



CORPORATION OF THE CITY OF PANAJI

Panaji - Goa 403 001 India.

Tel: (91-0832)-2223339 / 2422736 / 2423556 / 2237160 Fax: (91-0832) 2426998

E.mail: commissioner@ccpgoa.com | Web:www.ccpgoa.com

OCCUPANCY CERTIFICATE No. F3/CCP/ENG/OC/04/2025-2026

This Corporation having been satisfied with the completion of the house/Building details of which are given below, the undersigned hereby certifies as required under Section 263 (a) of the City of Panaji Corporation Act 2002 (Goa Act 1 of 2003), that it may be occupied for the purpose indicated hereunder.

1. Name and Address of the owner :- **MANAS DEVELOPERS,
MR. TANMAY U. KHOLKAR (PROPRIETOR),
HAPPY HOME CO-OPERATIVE HOUSING SOCIETY,
LA CAMPALA COLONY, MIRAMAR, PANAJI, GOA.**
2. Location of the Building :- **CHALTA NO. 55 OF P.T. SHEET NO. 116, PLOT NO.15
Commercial C-1 Zone
NEAR HOTEL MARRIOT, MIRAMAR, PANAJI, GOA**
3. Number and date of construction :-
 - a) Original Licence No.: F1/CCP/CONST-LIC-24/2017-
2018/75(401/1/CCP/CONST-LIC-24/
2017-2018/75; dated 27/03/ 2018.
 - b) Renewal-I Lic No.: 402/1/CCP/ENG/24/Renewal-I/2020
-2021/33; dated 27/10/2020.
 - c) Renewal-II Lic No.: 402/1/CCP/ENG/24/Renewal-II/2020
-2021/35; dated 07/12/2020.
 - d) Renewal-III Lic No.: 402/1/CCP/ENG/24/ Renewal-III/2022-
2023/21; dated 17/06/2022.
 - e) Renewal-IV Lic No.: F2/CCP/ENG/LIC-24/2017-2018/ RL-IV/
2023-2024/14; dated 22/06/2023
 - f) Renewal-V Lic No.: F2/CCP/ENG/LIC-24/2017-2018/ RL-V/
2024-2025/09; dated 26/11/2024.
 - g) Revised-I Lic No.: F1/CCP/ENG/LIC-24/2017-2018/ REV-I
/2024-2025/11; dated 26/11/2024.
 - h) Renewal-VI Lic No.: F2/CCP/ENG/LIC-24/2017-2018/ RL-VI/
2025-2026/03; dated 05/05/2025.
 - i) Revised-II Lic No.: F1/CCP/ENG/LIC-24/2017-2018/ REV-II
/2025-2026/05; dated 23/09/2025
4. Details of portion of building Released for occupation :- **OCCUPANCY CERTIFICATE FOR RESIDENTIAL
BUILDING COMPRISING OF BASEMENT, STILT
FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD
FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH
FLOOR. SEVENTH FLOOR AND EIGHTH FLOOR.**

5. Purpose for which occupation is :-
- | | |
|----------------|---------------|
| BASEMENT FLOOR | - PARKING |
| STILT FLOOR | - PARKING |
| FIRST FLOOR | - RESIDENTIAL |
| SECOND FLOOR | - RESIDENTIAL |
| THIRD FLOOR | - RESIDENTIAL |
| FOURTH FLOOR | - RESIDENTIAL |
| FIFTH FLOOR | - RESIDENTIAL |
| SIXTH FLOOR | - RESIDENTIAL |
| SEVENTH FLOOR | - RESIDENTIAL |
| EIGHTH FLOOR | - RESIDENTIAL |
- Meant

6. Total number of premises released

FLOOR	BUILT-UP AREA
BASEMENT FLOOR	353.40 m2
STILT FLOOR	186.02 m2
FIRST FLOOR	191.66 m2
SECOND FLOOR	191.66 m2
THIRD FLOOR	191.66 m2
FOURTH FLOOR	191.66 m2
FIFTH FLOOR	217.09 m2
SIXTH FLOOR	217.09 m2
SEVENTH FLOOR	217.09 m2
EIGHTH FLOOR	217.09 m2
TERRACE FLOOR (LIFT+STAIR)	56.88 m2
TOTAL	2231.30 m2

7. Other: N.B. :-

- The house tax will be levied from the date of issue of Occupancy Certificate and the exact amount of tax will be intimated to you in due course of time.
- This Certificate is issued based on Completion Certificate dated 23/06/2025 issued by NGPDA bearing ref. no. NGPDA/61/PNJ/1101/2025.
- This Certificate is issued based on NOC from Urban Health Centre, Panaji, vide No. UHCP/DHS/NOC/25-26/1327; dated 09/07/2025.
- This Certificate is issued based on Completion Certificate dated 15/07/2025 issued by Arch. Zahooruddin Aga (Reg. CA/2020/123538).
- This Certificate is issued based on Structural Stability Certificate dated 14/07/2025 issued by Engg. Niteen Sant (Reg. SE/0016/2011).
- This Certificate is issued based on NOC from Directorate of Fire & Emergency Services bearing file no. DFES/FPNA/FES2503785/2025/268; dated 12/08/2025.
- This Occupancy Certificate shall be treated as NOC for Water, Power and sewage connection.





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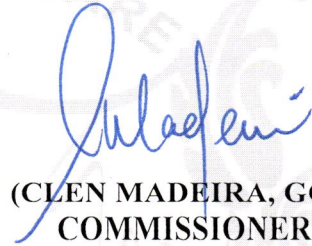
E.mail: commissioner@ccpgoa.com | Web:www.ccpgoa.com

- viii. The details of fees paid are as under:
- Occupancy fees amounting to Rs. 6000/- paid vide receipt no. 705618; dated 17/09/2025.
 - NOC fees amounting to Rs.1800/- paid vide receipt no. 705619; dated 17/09/2025.
- ix. Wet waste shall be treated within the premises in the composting units and shall not be handover to Corporation of the City of Panaji.
- x. Dry waste shall be segregated in 16 fractions and to be ensured that a dedicated in house staff is to be engaged by the licensee for the management of the Dry waste.

Place: - Panaji, Goa.

Date: - 23/09/2025




(CLÉN MADEIRA, GCS)
COMMISSIONER

CORPORATION OF THE CITY OF PANAJI

Copy to:
MANAS DEVELOPERS,
MR. TANMAY U. KHOLKAR (PROPRIETOR),
HAPPY HOME CO-OPERATIVE HOUSING SOCIETY,
LA CAMPALA COLONY, MIRAMAR, PANAJI, GOA

Copy for information to:

- The Member Secretary, North Goa Planning and Development Authority, Shanta Bldg., 1st Floor, Near Hotel Vivanta, Panaji-Goa.
- The Assistant Engineer, Sub. Div. I, Div.III (PHE), Public Works Department, St. Inez, Panaji-Goa.
- The Assistant Engineer, Sub. Div. II (U), Electricity Department, Panaji-Goa
- The Assistant Engineer, Sub. Div. I, W.D. XXVII (SEW) Public Works Department, Tonca, Caranzalem-Goa.
- The Health Officer, Community Health Centre, Panaji-Goa.