. IS 14458 (Part 1): 1998 Guidelines for retaining wall for hill area: Part 1 Selection of type of wall.

21. IS 14458 (Part 2): 1997 Guidelines for retaining wall for hill area: Part 2 Design of retaining/breast walls.

22. IS 14458 (Part 3): 1998 Guidelines for retaining wall for hill area: Part 3 Construction of dry stone walls.

23. IS 14496 (Part 2): 1998 Guidelines for preparation of landslide – Hazard zonation maps in mountainous terrains: Part 2 Macro-zonation.

Note: Whenever an Indian Standard including those referred in the National Building Code or the National Building Code is referred, the latest revision of the same shall be followed except specific criteria, if any, mentioned above against that code.

ANNEXURE - III
MAPUSA MUNICIPAL COUNCIL
MAPUSA - GOA

**Check List of documents required for issue of Construction Licence as per
Goa Land & Development Regulation 2010**

Sr. No.	Documents required for issue of Construction Licence
1	Application (Appendix A2)
2	Site Plan / Location Plan showing approach road/ important land marks
3	Parking Layout.
4	Contour Plan incase plot is having slope more than 25%
5	Questionnaire duly authenticated by NGPDA (Appendix B1)
6	Latest copy of Survey Plan (Orginal copy)
7	Latest copy of Form 'D' (Original copy / Attested copy)..
8	Ownership Document of land like Sale Deed / Gift Deed / Succession Deed / Will etc. (Attested copy)
9	Certificate of Architect / Engineer – Conformity with Regulation as per (Appendix B2)
10	Structural Liability Certificate (Appendix B3) with one set of RCC drawing & Calculations
11	Affidavit of Rs. 50/- stamp paper from Owner as per proforma (Appendix B4)
12	Valid Conversion Sanad Affidavit as per prescribed format
13	NOC from Health Dept.

14	NOC from Electricity dept.
15	NOC from PWD
16	NOC from Fire Dept incase of High Rise Building
17	NOC from Water Resource Department if applicable.
18	Schedule II (As per proforma)
19	Septic Tank and soak pit drawings (3 copies)
20	Original copy of NGPDA Order and NGPDA approved plans (3 sets duly stamped by PWD, Health, Electricity and Fire and Emergency Services incase of High rise building)
21	Government Approval issued by Revenue Dept. if land belongs to the Comunidade.
22	Sub-division plan if subdivided plot.
23	Architect / Engineer Registration Certificate issued by TCP
24	Attested / Notarized copy of Power of Attorney

ANNEXURE - IV

<p><u>Revalidation of the licence (After three year with a Renewal of Development Order from NGPDA) (Valid for one year)</u></p> <p><u>1st Renewal for First Year</u></p> <p>a) Applied before expiry of licence</p> <p>b) Applied after expiry of licence</p> <p><u>2nd Renewal for Second Year</u></p> <p>a) Applied before expiry of licence</p> <p>b) Applied after expiry of licence</p>	<p>50% of the licence fees</p> <p>25% of the original licence fees</p> <p>50% of the original licence fees</p> <p>30% of the original licence fees</p> <p>60% of the original licence fees</p>
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<p><u>Occupancy fees</u></p> <p>I) <u>For Residential Flats</u></p> <p>i) For area upto 70m²</p> <p>ii) For area from 70 to 100 m²</p> <p>iii) For area above 100 m²</p> <p>II) <u>For Shops</u></p> <p>i) For area upto 20m²</p> <p>ii) For area from 20 to 30 m²</p> <p>iii) For area from 30 to 40 m²</p> <p>iv) For area above 40</p>	<p>Rs.1000/- per unit</p> <p>Rs.1500/- per unit</p> <p>Rs.2000/- per unit</p> <p>Rs.2000/- per unit</p> <p>Rs.3000/- per unit</p> <p>Rs.4000/- per unit</p> <p>Rs.5000/- per unit</p> <p>Rs.2000/- per unit</p> <p>Rs.3500/- per unit</p> <p>Rs.4500/- per unit</p>
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m2	Rs.5000/- per unit
III) <u>For Office</u> i) For area upto 20m2 ii) For area from 20 to 40 m2 iii) For area above 40 m2 iv) For above 50 m2	Rs.3000/- per unit Rs.5000/- per unit
IV) <u>For Bungalow /Houses</u> i) For area upto 150 m2 ii) For area above 150 m2	
a) NOC charges for Water and Power connection	Residential -Rs.200/- Commercial -Rs.800/-
b) Reinstatement Charges for road cutting	Minimum Rs.200/- for 6 mts. Length road Rs.300 per mtr. For road above 6 mts. length
<u>Rates for Assessment of House tax</u>	
<u>Description</u>	<u>Rate per sq. mts.</u>
R.C.C. Structure (Residential)	= Rs. 4.40/-
R.C.C. Structure (Commercial)	= Rs. 17.70/-
Mangalore Tiles / A.C. Sheet (Residential)	= Rs. 1.75/-
Mangalore Tiles / A.C. Sheet (Commercial)	= Rs. 8.85/-

ANNEXURE - V

3.11.1 Application for occupancy certificate. — For the purpose of obtaining Occupancy Certificate under these Regulations, the owner (including Government Department/Semi- Government or Local Authority), shall apply in the manner prescribed below:—

Category I – Areas under jurisdiction of PDA's and Mapusa Municipal Council.

Step-1. To apply first to PDA for Completion Order as per APPENDIX-A5, enclosing therein—

(i) Completion Certificate, from the Architect/Engineer/Structural Engineer/Town Planner/Landscape Architect/Urban Designer as per APPENDIX-B6 to the effect that the work has been duly supervised by him and is in conformity with the approved plans.

(ii) Structural Stability Certificate as per APPENDIX-B5, from the Structural Engineer to the effect that the structural work has been carried out as per his design and under his supervision and that the building is safe for occupancy. This certificate shall be accompanied by a complete set of structural drawings “as built” for record of PDA.

(iii) Revised drawings showing deviations, if any, carried out during the construction (if applicable).

Step-2. To apply thereafter for Occupancy Certificate to Mapusa Municipal Council as per APPENDIX-A6, enclosing therein the—

(i) Completion Order from PDA as per APPENDIX-C5 or from TCPD as per APPENDIX-C6, obtained at Step 1.

(ii) Completion Certificate from the Architect/Engineer/Structural Engineer/Town Planner/ Landscape Architect/Urban Designer as per APPENDIX-B6, to the effect that the work has been duly supervised by him and is in conformity with the approved plans.

(iii) Structural Stability Certificate as per APPENDIX-B5, from the Structural Engineer to the effect that the structural work has been carried out as per his design and under his supervision and that the building is safe for occupancy. This certificate shall be accompanied by a complete set of structural drawings “as built” for record of Council/Panchayat.

(iv) Revised drawings showing deviations, if any, carried out during the construction (if applicable).

ANNEXURE -VI

MAPUSA MUNICIPAL COUNCIL

MAPUSA - GOA

**List of Documents required for issue of Occupancy Certificate as per
Goa Land & Development Regulation 2010**

Sr. No.	Documents required for issue of Occupancy Certificate
1	Application (Appendix A6)
2	Original Completion Certificate from NGPDA
3	Final NOC issued by Health department
4	Final NOC issued by PWD
5	Final NOC issued by Electricity department
6	Final NOC issued by Fire & Emergency Services incase of High Rise Building
7	Structural Stability Certificate (Appendix B5)
8	Original Completion Certificate from Architect (Appendix B6)
9	As Built RCC drawings /Calculations
10	Tax assessment forms duly signed by Architect / Owner / Engineer

