

**MAPUSA MUNICIPAL COUNCIL,**  
**MAPUSA-GOA.**

Ref. No. MMC/ENGG/25/6269/2023-24

Date: 27/09/2023

**PART-OCCUPANCY CERTIFICATE**

Part-Occupancy certificate is hereby granted for the Hotel cum Commercial building approved vide Original Construction Licence No. 67; dated 16/01/2015, Revised Licence No. 02 dtd. 12/04/2019, Revised Licence No. \_\_\_\_\_ dtd. 22/09/2023 and last Renewal Licence No. \_\_\_\_\_ dt. 22/09/2023, in property bearing Chalta No.10 & 5 of P.T. Sheet No.163 & 167 situated at Mapusa, Bardez – Goa subject to the following conditions:-

- i) All conditions stipulated in the Completion Order of NGPDA/Technical clearance Order of 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 : **Basement floor, Ground floor, First floor (Part), Second floor, Third floor, Fourth floor, Fifth floor and Sixth floor only of Hotel Cum Commercial building (R.C.C. Framed Structure building) are :**

Floor	Area	No. of Units	Purpose
Basement	272.22 m2	-	Parking
Ground Floor	187.19 m2	4 Shops & 1 Office	Commercial
First Floor (Part)	227.77 m2	5 Offices	Commercial
Second Floor	284.49 m2	4 Offices & 3 Rooms	Commercial
Third Floor	284.49 m2	4 Office & 3 Rooms	Commercial
Fourth Floor	284.49 m2	4 Office & 3 Rooms	Commercial
Fifth Floor	284.49 m2	1 Conference & Banquette Hall and 3 Rooms	Commercial
Sixth Floor	283.38 m2	1 Restaurant and 3 Rooms	Commercial
Total	2108.52 m2		

**Note:**

- This Occupancy Certificate is issued based on the Structural Stability Certificate dated 06/07/2023 from Engineer Mr. Paresh Gaitonde (TCP Reg. No.ER/0057/2010) and Completion Certificate dt.06/07/2023 from Architect Mr. Prashant Gaonkar. (TCP. Reg. No.AR/0064/2010 & C.O.A Reg. No.CA/97/21582)




(Amitesh A. Shirvoikar)  
Chief Officer

Mapusa Municipal Council

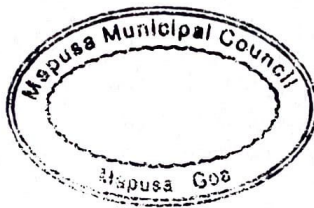
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- This Occupancy Certificate has been approved based on the Completion Certificate issued by the Member Secretary, NGPDA bearing No. NGPDA/M/1369/2822/2023; dated 20/01/2023.
- This Occupancy Certificate has been approved based on the NOC from sanitary point of view for occupancy issued by the Directorate of Health Services, Urban Health Centre, Mapusa-Goa, vide ref. No. DHS/2023/DHS0401/O0029/703 dtd. 04/08/2023.
- This Occupancy Certificate is granted based on Final NOC issued by P.W.D, Mapusa - Goa vide Ref. No. PWD/SDII/PHE-N/F.10/370/23-24; Dtd. 03/08/2023.
- This Occupancy has been approved based on Final NOC issued by the Electricity Dept., Mapusa-Goa vide Ref. No. AE-I (U)/VI/O&M/2023-24/Tech-40/661; dt. 09/08/2023.
- This Occupancy Certificate has been approved based on the NOC issued by the Directorate of Fire & Emergency Services, Panaji-Goa vide ref. No. DFES/FPNA/2023/37; dt. 23/08/2023.
- 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.
- Bio-degradable waste generated should be compulsorily disposed off through composting system. Further, designated spots for collection and treatment of Non-biodegradable waste should be compulsorily provided at the site, accessible for the Municipal vehicle.
- Occupants shall implement the provisions of the Solid Waste Management Rules, 2016, including segregation into 3 (three) categories/ streams (Biodegradable, Non-biodegradable and Domestic hazardous waste) at source; storage within premises for door to door collection and in-premises processing and treatment of biodegradable waste.
- 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.

  
(Amitesh A. Shirvoikar)  
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Mapusa Municipal Council



- 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. 4.05,000/- is paid vide receipt No. 023; dt. 22/09/2023.
- Fees for NOC for Power connection of Rs.1,05,000/- is paid vide receipt No.024; dt.22/09/2023.
- Fees for NOC for Water connections of Rs.2500/- is paid vide receipt No. 025; dt. 22/09/2023.
- The Licencee should compulsorily undertake to complete construction of composting unit and should start operating the same before commencement of any activities and submit report to this Council within 15 days from the date of issue of this Part-Occupancy Certificate.
- Notarized copy of Sale Deed executed with Mrs. Apolina Romuldina Ferrao and 6 others, in respect to property bearing Chalta no.5 of P.T. Sheet No.167, should be submitted to this Council before applying for the Final Occupancy Certificate or renewal of licence whichever is earlier
- The licensee should compulsorily furnish the fresh Conversion Sanad for Commercial purpose use, before commencement of any commercial activity.
- The licensee should compulsorily furnish the Final NOC from Fire Department mentioning the purpose or use, as for commercial purpose, before commencement of any commercial activity or applying for the Final Occupancy Certificate or renewal of licence whichever is earlier.
- This Part-Occupancy Certificate is issued based on the Affidavit dated 15/09/2023 produced by the owners through their Power of Attorney Holder Mr. Dattaram Ganpat Pednekar, duly notarized before Adv. N.C. Gaonkar under Reg. No.27850/2023 dt. 15/09/2023.



  
(Amitesh A. Shirvoikar)  
Chief Officer  
Mapusa Municipal Council

To,  
M/s. S.K. Constructions,  
Office No.06, Staywell Apartments,  
Sonar Waddo, Verla-Canca,  
Bardez-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.. 1<sup>st</sup> Floor, Vidyut Bhavan, Division VI. Ansabhat. Mapusa. Bardez - Goa.
- iv) The Health Officer. Urban Health Center, Mapusa, Goa.