



**Mormugao Municipal Council**  
**Vasco-da-Gama – Goa**

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No.MMC/Tech/Occup.Cert./AN-MEIII/2024-2025/1312

Dated: 12 / 11 / 2024

**OCCUPANCY CERTIFICATE**

Occupancy Certificate is hereby granted for **Commercial/Residential Building i.e. Ground Floor, Upper Ground Floor, First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor**, approved vide Original Licence No.07/2021 dated 04/10/2021 in the property bearing Chalta No.71 of P.T. Sheet No.94 situated at Vaddem, Vasco da Gama, subject to the following conditions:-

1. All conditions stipulated in the Technical clearance Order from MPDA vide No.MPDA/1-C-172/2021-22/836 dated 11/08/2021, should be strictly adhered to.
2. This certificate shall be treated as NOC for obtaining water, power & sewerage connection.
3. This Occupancy Certificate is issued based on the completion order of MPDA bearing reference No.MPDA/1-C-172/2024-25/846 dated 09/08/2024 and the Structural Stability Certificate dated 18/07/2024 of Licencee's Engineer Shri. Madhav N. Kamat and he shall be solely responsible for the stability and safety of all concerned.
4. Schedule of units granted occupancy vide this certificate is as below:

**Commercial/Residential Building i.e.**

Ground Floor	-	Stilt Parking & Shops 5 Nos.
Upper Ground Floor	-	2 BHK 1 Nos. & 3 BHK 1 Nos.
First Floor	-	3 BHK 3 Nos.
Second Floor	-	3 BHK 3 Nos.
Third Floor	-	3 BHK 3 Nos.
Fourth Floor	-	3 BHK 3 Nos.
Fifth Floor	-	3 BHK 3 Nos.
Sixth Floor	-	<u>3 BHK 3 Nos.</u>
Total	-	05 Shops & 20 Flats

5. That the structural stability and the safety of all, concerned owner and his Engineer shall be solely responsible and the Chief Officer and all his officials are indemnified and kept indemnified forever against any civil and or criminal liabilities and for any kind of liability, whatsoever in the event of any untoward incidents or structural failure/collapse. This will hold good (and will be valid) even in case some of any prescribed documents inadvertently are not on records (not received by the Authority or wrongly submitted by the applicant/applicants representative.



  
(Melvyn A. Vaz)  
Chief Officer  
Mormugao Municipal Council

To,  
Dr. Pedro Bravo da Costa,  
Through POA Mr. Avez Azim Shaikh,  
H.No: 169/A(1), Near Pai Nursing Home,  
Vaddem, Vasco da Gama, Goa 403 802.

Copy to,

1. The Dy. Town Planner, Town & Country Planning Department, Vasco-da-Gama, Goa.
2. The Member Secretary, Mormugao Planning and Development Authority, Vasco-da-Gama, Goa.
3. Asst. Engineer, Water Supply Department, PWD, Vasco-da-Gama, Goa.
4. Asst. Engineer, Electricity Department, Vasco-da-Gama, Goa.
5. Taxation Section.

Encl: - Annexure.



## ANNEXURE

No. MMC/Tech/11/AN/2024-2025/1312

Dated: 12 / 11 / 2024

Mormugao Municipal Council,  
Vasco-da-Gama.

### OCCUPANCY DETAILS

1. Name and Address of the Owner: Dr. Pedro Bravo da Costa,  
Through POA Mr. Avez Azim Shaikh,  
H.No: 169/A(1), Near Pai Nursing Home,  
Vaddem, Vasco da Gama, Goa 403 802.
2. Location of the Building: Chalta No. 71 of P.T. Sheet No. 94 situated at Vaddem, Vasco da Gama.
3. Number and Date of Construction Licence: Original Licence No. 07/2021 dated 04/10/2021
4. Details of proportion of building released for Occupation: Commercial/Residential Building i.e.  

Ground Floor	-	Stilt Parking & Shops 5 Nos.
Upper Ground Floor	-	2 BHK 1 Nos. & 3 BHK 1 Nos.
First Floor	-	3 BHK 3 Nos.
Second Floor	-	3 BHK 3 Nos.
Third Floor	-	3 BHK 3 Nos.
Fourth Floor	-	3 BHK 3 Nos.
Fifth Floor	-	3 BHK 3 Nos.
Sixth Floor	-	3 BHK 3 Nos.
Total	-	05 Shops & 20 Flats
5. Purpose for which Occupancy is meant: Commercial/Residential Purpose Only.
6. Clearance for Occupation: Commercial/Residential Building i.e. Ground Floor, Upper Ground Floor, First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor.
7. Total Number of Premises released for Occupation and their floor area: 25 Units  
Total Built-Up Area = 2748.19 m<sup>2</sup>
8. Other Details:  
The following condition should be strictly observed:
  - a. The Premises should not be used for purpose other than mentioned in the Certificate except with due permission of the Council.
  - b. The Premises/Occupier should maintain the open spaces and footpaths clean.
  - c. The footpath should be properly maintained and kept free for movement of fire engine in case of emergency.
  - d. 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 Section 203 (1) of Goa, Daman & Diu Municipalities Act, 1968)
  - e. There should not be any misrepresentation as regards to land title, setback, height of Building, FAR, coverage etc. at any point of time.
  - f. Applicant has to maintain the structure as per approved plan on record at time/or in near future.
  - g. The applicant stated in the affidavit that in case of any dispute arising in case of aforesaid land in question on which the said reconstruction has come up, they shall be solely responsible and construction licence / occupancy certificate already granted may be revoked.
  - h. The Applicant has to co-operate with all Government Authority, Local Body at all time in near future.
  - i. All the parking spaces/stilt, balconies, open terraces etc. should be maintained as per the approval plan at all point of time.
  - j. In court of law any litigation that may be pending before it w.r.t. title of the land lessee/tenants rights, access to road, electricity, water etc. the builder shall be fully responsible for the same.



(Melvyn A. Vaz)  
Chief Officer

Mormugao Municipal Council

(Copy to Taxation Section with request to impose the House Tax on the building.)