

MAPUSA MUNICIPAL COUNCIL,
MAPUSA-GOA.

Ref. No. MMC/ENGG/21 / 7739 /2022

Date: 18/11/2022 .

OCCUPANCY CERTIFICATE

Occupancy certificate is hereby granted for the Residential Project (Phase-I) / Residential buildings approved vide Original Construction Licence No.01; dated 07/04/2017, and last Renewal Licence No.29 dt.05/05/2022, in property bearing Chalta No.3, 3-A & 3-B of P.T. Sheet No.26 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 : **Residential Project (Phase -I) comprising of Stilt floor, Upper Ground floor, First floor, Second floor, Third floor and Fourth floor of Blocks; Block B-1, Block B-2, Block C-1, Block C-2, Block D-1, Block D-2 and Stilt floor, Upper Ground floor, First floor, Second floor, Third floor of Block F and Gym/Club house and Community hall (R.C.C. Framed Structure building) are :**

Block and Floor Reference	Area	No. of Units
Block B1 + Block B2		
Stilt Floor	930.58 m2	-
Upper Ground Floor	1034.54 m2	8 Flats
First Floor	988.24 m2	8 Flats
Second Floor	1034.54 m2	8 Flats
Third Floor	988.24 m2	8 Flats
Fourth Floor	1034.54 m2	8 Flats
Total Block B1 + Block B2	6010.68 m2	
Block C1		
Stilt Floor	429.97 m2	-
Upper Ground Floor	466.70 m2	4 Flats
First Floor	421.27 m2	4 Flats
Second Floor	466.70 m2	4 Flats
Third Floor	421.27 m2	4 Flats
Fourth Floor	466.70 m2	4 Flats



(Amitesh A. Shirvoikar)
Chief Officer
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Block C2			
Stilt Floor	384.54 m2	-	
Upper Ground Floor	421.27 m2	4 Flats	
First Floor	421.27 m2	4 Flats	
Second Floor	421.27 m2	4 Flats	
Third Floor	421.27 m2	4 Flats	
Fourth Floor	421.27 m2	4 Flats	
Total Block C1 + Block C2	5163.50 m2		
Block D1			
Stilt Floor	505.92 m2	-	
Upper Ground Floor	559.43 m2	4 Flats	
First Floor	510.97 m2	4 Flats	
Second Floor	559.43 m2	4 Flats	
Third Floor	510.97 m2	4 Flats	
Fourth Floor	559.43 m2	4 Flats	
Block D2			
Stilt Floor	457.46 m2	-	
Upper Ground Floor	510.97 m2	4 Flats	
First Floor	510.97 m2	4 Flats	
Second Floor	510.97 m2	4 Flats	
Third Floor	510.97 m2	4 Flats	
Fourth Floor	510.97 m2	4 Flats	
Total Block D1 + Block D2	6218.46 m2		
Block F			
Stilt Floor	145.25 m2	-	
Upper Ground Floor	180.69 m2	2 Flats	
First Floor	180.69 m2	2 Flats	
Second Floor	180.69 m2	2 Flats	
Third Floor	180.69 m2	2 Flats	
Total Block F	868.01 m2		
Gym/Club House			
Ground Floor	118.97 m2	-	
Community Hall			
Ground Floor	99.25 m2	-	
Total	18478.87 m2		

Note:

- This Occupancy Certificate is issued based on the Structural Stability Certificate dated **22/06/2022 & 04/10/2022** from Engineer **Mr. Rajesh Mahambrey (TCP Reg. No.SE/0044/2010)** and Completion Certificate **dt.22/06/2022** from Architect **Mr. Siddharth D. Naik. (TCP. Reg. No.AR/0027/2010 & C.O.A Reg. No.CA/97/21749)**



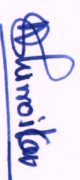
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- This Occupancy Certificate has been approved based on the Completion Certificate issued by the Member Secretary, NGPDA bearing No. NGPDA/M/1569/1219/2021; dated 30/12/2021.
- This Occupancy Certificate has been approved based on the NOC from sanitary point of view for occupancy issued by the Directorate of Health Services, Urban Health Centre, Mapusa-Goa, vide ref. No. DHS/2022/DHS0401/O0029/636 dtd. 26/10/2022.
- This Occupancy Certificate is granted based on Final NOC issued by P.W.D, Mapusa - Goa vide Ref. No. PWD/SDI/PHE-N/F.10/230/22-23; Dtd. 19/07/2022.
- This Occupancy has been approved based on Final NOC issued by the Electricity Dept., Mapusa-Goa vide Ref. No. AE-1 (U)/V/O&M/2022-23/Tech-40/364; dt. 13/05/2022, and No. AE-1 (U)/V/O&M/2022-23/Tech-40/1619; dtd. 08/11/2022
- This Occupancy Certificate has been approved based on the NOC issued by the Directorate of Fire & Emergency Services, Panaji-Goa vide ref. No. DFES/FP/HB/80/22-23/274; dt. 20/10/2022.
- 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/1466531/R00010848; dtd. 11/10/2022.
- This Occupancy has been approved based on the Prior Environmental Clearance issued by the Director Environment & Member Secretary, Goa State Environment Impact Assessment Authority, EIA- Goa State Secretariat, Panaji-Goa, vide Ref. No. 3-181-2010/STE-DIR/114 dtd. 17/05/2018.
- 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.

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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. 12,70,000/- is paid vide receipt No. 13244; dt. 15/11/2022.
- Fees for NOC for Water connection of Rs. 1000/- is paid vide receipt No. 13245; dt. 15/11/2022.
- Fees for NOC for Power connections of Rs. 1,38,000/- is paid vide receipt No. 13245; dt. 15/11/2022.
- Fees for Reinstatement charges for road cutting of Rs. 5,000/- is paid vide receipt No. 13246; dt. 15/11/2022.
- Recovery towards Construction Licence fees of Rs. 25,65,914/- is paid vide receipt No. 13249; dt. 15/11/2022.
- Recovery of fees of Rs. 18,992/- towards Commission on Cess is paid vide receipt No. 13250; dt. 15/11/2022.
- Recovery of fees of Rs. 18,80,184/- towards Labour Cess vide Demand Draft No. 523848 dtd. 15/11/2022 in favour of **The Secretary, the Goa Building and Other Construction Workers Welfare Board, Panaji – Goa**



(Amitesh A. Shirvoikar)
Chief Officer
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To,
✓ **Shri. Oswald De Melo (P.O.A),**
Shri. Joseph W. Braganza & Others,
Mapusa, 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., 1st Floor, Vidyut Bhavan, Division VI, Ansabhat, Mapusa, Bardez - Goa.
- iv) The Health Officer,
Urban Health Center, Mapusa, Goa