

MAPUSA MUNICIPAL COUNCIL,
MAPUSA-GOA.

Ref. No. MMC/ENGG/24/ 328 /2023

Date: 16/01/2023

FINAL OCCUPANCY CERTIFICATE

Final Occupancy certificate is hereby granted for the Commercial cum Residential Building Project approved vide Original Construction Licence No.57; dated 13/08/2012, Renewal Licence No.45; dtd. 14/01/2019, last Renewal Licence No. 16 dt.29/12/2022, and Revised Licence No. 17 dtd.29/12/2022 in property bearing Chalta No.40, 41, 42, 43, 45, 46, 47, 48 of P.T. Sheet No.14 and Chalta No.4 & 36 of P.T. Sheet No.32 situated at Acoi, 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 : **Commercial Cum Residential Building Project i.e. Basement, Ground floor, First floor, Second floor, Third floor, Fourth floor, Fifth floor & Sixth floor of Buildings / Block A-1 & A-2, Fourth floor, Fifth floor and Sixth floor of Building/Block C-1, Sixth Floor of Buildings/ Block C-2 & B-2, and Basement, Stilt floor, First floor, Second floor, Third floor, Fourth floor, Fifth floor & Sixth floor of Building / Block B-1 (R.C.C. Framed Structure building) are :**

Block and Floor Reference	Area	No. of Units
Block A-1		
Basement	569.62 m2 (Parking)	-
Ground Floor	335.89 m2 (Part Parking)	5 Shops
First Floor	331.64 m2	4 Flats
Second Floor	381.40 m2	4 Flats
Third Floor	381.40 m2	4 Flats
Fourth Floor	381.40 m2	4 Flats
Fifth Floor	381.40 m2	4 Flats
Sixth Floor	381.40 m2	4 Flats
Block A-2		
Basement	711.34 m2 (Parking)	-
Ground Floor	383.54 m2 (Part Parking)	5 Shops
First Floor	331.64 m2	4 Flats




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Second Floor	381.40 m2	4 Flats
Third Floor	381.40 m2	4 Flats
Fourth Floor	381.40 m2	4 Flats
Fifth Floor	381.40 m2	4 Flats
Sixth Floor	381.40 m2	4 Flats
Block B-1		
Basement	1006.96 m2 (Parking)	-
Stilt Floor/GF	374.60 m2 (Parking)	-
First Floor	426.17 m2	4 Flats
Second Floor	426.17 m2	4 Flats
Third Floor	426.17 m2	4 Flats
Fourth Floor	426.17 m2	4 Flats
Fifth Floor	426.17 m2	4 Flats
Sixth Floor	426.17 m2	4 Flats
Block B-2		
Sixth Floor	426.17 m2	4 Flats
Block C-1		
Fourth Floor	515.39 m2	6 Flats
Fifth Floor	515.39 m2	6 Flats
Sixth Floor	515.39 m2	6 Flats
Block C-2		
Sixth Floor	515.39 m2	6 Flats
Club house	61.38 m2	-
Gym and Changing room	88.86 m2	-

Note:

- This Occupancy Certificate is issued based on the Structural Stability Certificate dated 28/11/2022 from Engineer Mr. Rajesh Mahambrey (TCP Reg. No.SE/0044/2010) and Completion Certificate dt.28/11/2022 from Architect Mr. Makarand Parange. (C.O.A Reg. No.CA-92/14995)
- This Occupancy Certificate has been approved based on the Completion Certificates issued by the Member Secretary, NGPDA bearing No. NGPDA/M/972/1158/17; dated 12/09/2017, No.NGPDA/M/972/293/19 dtd. 07/06/2019, NGPDA/M/972/148/2021 dtd.22/06/2021, Letter / Certificate bearing Ref No.NGPDA/M/972/982/2022; dtd.05/08/2022 and Corrigendum bearing Ref No.NGPDA/M/972/2363/2022 dtd. 09/12/2022.
- This Occupancy Certificate has been approved based on the Final NOC from sanitary point of view for occupancy issued by the Directorate of Health Services, Urban Health Centre, Mapusa-Goa, vide ref. No. DHS/2022/DHS0401/O0029/678 dtd. 28/11/2022.
- This Occupancy Certificate is granted based on Final NOC's issued by P.W.D, Mapusa - Goa vide Ref. No. PWD/SDII/PHE-N/F.10/953/17-18; Dtd. 10/10/2017, PWD/SDII/PHE-N/F.10/941/19-20; Dtd. 12/09/2019 and PWD/SDII/PHE-N/F.10/270/21-22; Dtd. 29/07/2021.




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- This Occupancy has been approved based on Final NOC's issued by the Electricity Dept., Mapusa-Goa vide Ref. No. **AE-I (U)/VI/O&M/2017-18/Tech-40/866; dt. 02/09/2017 and No. AE-I (U)/VI/O&M/2022-23/Tech-40/1822; dt. 08/12/2022.**
- This Occupancy Certificate has been approved based on the NOC's issued by the Directorate of Fire & Emergency Services, Panaji-Goa vide ref. No. **DFES/FP/HB/50/21-22/220; dt.12/07/2021, No. DFES/FP/HB/50/22-23/249; dt.12/10/2022 and Renewal /NOC No.DFES/FPNA/2022/122 dated 26/12/2022**
- This Occupancy has been approved based on the Consent to Operate & Authorization, issued by the Member Secretary, Goa State Pollution Control Board, Saligao, vide Ref. No. **12/2022-PCB/840872/R0006691; dtd.10/12/2021 and Renewal of Consent to Operate and Authorization bearing Ref. No.12/2022-PCB/1372349/R00010301 dtd.13/10/2022.**
- This Occupancy has been approved based on the Prior Environmental Clearance issued by the Director/ Ex-Officio Jt. Secy. (STE) & Member Secretary, Goa State Environment Impact Assessment Authority, EIA- Goa State Secretariat, Panaji-Goa, vide Ref. No. **3-181-2010/STE-DIR/107 dtd.22/03/2013.**
- 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 Organic Waste 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, and Goa Municipal Solid Waste (Management and Handling) Bye Laws 2020 including segregation into 3 (three) categories/ streams (Biodegradable, Non-biodegradable and Domestic hazardous waste) at source, with separate 240 ltr. bin provision for 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.




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- 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. 7,99,000/-** is paid vide receipt No. **071; dt. 29/12/2022.**
- Fine of Rs.**10,000/-** is paid vide receipt No.**071**; dtd. **29/12/2022** towards occupying the premises prior to obtaining Occupancy Certificate
- Fees for NOC for Power connections of Rs.**25,000/-** for commercial area is paid vide receipt No. **071; dt. 29/12/2022.**
- Fees for NOC for Power connections of Rs.**1,09,000/-** for residential area is paid vide receipt No. **071; dt. 29/12/2022.**
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To,
Mrs. Albertina Trindade,
Mr. Riva Anthony Trindade & Ors.,
Legal heirs of late Mr. Pascoal Trindade,
Through P.O.A Holder Shri. Sandip Nigalye,
C/o Raj Housing Dev. Pvt., Ltd.,
Ponda-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

