

**OCCUPANCY CERTIFICATE**

Occupancy Certificate is hereby granted for the building with basement, ground floor, upper ground floor, 1st floor, 2nd floor, 3rd floor, 4th floor, 5th floor, 6th floor & 7th floor approved vide Original Licence No. 130/10 dated 04/03/2010 in the property bearing Chalta No. 80, 81, 168 & 169 of P.T. Sheet No. 73 situated at Vasco City, Mormugao Taluka subject to the following conditions:-

1. All conditions stipulated in the Technical clearance Order from MPDA vide No. MPDA/1-C-207/2016-17/1138 dated 25/11/2016 & vide No. MPDA/1-C-207/2019-20/1483 dated 23/01/2020 should be strictly adhered to.
2. This certificate shall be treated as NOC for power, water & sewerage connection.
3. This Occupancy Certificate is issued based on the completion order of MPDA bearing reference no. MPDA/1-C-207(Voll-II)/2022-23/1452 dated 16/01/2023 and the Structural Stability Certificate dated 29/01/2021 of Licencee's Engineer Kuvelkar Salkar Associates 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:
The building with basement, ground floor, upper ground floor, 1st floor, 2nd floor, 3rd floor, 4th floor, 5th floor, 6th floor & 7th floor i.e.

Basement	-	Parking.
Ground Floor/Stilt	-	Electrical Pannel Room, Parking & 6 Shops.
Upper Ground Floor	-	4 Residential Flats.
1 st floor	-	5 Res. Flats & 6 Offices.
2 nd floor	-	5 Res. Flats & 6 Offices.
3 rd floor	-	5 Res. Flats & 6 Offices.
4 th floor	-	5 Res. Flats & 6 Offices.
5 th floor	-	5 Res. Flats & 6 Offices.
6 th floor	-	5 Res. Flats & 6 Offices.
7 th floor	-	5 Res. 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).



(Signature)

(Jayant G. Tari)
Chief Officer

Mormugao Municipal Council

To,
Mr. Dinesh Nayyar,
Sunny Bay Estate Pvt Ltd.,
Campal Trade Centre, Office No. BF-4/5, 1st Floor, Campal, Panaji, Goa.

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/AP/2023-2024/3536

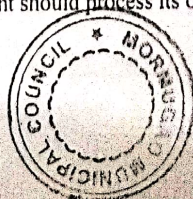
Date: 12/12/2023

Mormugao Municipal Council,
Vasco-da-Gama,

OCCUPANCY DETAILS

1. Name and Address of the Owner: Mr. Dinesh Nayyar,
Sunny Bay Estate Pvt Ltd.,
Campal Trade Centre, Office No. BF-4/5, 1st Floor, Campal,
Panaji, Goa.
2. Location of the Building: Chalta No. 80, 81, 168 & 169 of P.T. Sheet No. 73 situated at
Vasco City, Mormugao Taluka.
3. Number and Date of Construction Licence: Original Licence No. 130/10 dated 04/03/2010
4. Details of proportion of building released for Occupation: The building with basement, ground floor, upper ground floor, 1st floor, 2nd floor, 3rd floor, 4th floor, 5th floor, 6th floor & 7th floor i.e.

Basement	- Parking.
Ground Floor/Stilt	- Electrical Pannel Room, Parking & 6 Shops.
Upper Ground Floor	- 4 Residential Flats.
1 st floor	- 5 Res. Flats & 6 Offices.
2 nd floor	- 5 Res. Flats & 6 Offices.
3 rd floor	- 5 Res. Flats & 6 Offices.
4 th floor	- 5 Res. Flats & 6 Offices.
5 th floor	- 5 Res. Flats & 6 Offices.
6 th floor	- 5 Res. Flats & 6 Offices.
7 th floor	- 5 Res. Flats
5. Purpose for which Occupancy is meant: Residential cum Commercial Purpose Only.
6. Clearance for Occupation: The building with basement, ground floor, upper ground floor, 1st floor, 2nd floor, 3rd floor, 4th floor, 5th floor, 6th floor & 7th floor.
7. Total Number of Premises released for Occupation and their floor area: **81 Units**
Total Built-Up Area = 9102.00 m2
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 dated 26/04/2023 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. The building is in category of bulk waste generator of Solid Waste Management Rules, 2016 and Notification No.10/661/2018/DMA/SANITATION RULES/BYELAWS/1614 dated 01/10/2020 of Municipal Act. The applicant should process its own wet waste within their premises.



(Jayant G. Tari)

Chief Officer

Mormugao Municipal Council

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



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