



Mormugao Municipal Council
Vasco-da-Gama – Goa

Tel. No.: (0832) 2512363

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No.MMC/Tech/Occup.Cert./AN-MEIII/2025-2026/213

Date: 05/05/2025

OCCUPANCY CERTIFICATE

Occupancy Certificate is hereby granted for **Commercial/Multi Family Dwelling Building Block A & B, (I) Building Block A:- Basement Floor, Stilt, Upper Ground Floor, First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor & Seventh Floor, (II) Building Block B:- Ground/Stilt Floor, First Floor, Second Floor, Third Floor, Fourth Floor & Fifth Floor** approved vide Original Licence No.10/2018 dated 07/06/2018 and Revised Licence No.12/2021 dated 09/03/2022 in the property bearing Chalta No.36 of P.T. Sheet No.145 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-R-224/2017-18/1355 dated 16/03/2018 & MPDA vide No.MPDA/1-R-224/2021-22/1668 dated 14/01/2022 should be strictly adhered to.
2. This certificate shall be treated as NOC for obtaining water, power & sewerage connection.
3. This Occupancy Certificate is issued based on the completion order of MPDA bearing reference No.MPDA/1-R-224/2025-26/107 dated 24/04/2025 and the Structural Stability Certificate dated 24/04/2023 of Licencee's Engineer **Shri. Paresh Gaitonde** 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:

Commercial/Multi Family Dwelling Building Block A & B

(I) Building Block A

Basement Floor	-	Parking	
Stilt	-	Parking	
Upper Ground Floor	-	6 Shops,	2 BHK- 2 Nos, 3BHK – 4 Nos.
First Floor	-		2 BHK- 4 Nos, 3BHK – 4 Nos.
Second Floor	-		2 BHK- 4 Nos, 3BHK – 4 Nos.
Third Floor	-		2 BHK- 4 Nos, 3BHK – 4 Nos.
Fourth Floor	-		2 BHK- 4 Nos, 3BHK – 4 Nos.
Fifth Floor	-		2 BHK- 4 Nos, 3BHK – 4 Nos.
Sixth Floor	-		2 BHK- 4 Nos, 3BHK – 4 Nos.
Seventh Floor	-		2 BHK- 4 Nos, 3BHK – 4 Nos.
Total	-	6 Shops,	30 Nos.-2BHK, 32 Nos. 3BHK

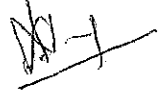
(II) Building Block B

Ground/Stilt Floor	-	Parking and 1 No: Shop	
First Floor	-	1BHK 5 Nos.,	
Second Floor	-	1BHK 5 Nos.,	
Third Floor	-	1BHK 5 Nos.,	
Fourth Floor	-	1BHK 5 Nos.,	
Fifth Floor	-	1BHK 3 Nos., 1 Room with Kitchen-1 No.	
Total	-	1 Shop, 23 Nos. of 1 BHK and 1 Room with Kitchen	



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.




(Siddhivinayak S. Naik)
Chief Officer
Mormugao Municipal Council

To,
Ramodaya Co-operative Housing Society Ltd.,
POA Holder Mr. Vasant V. Naik,
Karma Empress Building,
Shop No: 1, First Floor,
Vasco da Gama, Mormugao Taluka, 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.

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ANNEXURE

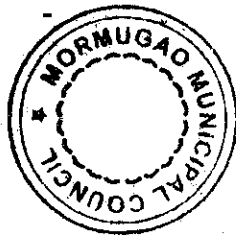
No. MMC/Tech/11/AN/2025-2026/213

Dated: 05/05/2025

**Mormugao Municipal Council,
Vasco-da-Gama.**

OCCUPANCY DETAILS

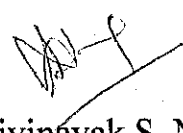
1. Name and Address of the Owner: Ramodaya Co-operative Housing Society Ltd.,
POA Holder Mr. Vasant V. Naik,
Karma Empress Building,
Shop No: 1, First Floor,
Vasco da Gama, Mormugao Taluka, Goa.
2. Location of the Building: Chalta No. 36 of P.T. Sheet No. 145 situated at Vasco City, Mormugao Taluka
3. Number and Date of Construction Licence: Original Licence No. 10/2018 dated 07/06/2018
Revised Licence No. 12/2021 dated 09/03/2022
4. Details of proportion of building released for Occupation:
Commercial/Multi Family Dwelling Building Block A & B
(I) Building Block A
Basement Floor - Parking
Stilt - Parking
Upper Ground Floor - 6 Shops, 2 BHK- 2 Nos, 3BHK - 4 Nos.
First Floor - 2 BHK- 4 Nos, 3BHK - 4 Nos.
Second Floor - 2 BHK- 4 Nos, 3BHK - 4 Nos.
Third Floor - 2 BHK- 4 Nos, 3BHK - 4 Nos.
Fourth Floor - 2 BHK- 4 Nos, 3BHK - 4 Nos.
Fifth Floor - 2 BHK- 4 Nos, 3BHK - 4 Nos.
Sixth Floor - 2 BHK- 4 Nos, 3BHK - 4 Nos.
Seventh Floor - 2 BHK- 4 Nos, 3BHK - 4 Nos.
Total - 6 Shops, 30 Nos.-2BHK, 32 Nos. 3BHK
(II) Building Block B
Ground/Stilt Floor - Parking and 1 No. Shop
First Floor - 1BHK 5 Nos.,
Second Floor - 1BHK 5 Nos.,
Third Floor - 1BHK 5 Nos.,
Fourth Floor - 1BHK 5 Nos.,
Fifth Floor - 1BHK 3 Nos., 1 Room with Kitchen-1 No.
Total - 1 Shop, 23 Nos. of 1 BHK and 1 Room with Kitchen
5. Purpose for which Occupancy is meant: Commercial/Residential Purpose Only.
6. Clearance for Occupation: Commercial/Multi Family Dwelling Building Block A & B, (I) Building Block A:- Basement Floor, Stilt, Upper Ground Floor, First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor & Seventh Floor, (II) Building Block B:- Ground/Stilt Floor, First Floor, Second Floor, Third Floor, Fourth Floor & Fifth Floor.
7. Total Number of Premises released for Occupation and their floor area: 93 Units
8. Other Details: Total Built-Up Area (Block A + B) = 10718.81 m2



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 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. In court of law any litigation that may be pending before it w.r.t. title of the land lessee/tenants rights, access to road, electricity, water etc. the builder shall be fully responsible for the same.
- k. 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.
- l. The Structural Stability and safety of all, concerned owner and his Engineer shall be solely responsible and the Chief Officer and his all officials are indemnified and kept indemnify forever against any civil 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 of some of any prescribed documents inadvertently are not on records (not received by the authority or wrongly submitted by the applicant/applicants representative).
- m. The building is in category of bulk waste generator of Solid Waste Management Rules, 2016 and Notification no. 10/661/2018/DMA/SANITATION RULES/BYLAWS/1614 dated 01/10/2020 of municipal; Act. The applicant should process its own wet waste within their premises.




(Siddhivinayak S. Naik)
Chief Officer
Mormugao Municipal Council

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