

MAPUSA MUNICIPAL COUNCIL,

MAPUSA-GOA.

Ref. No. MMC/ENGG/40/2057/2023-24

Date: 27/03/2024

OCCUPANCY CERTIFICATE

Occupancy certificate is hereby granted for the Commercial Cum Residential building approved vide Original Construction Licence No. 22; dated 16/02/2021, and Revised Licence No. 18 dt. 27/03/2024, in property bearing Chalta No.46-A of P.T. Sheet No.73 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 & Podium, Second floor, Third floor, Fourth floor, Fifth floor and Sixth floor of the Commercial / Residential building. (R.C.C. Framed Structure building) are :**

Floor	Area	No. of Units	Purpose
Basement floor	1110.00 m ²	-	Parking
Ground Floor	527.78 m ²	11 Shops	Commercial
First Floor	650.64 m ²	12 Shops	Commercial
Mezzanine Floor	40.68 m ²	2 Offices	Commercial
Second Floor	801.02 m ²	5 Flats	Residential
Third Floor	573.36 m ²	5 Flats	Residential
Fourth Floor	573.36 m ²	5 Flats	Residential
Fifth Floor	573.36 m ²	5 Flats	Residential
Sixth Floor	573.36 m ²	5 Flats	Residential
Total	5423.56 m²		

For Details refer Annexure "A"

Note:

- This Occupancy Certificate is issued based on the Structural Stability Certificate dated 27/03/2023 from Engineer Mr. A. Roy Costa Fernandes (TCP Reg. No.SE/0021/2011) and Completion Certificate dt.23/03/2023 from Architect Mrs. Anjali Malhotra (TCP. Reg. No.AR/0028/2017 & C.O.A Reg. No.CA/2016/79806)
- This Occupancy Certificate has been approved based on the Completion Certificate issued by the Member Secretary, NGPDA bearing No. NGPDA/M/1824/1033/2022; dated 18/08/2022, NGPDA/M/1824/396/2023; dated 25/04/2023, NGPDA/M/1824/1654/2023; dated 28/08/2023 and NGPDA/M/1824/984/2022; dated 05/08/2022.



(Handwritten signature)
(Chandrakant B. Shetkar)
Chief Officer
Mapusa Municipal Council

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- 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/O0029/3 dtd. 15/02/2024, DHS/2023/DHS0401/O0029/4 dtd. 15/02/2024, DHS/2023/DHS0401/O0029/5 dtd. 15/02/2024 and DHS/2023/DHS0401/O0029/6 dtd. 15/02/2024
- This Occupancy Certificate is granted based on Final NOC issued by P.W.D, Mapusa - Goa vide Ref. No. PWD/SDII/PHE-N/F.10/645/2023-24; Dtd. 01/11/2023.
- 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-40/1218; dt. 21/11/2023.
- This Occupancy has been approved based on NOC issued by the Directorate of Fire and Emergency Services vide reference No. DFES/FPNA/2024/4; dt. 31/01/2024
- 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.
- Bio-degradable waste generated should be compulsorily disposed off through composting system set up at the site. 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.
- 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. 5,25,000/- is paid vide receipt No. 19300; dt. 27/03/2024.
- Fees for NOC for Water connection of Rs.1000/- is paid vide receipt No.19301; dt.27/03/2024.
- Fees for NOC for Power connections of Rs.49,000/- is paid vide receipt No. 19301; dt. 27/03/2024.



(Chandrakant B. Shetkar)
Chief Officer
Mapusa Municipal Council

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- Fees for Reinstatement charges for road cutting of Rs.5,000/- is paid vide receipt No. 19302; dt.27/03/2024.



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

To,
✓ Mr. Mario Fernandes,
House No.242-A/1, Duler,
Mapusa-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

MAPUSA MUNICIPAL COUNCIL

MAPUSA-GOA

ANNEXURE 'A'

Floor	Area of Unit	Floor Area
<u>Basement Floor (Parking)</u>	1110.00 m ²	1110.00 m²
<u>Ground Floor</u>		
Shop S1	54.19 m ²	
Shop S2	39.89 m ²	
Shop S3	39.86 m ²	
Shop S4	76.03 m ²	
Shop S5	32.38 m ²	
Shop S6	65.23 m ²	
Shop S7	65.24 m ²	
Shop S8	38.24 m ²	
Shop S9	38.24 m ²	
Shop S10	39.24 m ²	
Shop S11	39.24 m ²	527.78 m²
<u>First Floor</u>		
Shop 101	46.39 m ²	
Shop 102	62.89 m ²	
Shop 103	46.39 m ²	
Shop 104	46.33 m ²	
Shop 105	100.00 m ²	
Shop 106	36.91 m ²	
Shop 107	75.28 m ²	
Shop 108	75.05 m ²	
Shop 109	44.30 m ²	
Shop 110	44.31 m ²	
Shop 111	46.11 m ²	
Shop 112	26.68 m ²	650.64 m²
<u>Mezzanine Floor</u>		
Society Office 1	15.41 m ²	
Society Office 2	25.27 m ²	40.68 m²
<u>Second Floor</u>		
Flat 201	140.26 m ²	
Flat 202	140.26 m ²	
Flat 203	113.50 m ²	
Flat 204	113.50 m ²	
Flat 205	113.50 m ²	
Podium	166.00 m ²	
Terrace	14.00 m ²	801.02 m²
<u>Third Floor</u>		
Flat 301	130.68 m ²	
Flat 302	130.68 m ²	
Flat 303	104.00 m ²	
Flat 304	104.00 m ²	
Flat 305	104.00 m ²	573.36 m²



<u>Fourth Floor</u>		
Flat 401	130.68 m2	573.36 m2
Flat 402	130.68 m2	
Flat 403	104.00 m2	
Flat 404	104.00 m2	
Flat 405	104.00 m2	
<u>Fifth Floor</u>		
Flat 501	130.68 m2	573.36 m2
Flat 502	130.68 m2	
Flat 503	104.00 m2	
Flat 504	104.00 m2	
Flat 505	104.00 m2	
<u>Sixth Floor</u>		
Flat 601	130.68 m2	573.36 m2
Flat 602	130.68 m2	
Flat 603	104.00 m2	
Flat 604	104.00 m2	
Flat 605	104.00 m2	
Total		5423.56 m2



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