

MAPUSA MUNICIPAL COUNCIL
MAPUSA-GOA.

Ref. No. MMC/ENGG/ 11 / 5294 / 2023-24 Date: 04/09/2024

PART-OCCUPANCY CERTIFICATE

Part-Occupancy certificate is hereby granted for the Residential building approved vide Original Construction Licence No. 29; dated 12/03/2019, Revised Licence No. 06 dtd. 17/07/2019 and last Renewal licence No. 10; dtd. 30/08/24 and in **Property bearing Chalta No. 13 of P. T. Sheet No. 111 situated at Mapusa - Goa** subject to the following conditions:-

- i) All conditions stipulated in the completion Order of NGPDA/Technical clearance Order from NGPDA should be strictly adhered to.
- ii) This certificate shall be treated as NOC for obtaining Power and Water connection.
- iii) Details of portion of building released for occupation : **Construction of Commercial/Residential building Block 'A' comprising of Ground floor (Shops), Upper ground floor, First, Second floor & Third floor (Residential) and Construction of Residential building Block 'B' comprising of Stilt floor (Parking), Ground floor (Shops), Upper ground floor, First, Second floor & Third floor (Residential) . (R.C.C. Framed Structure) are :**

Building/Block & Floor Reference	Area	No. of Units	Purpose
Block 'A'			
Ground Floor	53.60 m2	2 Shops	Commercial
Upper Ground Floor	64.66 m2	1 Flat	Residential
First Floor	64.66 m2	1 Flat	Residential
Second Floor	64.66 m2	1 Flat	Residential
Third Floor	64.66 m2	1 Flat	Residential
Total	312.24 m2		
Block 'B'			
Stilt Floor	148.79 m2	-	Parking
Upper Ground Floor	156.22 m2	2 Flats	Residential
First Floor	181.84 m2	2 Flats	Residential
Second Floor	175.35 m2	2 Flats	Residential
Third Floor	181.84 m2	2 Flats	Residential
Total	844.04 m2		

For details please refer Annexure 'A'



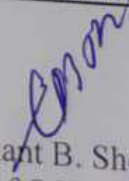
(Chandrakant B. Shetkar)
Chief Officer
Mapusa Municipal Council

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Note:

- This Occupancy certificate is issued based on the Structural Stability Certificate dtd. 02/01/2024 & 18/03/2024 from Engineer Mr. Paresh Gaitonde (TCP Reg. No.ER/0057/2010) and Completion Certificate dtd. 01/01/2024 & 18/03/2024 from Architect Mr. Siddharth D. Naik, (TCP Reg. No.AR/0027/2010)
- This Occupancy Certificate has been approved based on the Completion Certificate issued by the Member Secretary, NGPDA vide Ref. No. NGPDA/M/1716/3239/2024 dtd. 08/02/2024 and Ref. No. NGPDA/M/1716/244/2024 dtd. 30/04/2024.
- This Occupancy Certificate has been approved based on the NOC issued by the Directorate of Health Services, Govt. of Goa, Urban Health Centre, Mapusa, vide ref. No. UHCM/NOC-OCCUP/2024-25/268 dtd. 10/05/2024.
- This Occupancy Certificate is granted based on final NOC issued by P.W.D., Mapusa vide Ref: No. PWD/SDII/PHE-N/F.10/150/2024-25; Dtd. 14/08/2024.
- This Occupancy Certificate has been approved based on NOC issued by the Electricity Dept., Mapusa vide Ref. No. AE-I(U)/VI/O&M/2024-25/Tech-40/635; dt. 16/06/2024.
- This Occupancy certificate is issued based on the condition that OWNER / DEVELOPER / LICENCEE and HIS ENGINEER shall be solely responsible for the structural stability of the structure and safety of all occupants of the building / all concerned and the Chief Officer or officials of this Council are hereby indemnified and kept indemnified forever against any civil, criminal liabilities or any other kind of liabilities in the event of any untoward incident or structural failure/collapse of the building.
- Occupants shall independently verify the Structural Liability Certificate and Structural Stability Certificate issued by Licencee's Engineer before executing Sale Deed or taking over possession of any kind of units for which Occupancy Certificate is granted vide this Certificate before occupying the premises.
- The premises should not be used for purpose other than mentioned in this certificate except with due permission of the Council.
- The Licensee shall make necessary arrangement for disposal of solid waste by constructing composting unit / recycling unit / home composting.
- Basement / Garages / Stilt parking places should be used strictly for parking of vehicles only and the same shall not be converted for any other use / purpose.
- Drain water and septic tank water should be given proper outlets for disposal and hygienic condition surrounding the building should be maintained by you at your own cost (under sec. 203 (1) of Goa, Daman & Diu Municipalities Act 1968).
- Fees for O.C. of Rs.88,000/- is paid vide receipt No. 08383; dt. 30/08/2024.




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- Fees for NOC for Power connection of Rs.15,000/- is paid vide receipt No.08384; dt.30/08/2024.
- Fees for NOC for Water connection of Rs.1,000/- is paid vide receipt No.08384; dt.30/08/2024.
- Fees /Reinstatement charges for road cutting of Rs.5,000/- is paid vide receipt No.08385; dt. 30/08/2024



(Signature)
(Chandrakant B. Shetkar)
Chief Officer
Mapusa Municipal Council

To,
M/s. Rajdeep Builders,
202, 2nd Floor, Mathias Plaza,
Panaji-Goa.

Copy for information to

- i) The Member Secretary, NGPDA, Panaji-Goa.
- ii) The Asst. Engineer, Office of the Assistant Engineer, Sub-Div.III, DXVII (PHE N), PWD, Mapusa - Goa.
- iii) The Asst. Executive Engineer, Office of the Sub-Divisional Engineer, Sub Division I (U), Electricity Dept., 1st Floor, Vidyut Bhavan, Division VI, Ansabhat, Mapusa, Bardez - Goa.
- iv) The Health Officer,
Urban Health Center, Mapusa, Goa.

ANNEXURE 'A'

Building/Block and Floor Reference	Area of Unit	Floor Area
BLOCK 'A'		
<u>Ground Floor</u>		
Shop No.1	26.80 m2	53.60 m2
Shop No.2	26.80 m2	
<u>Upper Ground Floor</u>		
Flat No.A-001	64.66 m2	64.66 m2
<u>First Floor</u>		
Flat No.A-101	64.66 m2	64.66 m2
<u>Second Floor</u>		
Flat No.A-201	64.66 m2	64.66 m2
<u>Third Floor</u>		
Flat No.A-301	64.66 m2	64.66 m2
Total		312.24 m2
BLOCK 'B'		
<u>Stilt Floor (Parking)</u>	148.79 m2	148.79 m2
<u>Upper Ground Floor</u>		
Flat No.B-001	86.71 m2	156.22 m2
Flat No.B-002	69.51 m2	
<u>First Floor</u>		
Flat No.B-101	90.92 m2	181.84 m2
Flat No.B-102	90.92 m2	
<u>Second Floor</u>		
Flat No.B-201	92.51 m2	175.35 m2
Flat No.B-202	82.84 m2	
<u>Third Floor</u>		
Flat No.B-301	90.92 m2	181.84 m2
Flat No.B-302	90.92 m2	
Total		844.04 m2



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