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BICHOLIM MUNICIPAL COUNCIL
BICHOLIM-GOA

No:- BMC/TECH/2025-2026/OC/01

Date :- 07/04/2025

OCCUPANCY CERTIFICATE

Occupancy Certificate is hereby granted for the proposed construction of residential building (**Block-A only**) approved vide original Construction Licence No.CONSTLIC/BICHOLIM/2021-2022/17 dated 17/03/2022 in property bearing Survey No.44/7-A, 7-C, 7-D and No.43/1 of Village Bicholim, situated at Muslimwada, Bicholim-Goa, named as "Afroz Apartment", subject to the following conditions:

1. All conditions stipulated in the Completion Order vide No. DC/7917/BICH/TCP-24/2158 dated 28/08/2024 and Technical Clearance Order vide No. DC/7917/BICH/TCP-22/284 dated 22/02/2022 and revised Technical Clearance Order vide No.DC/7917/BICH/TCP-23/2294 dated 26/09/2023 issued by Town & Country Planning Department should be strictly adhere to.
2. This Occupancy Certificate shall be treated as NOC for obtaining 9 Nos. of power connections (8 for flats & 1 for common area) and 1 No. of water connection.
3. Proper provision for disposal of waste generated within the complex to be done within the premises. No littering of waste to be done in and around the complex.
4. This Occupancy Certificate is issued based on the following N.O.C 's
 - i. NOC from Community Health Centre letter vide No.CHCB/NOC/OCCUPANCY/2024-25/2519 dated 19/02/2025.
 - ii. NOC from P.W.D. Office vide letter No. PWD/D.XXIV/S.D-I(WS)/F.40/747/24-25 dated 24/02/2025.
 - iii. NOC from Electricity Department vide letter No. AE/V-I(U)/TECH-33/2024-2025/2802 dated 18/02/2025.

Details of portion of building released for occupation for residential purpose are (R.C.C. framed structure):

Sr. No.	FLOOR	TOTAL BUILT UP AREA
1	GROUND FLOOR	147.70 m2
2	FIRST FLOOR	168.69 m2
3	SECOND FLOOR	168.69 m2
4.	THIRD FLOOR	168.69 m2
Total Area		653.77 m2

The unit-wise details are given overleaf at Annexure 'A'.



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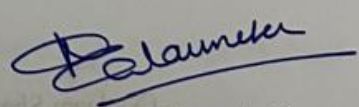
Note:

- This Occupancy Certificate is issued based on the Structural Stability Certificate and Completion Certificate received from the Architect/Engineer Mr. Upkar M. Mapari, both dated 12/08/2024 (TCP Reg. No.ER/0026/2016).
- This Occupancy Certificate has been approved based on the Completion Certificate issued by the Dy. Town Planner, T & CPD bearing No. DC/7917/BICH/TCP-24/2158 dated 28/08/2024.
- 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 house. 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 applicant has paid Rs.56,000/- towards Occupancy fees and Rs.5600/- towards garbage cess and Rs.20,000/- towards NOC for water & power connection and Rs.3200/- towards dustbins charges (10 ltrs) vide receipt No.00002, 00003, 00004 & 00005 dated 07/04/2025 to this Council, respectively.


(Nadeem Sheikh)
Municipal Engineer-II (I/C)
Bicholim Municipal Council




(Nehal G. Talaunekar)
Chief Officer
Bicholim Municipal Council

To,

Lacuna Developers & Builders (OPC) Pvt. Ltd.,
Vasudev Nagar,
Bicholim-Goa.

Copy for information to:

- ✓ 1. The Deputy Town Planner, Town & Country Planning Department, Bicholim.
2. Assistant Engineer, Electricity Department, Bicholim-Goa.
3. Assistant Engineer, Sub. Div.-II, W.D. XXIV (PHE), P.W. D. Bicholim-Goa.
4. Revenue Section for assessment of house tax.
5. Office file
6. Guard file

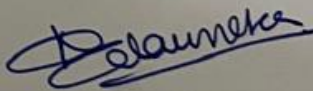
ANNEXURE 'A'

UNIT-WISE AREAS OF THE BUILDING FOR HOUSE TAX CALCULATION:

(BLOCK-A)			
SR. NO.	FLOOR	FLAT NO.	TOTAL BUILT UP AREA
1.	GROUND FLOOR	GF1	73.85 m ²
		GF2	73.85 m ²
2.	FIRST FLOOR	FF1	84.38 m ²
		FF2	84.31 m ²
3.	SECOND FLOOR	SF1	84.38 m ²
		SF2	84.31 m ²
4.	THRID FLOOR	TF1	84.38 m ²
		TF2	84.31 m ²

