

**MAPUSA MUNICIPAL COUNCIL,**  
**MAPUSA-GOA.**

Ref. No. MMC/ENGG/35 1862/2024-25 Date: 07/12/2025

**OCCUPANCY CERTIFICATE**

Occupancy certificate is hereby granted for the Residential Building/Residential Apartments project approved vide Original Construction Licence No. 15; dated 21/01/2021, and Renewal Licence No. 12; dtd. 17/09/2024 in property bearing Survey No. 82/5 (Part) Chalta No. 21 (Part) [21-X and 21-W (new)] of P. T. Sheet No. 10 situated at Cunchelim, Mapusa - Goa subject to the following conditions:-

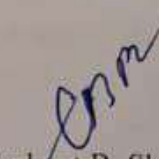
- i) All conditions stipulated in the Completion Orders of NGPDA/Technical clearance Order from NGPDA should be strictly adhered to.
- ii) This certificate shall be treated as NOC for obtaining Power and Water connection.
- iii) Details of portion of building released for occupation : "**Basement floor, Stilt floor, First floor, Second floor, Third floor and Fourth floor of Residential Building/Apartments Project comprising of (Left wing) Block 'A' and (Right Wing) Block 'B' (R.C.C. Framed Structure) are :**

Building/ Block A & B Floor reference	Built up Area	No. of Units	Use/Purpose
Basement Floor	1625.55 M2	-	Parking of vehicles
Stilt Floor	2535.64 M2	-	Parking of vehicles
	105.33 M2	-	Club house & Electrical room (Residential)
	2640.97 M2		
First Floor	2178.50 M2	41 Units	Residential
Second Floor	2087.12 M2	41 Units	Residential
Third Floor	2178.50 M2	41 Units	Residential
Fourth Floor	2087.12 M2	41 Units	Residential
Total	12797.76 M2	164 Units	

**Note:**

- This Occupancy Certificate is issued based on the Structural Stability Orders dated 21/01/2025 and Completion Certificate dt. 21/01/2025 issued by the Engineer Mr. K.R. Mohan (TCP Reg. No. ER/0049/2011 and SE/0022/2012)
- This Occupancy Certificate has been approved based on the Completion Certificate issued by the Member Secretary, NGPDA vide Ref. No. NGPDA/M/1682-A/3011/2024 dated 18/01/2024 and NO. NGPDA/M/1682-A/2066/2024 dtd. 29/11/2024 and Corrigendum No. NGPDA/M/1682-A/2485/2025 dtd. 21/01/2025.



  
(Chandrakant B. Shetkar)  
Chief Officer  
Mapusa Municipal Council

- This Occupancy Certificate has been approved based on the NOC from Sanitation point of view, issued by the Directorate of Health Services, Govt. of Goa, Urban Health Centre, Mapusa, vide ref. No. UHCM/NOC-OCCUP/2024-25/1928 dtd. 20/01/2025.
- This Occupancy Certificate has been approved based on Final NOC issued by P.W.D., Mapusa vide Ref: No. PWD/SDII/WS/F.10/658/2024-25; Dtd. 18/12/2024.
- This Occupancy Certificate has been approved based on Final NOC issued by the Electricity Dept., Mapusa vide Ref. No. AE-I(U)/VI/O&M/2024-25/Tech-40/1600; dt.06/12/2024.
- This Occupancy has been approved based on the Consent to Operate issued by the Member Secretary, Goa State Pollution Control Board, Saligao, vide Ref. No.12/2024-PCB/2541732/G00017302; dtd.13/01/2025.
- 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 the 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, including segregation into 3 (three) categories/ streams (Biodegradable, Non-biodegradable and Domestic hazardous waste) at source; storage within premises for door to door collection of Non-biodegradable & Domestic hazardous waste and in-premises processing and treatment of biodegradable waste.
- Rain water harvesting pits arrangement made at the site for storage and re-use of water should be properly maintained by you at your own cost.
- 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.
- 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).



*[Signature]*  
(Chandrakant B. Shetkar)  
Chief Officer  
Mapusa Municipal Council



- Fees for O.C. of Rs. 9,94,000/- is paid vide receipt No. 18162 ; dt. 03/02/2025.
- Fees for NOC for Power connection of Rs. 1,71,000/- is paid vide receipt No. 18163 ; dt. 03/02/2025.
- Fees for NOC for Water connection of Rs. 1000/- is paid vide receipt No. 18164 ; dt. 03/02/2025.



*(Signature)*  
(Chandrakant B. Shetkar)  
Chief Officer  
Mapusa Municipal Council

To,  
M/s. Heritage Prince's Real Estate Developers,  
"Heritage Symphony" Building,  
1<sup>st</sup> Floor, B-101, Opp. Syndicate Bank,  
Behind Sylveira Super Market,  
Caranzalem, Tiswadi-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., 1<sup>st</sup> Floor, Vidyut Bhavan, Division VI, Ansabhat, Mapusa, Bardez - Goa.
- iv) The Health Officer, Urban Health Center, Mapusa-Goa.