

MAPUSA MUNICIPAL COUNCIL
MAPUSA-GOA.

Ref. No. MMC/ENGG/ 42-18412/2025-26 Date: 05/11/2025.

OCCUPANCY CERTIFICATE

Occupancy certificate is hereby granted for the Residential building approved vide Original Construction Licence No.CONSTLIC/MAPUSA/2022-2023/22; dated 03/03/2023, and No.CONSTLIC/MAPUSA/2025-2026/13 dtd. 01/08/2025 in Property bearing Chalta No. 34 of P. T. Sheet No. 94 situated at Mapusa - Goa subject to the following conditions:-

- i) All conditions stipulated in the completion Order 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 : **Stilt floor, Upper Ground floor, First floor, Second floor, Third floor and Attic floor. (R.C.C. Framed Structure)** are :

Floor	Area	No. of Units	Purpose
Stilt Floor	371.81 m2	-	Parking
Upper Ground Floor	472.41 m2	5 Flats	Residential
First Floor	461.29 m2	5 Flats	Residential
Second Floor	472.42 m2	4 Flats	Residential
Third Floor + Attic Floor	559.62 m2	1 Flat	Residential
Total	2337.55 m2		

For details please refer Annexure 'A'

Note:

- This Occupancy certificate is issued based on the Structural Stability Certificate dtd. 06/10/2025 from Engineer Mr. Amit Anil Malik (TCP Reg. No.ER/0061/2010) and Completion Certificate dtd. 06/10/2025 from Architect Mr. Mohammad Akhlakh Anjum, (TCP. Reg. No.AR/0017/2013 & COA Reg. No.CA/2012/57786)
- This Occupancy Certificate has been approved based on the Completion Certificate issued by the Member Secretary, NGPDA vide Ref. No.NGPDA/M/1820/2073/2025 dtd.03/10/2025.
- This Occupancy Certificate has been approved based on the NOC from Sanitary point of view issued by the Directorate of Health Services, Govt. of Goa, Urban Health Centre, Mapusa, vide ref. No. UHCM/NOC-OCCUP/2025-26/1077 dtd. 18/10/2025.
- This Occupancy Certificate is granted based on final NOC issued by P.W.D., Mapusa vide Ref: No. DDW/WD-II/SDII/F.10/505/2025-26; Dtd. 16/10/2025.
- This Occupancy has been approved based on NOC issued by Electricity Dept. vide Ref. No. AE-I (U)/VI/O&M/2025-26/Tech-40/1126; dt. 10/10/2025



(Chandrakant B. Shetkar)
Chief Officer
Mapusa Municipal Council

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- 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 / home composting.
- 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.1,44,000/- is paid vide receipt No. 13407; dt. 29/10/2025.
- Fees for NOC for Power connection of Rs.16,000/- is paid vide receipt No. 13408; dt.29/10/2025.
- Fees for NOC for Water connection of Rs.1,000/- is paid vide receipt No. 13408; dt.29/10/2025.



(Chandrakant B. Shetkar)
Chief Officer
Mapusa Municipal Council

To,
M/s. Universal Developers,
Mr. Altaf Yargatti,
Office No.601, 6th Floor,
Santro Pedro Vaz Building,
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.II, WD-II, DDW, Mapusa - Goa.
- iii) The Asst. Executive Engineer, Office of the Sub-Divisional Engineer, Sub Division I (U), Electricity Dept., 1st Floor, Vidyut Bhavan, Division VI, Ansabhat, Mapusa, Bardez - Goa.
- iv) The Health Officer, Urban Health Center, Mapusa, Goa.

ANNEXURE 'A'

Floor	Area of Unit	Floor Area
<u>Stilt Floor (Parking)</u>	371.81 m2	371.81 m2
<u>Upper Ground Floor</u>		472.41 m2
UGF-101	107.70 m2	
UGF-102	123.10 m2	
UGF-103	105.38 m2	
UGF-104	52.96 m2	
UGF-105	83.27 m2	
<u>First Floor</u>		461.29 m2
FF-201	103.13 m2	
FF-202	113.35 m2	
FF-203	113.49 m2	
FF-204	54.40 m2	
FF-205(Part)	76.92 m2	
<u>Second Floor</u>		472.42 m2
FF-205 (Part)	75.60 m2	
SF-301	110.25 m2	
SF-302	127.57 m2	
SF-303	106.05 m2	
SF-304	52.95 m2	
<u>Third Floor + Attic Floor</u>	559.62 m2	559.62 m2
Total		2337.55 m2



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