(Nadeem Sheikh)
Municipal Engineer-II (I/C)
Bicholim Municipal Council



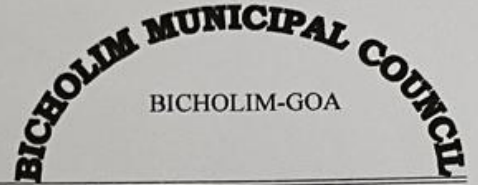

(Nehal G. Talaunekar)
Chief Officer
Bicholim Municipal Council

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No:- BMC/TECH/2024-2025/OC/01

Date :- 05/04/2024

OCCUPANCY CERTIFICATE (PART)

Occupancy Certificate is hereby granted for the proposed construction of residential building **(Block-B only)** approved vide original Construction Licence No.CONSTLIC/BICHOLIM/2021-2022/17 dated 17/03/2022 in property bearing Survey No.43/1 and 44/7-A, 7-C, 7-D of Village Bicholim, situated at Muslimwada, Bicholim-Goa, named as "Afroz Apartment", subject to the following conditions:

1. All conditions stipulated in the Completion Order vide No. DC/7917/BICH/TCP-23/2294 dated 26/09/2023 and Technical Clearance Order vide No. DC/7917/BICH/TCP-22/284 dated 22/02/2022 issued by Town & Country Planning Department should be strictly adhere to.
2. This Occupancy Certificate shall be treated as NOC for obtaining 9 Nos. of power connections (8 for flats & 1 for common area) and 1 No. of water connection.
3. Proper provision for disposal of waste generated within the complex to be done within the premises. No littering of waste to be done in and around the complex.
4. This Occupancy Certificate is issued based on the following N.O.C 's
 - i. NOC from Community Health Centre letter vide No.CHCB/NOC/OCCUPANCY/2023-24/3842 dated 26/03/2024.
 - ii. NOC from P.W.D. Office vide letter No. PWD/D.XXIV/S.D-I(WS)/F.40/765/23-24 dated 22/03/2024.
 - iii. NOC from Electricity Department vide letter No. AE/V-I(U)/TECH-33/2023-2024/2817 dated 26/03/2024.

Details of portion of building released for occupation for residential purpose are (R.C.C. framed structure):

Sr. No.	FLOOR	TOTAL BUILT UP AREA
1	GROUND FLOOR	171.99 m2
2	FIRST FLOOR	197.97 m2
3	SECOND FLOOR	197.97 m2
4.	THIRD FLOOR	197.97 m2
Total Area		765.90 m2

The unit-wise details are given overleaf at Annexure 'A'.



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Note:

- This Occupancy Certificate is issued based on the Structural Stability Certificate and Completion Certificate received from the Architect/Engineer Mr. Upkar M. Mapari, both dated 27/03/2024 (TCP Reg. No.ER/0026/2016).
- This Occupancy Certificate has been approved based on the Completion Certificate issued by the Dy. Town Planner, T & CPD bearing No. DC/7917/BICH/TCP-23/2294 dated 26/09/2023.
- 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 house. 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 applicant has paid Rs.1,04,000/- towards Occupancy fees and Rs.10,400/- towards garbage cess and Rs.20,000/- towards NOC for water & power connection and Rs.400/- towards dustbins charges (10 ltrs) vide receipt No.00001, 00003, 00004 & 00005 dated 04/04/2024 to this Council, respectively.

(Nadeem Sheikh)
Municipal Engineer-II (I/C)
Bicholim Municipal Council



(Sachin Desai)
Chief Officer
Bicholim Municipal Council

To,

Lacuna Developers & Builders (OPC) Pvt. Ltd.,
Vasudev Nagar,
Bicholim-Goa.

Copy for information to:

1. The Deputy Town Planner, Town & Country Planning Department, Bicholim.
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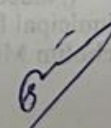
ANNEXURE 'A'

UNIT-WISE AREAS OF THE BUILDING FOR HOUSE TAX CALCULATION:

(BLOCK-B)			
SR. NO.	FLOOR	FLAT NO.	TOTAL BUILT UP AREA
1.	GROUND FLOOR	GF1	85.99 m2
		GF2	85.99 m2
2.	FIRST FLOOR	FF1	98.98 m2
		FF2	98.98 m2
3	SECOND FLOOR	SF1	98.98 m2
		SF2	98.98 m2
4	THRID FLOOR	TF1	98.98 m2
		TF2	98.98 m2


(Nadeem Sheikh)
Municipal Engineer-II (I/C)
Bicholim Municipal Council




(Sachin Desai)
Chief Officer
Bicholim Municipal Council