

**MAPUSA MUNICIPAL COUNCIL**

**MAPUSA-GOA.**

Ref. No. MMC/ENGG/32/17826/2023-24

Date: 30/11/2023.

**PART-OCCUPANCY CERTIFICATE**

Part-Occupancy certificate is hereby granted for the building / Residential Villas/House approved vide Original Construction Licence No. 20; dated 14/12/2021, and Revised Licence No. 15 dtd. 24/11/2023 in property bearing Chalta No.72/15 of P.T. Sheet No.9 at Cunchelim, 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 : **Construction of Residential house Block B, C & D, comprising of ground and first floor (Only) (R.C.C. Framed Structure ) are :**

Villas/Houses/Floor	Built Up Area/Use
<b>House/Block B</b>	
Ground Floor	150.08 M2 (Residential)
First Floor	102.67 M2 (Residential)
Total	<b>252.75M2</b>
<b>House/Block C</b>	
Ground Floor	148.87 M2 (Residential)
First Floor	103.86 M2 (Residential)
Total	<b>252.73 M2</b>
<b>House/Block D</b>	
Ground floor	169.54 M2 (Residential)
First floor	112.49 M2 (Residential)
Total	<b>282.03 M2</b>

**Note:**

- This Occupancy Certificate is issued based on the Structural Stability Certificate dated 27/10/2023 and Completion Certificate dt. 27/10/2023 issued by the Engineer Mr.Agnelo De Oliveira, Mapusa-Goa (TCP Reg. No.ER/0017/2010)
- This Occupancy Certificate has been approved based on the Completion Certificate of NGPDA bearing No. NGPDA/M/1878/398/2023; dated 26/04/2023.



  
(Chandrakant B. Shetkar)  
Chief Officer  
Mapusa Municipal Council

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- This Occupancy has been approved based on NOC issued by Electricity Dept. vide Ref. No. AE-I (U)/VI/O&M/2023-24/Tech-40/158; dt.03/05/2023.
- This Occupancy Certificate is granted based on NOC issued by P.W.D., Mapusa vide Ref. No. PWD/SDII/PHE-N/F.10/110/2023-24; Dtd. 12/05/2023.
- 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 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).
- Applicant/Licencee/Occupancy holder should submit Final NOC issued by the Directorate of Health Services, Urban Health Centre, Mapusa-Goa within a period of 15 days from the date of issue of this Part-Occupancy Certificate, failing which necessary action will be initiated.



  
(Chandrakant B. Shetkar)  
Chief Officer  
Mapusa Municipal Council

- Fees for O.C. of **Rs. 30,000/-** is paid vide receipt No. **12420; dt. 24/11/2023.**
- Fees for NOC for Water connection of **Rs.3,000/-** is paid vide receipt No.**12421; dt.24/11/2023.**
- Fees for NOC for Power connections of **Rs.3,000/-** is paid vide receipt No. **12421; dt. 24/11/2023.**
- Fees for Reinstatement charges for road cutting of **Rs.8,000/-** is paid vide receipt No. **12422; dt.24/11/2023**



  
(Chandrakant B. Shetkar)  
Chief Officer  
Mapusa Municipal Council

To,  
M/s. Isprava Luxury Realty Four LLP,  
C/o Agnelo De Oliveira,  
Gomes Catao Complex,  
Raj Vaddo, Mapusa, Bardez-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.

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

Ref. No. MMC/ENGG/33 / 8377 /2023-24

Date: 22/12/2023.

**FINAL OCCUPANCY CERTIFICATE**

Final Occupancy certificate is hereby granted for the building / Residential Villas/House approved vide Original Construction Licence No. 20; dated 14/12/2021, and Revised Licence No. 15 dtd. 24/11/2023 in property bearing Chalta No.72/15 of P.T. Sheet No.9 at Cunchelim, 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 : Construction of Residential house Block A & E comprising of ground and first floor (only), and Staff Quarter comprising of Ground, First and Second floor (Only) (R.C.C. Framed Structure ) are :

Villas/Houses/Floor	Built Up Area/Use
<b>House/Block A</b>	
Ground Floor	158.95 M2 (Residential)
First Floor	113.69 M2 (Residential)
Total	<b>272.64 M2</b>
<b>House/Block E</b>	
Ground Floor	342.75 M2 (Residential)
First Floor	116.95 M2 (Residential)
Total	<b>459.70 M2</b>
<b>Staff Quarter</b>	
Ground floor	72.05 M2 (Residential)
First floor	72.05 M2 (Residential)
Second floor	45.51 M2 (Residential)
Total	<b>189.61 M2</b>

**Note:**

- This Occupancy Certificate is issued based on the Structural Stability Certificate dated 27/10/2023 and Completion Certificate dated 27/10/2023 issued by the Engineer Mr.Agnelo De Oliveira, Mapusa-Goa (TCP Reg. No.ER/0017/2010)
- This Occupancy Certificate has been approved based on the Completion Certificate of NGPDA bearing No. NGPDA/M/1878/398/2023; dated 26/04/2023.



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

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- This Occupancy has been approved based on NOC issued by Electricity Dept. vide Ref. No. AE-I (U)/VI/O&M/2023-24/Tech-40/158; dt.03/05/2023.
- This Occupancy Certificate is granted based on NOC issued by P.W.D., Mapusa vide Ref. No. PWD/SDII/PHE-N/F.10/110/2023-24; Dtd. 12/05/2023.
- 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/2023/DHS0901/O0029/1936 dtd. 01/12/2023.
- This Occupancy Certificate is granted based on the Final NOC issued by the Directorate of Health Services, Urban Health Centre, Mapusa, vide ref. No. DHS/2023/DHS0401/O0029/1958 dtd. 10/12/2023.
- 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 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.



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

- 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).
- Condition stipulated at Bullet/Para 10 at Page No.2 of the Part-Occupancy Certificate No.MMC/ENGG/32/7826/2023-24 dated 30/11/2023 stands deleted as the Applicant has submitted the Final NOC issued by the Health Department vide Ref. No.DHS/2023/DHS0401/O0029/1958 dtd. 10/12/2023.
- Fees for O.C. of Rs. 30,000/- is paid vide receipt No. 14059; dt. 20/12/2023.
- Fees for NOC for Water connection of Rs.3,000/- is paid vide receipt No.14060 dt.20/12/2023.
- Fees for NOC for Power connections of Rs.3,000/- is paid vide receipt No. 14060; dt. 20/12/2023.
- Fees for Reinstatement charges for road cutting of Rs.5,000/- is paid vide receipt No.14061; dt.20/12/2023



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

✓ To,

M/s. Isprava Luxury Realty Four LLP,  
C/o Agnelo De Oliveira,  
Gomes Catao Complex,  
Raj Vaddo, Mapusa, Bardez-Goa.

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- 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.