

**MAPUSA MUNICIPAL COUNCIL**

**MAPUSA-GOA.**

Ref. No. MMC/ENGG/07/3157/2022

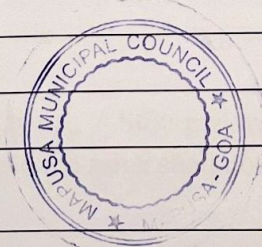
Date: 19/05/2022.

**OCCUPANCY CERTIFICATE**

Occupancy certificate is hereby granted for the building / Residential Villas & Reception Block approved vide Original Construction Licence No. **23**; dated **28/08/2019**, in **property bearing Chalta No.21-E-3 of P.T. Sheet No.10 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 Villas No. 1 to 8 and Reception Block. (R.C.C. Framed Structure /building) are :**

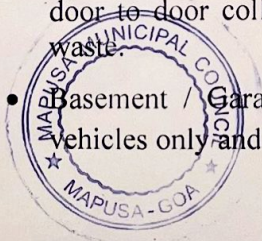
Villas/Floor	Built Up Area/Use
<b>Villa - 1</b>	
Ground Floor	179.583 M2 (Residential)
First Floor	70.265 M2 (Residential)
Total	<b>249.848 M2</b>
<b>Villa - 2</b>	
Ground Floor	155.93 M2 (Residential)
First Floor	34.06 M2 (Residential)
Total	<b>189.99 M2</b>
<b>Villa - 3</b>	
Ground Floor	155.93 M2 (Residential)
First Floor	34.06 M2 (Residential)
Total	<b>189.99 M2</b>
<b>Villa - 4</b>	
Ground Floor	197.079 M2 (Residential)
First Floor	47.214 M2 (Residential)
Total	<b>244.293 M2</b>
<b>Villa - 5</b>	
Ground Floor	196.166 M2 (Residential)
First Floor	47.214 M2 (Residential)
Total	<b>243.380 M2</b>
<b>Villa - 6</b>	
Ground Floor	204.26 M2 (Residential)
Total	<b>204.26 M2</b>



<b>Villa - 7</b>	
Ground Floor	204.26 M2 (Residential)
Total	<b>204.26 M2</b>
<b>Villa - 8</b>	
Ground Floor	204.26 M2 (Residential)
Total	<b>204.26 M2</b>
<b>Reception Block</b>	
Lower Ground Floor	61.20 M (Residential)
Ground Floor	67.61 M2 (Residential)
Total	<b>128.81 M2</b>
<b>Total</b>	<b>1859.09 M2</b>

**Note:**

- This Occupancy Certificate is issued based on the Structural Stability Certificate dated 25/11/2021 and Completion Certificate dt. 25/11/2021 issued by the Engineer Mr. Paresh Gaitonde, Panaji-Goa (TCP Reg. No.ER/0057/2010)
- This Occupancy Certificate has been approved based on the Completion Certificate of NGPDA bearing No. NGPDA/M/1755/1121/2021; dated 10/12/2021 and Corrigendum No.NGPDA/M/1755/1459/2022; dtd.09/03/2022.
- This Occupancy Certificate has been approved based on the NOC issued by the Directorate of Health Services, Urban Health Centre, Mapusa, vide ref. No. DHS/2022/DHS0401/O0029/268 dtd. 02/05/2022.
- This Occupancy Certificate is granted based on NOC issued by P.W.D., Mapusa vide Ref. No. PWD/SDII/PHE-N/F.10/744/21-22; Dtd. 28/01/2022.
- This Occupancy has been approved based on NOC issued by Electricity Dept. vide Ref. No. AE-I (U)/VI/O&M/2021-22/Tech-40/1748; dt. 05/01/2022.
- 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.
- The Licensee shall make necessary arrangement for disposal of solid waste by constructing composting unit / recycling unit.
- 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.



- 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. 89,000/- is paid vide receipt No. 02014; dt. 09/05/2022.
- Fees for NOC for Water connection of Rs.9,000/- is paid vide receipt No.02015; dt.09/05/2022.
- Fees for NOC for Power connections of Rs.9,000/- is paid vide receipt No. 02016; dt. 09/05/2022.
- Fees for Garbage bins of Rs. 18,000/- is paid vide receipt No.02018; dt.09/05/2022.
- Fees for Reinstatement charges for road cutting of Rs.5,000/- is paid vide receipt No. 02017; dt.09/05/2022
- Recovery of fees of Rs.21,472/- towards Service Connection charges is paid vide receipt No. 02014; dt. 09/05/2022.
- Recovery of fees of Rs.215/- towards Commission on Cess is paid vide receipt No.02019; dtd.09/05/2022.
- Recovery of fees of Rs.21,257/- towards Cess is paid vide Demand Draft No.002824 dtd. 09/05/2022 in favour of **The Secretary, the Goa Building and Other Construction Workers Welfare Board, Panaji – Goa**



*(Signature)*

(Sitaram G. Sawal)  
Chief Officer  
Mapusa Municipal Council

To,  
**Rio Luxury Homes Pvt. Ltd.,**  
**BT-5, 3<sup>rd</sup> Floor, Campal Trade Centre,**  
**Campal, Panaji-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..... for information