

SANKHALI MUNICIPAL COUNCIL

SANKHALI - GOA

Tech. Section: No. 67 / SMC/Tech/Occup/2020-21/ 2-8 L

Dated:- 25 / 6 / 2020

OCCUPANCY CERTIFICATE

This Council having been satisfied with the completion of construction of the Residential cum Commercial building, details of which are given below, the undersigned hereby certify as required under Section 188 (1)(b)(i) of the Goa Municipalities Act 1968, that the said building may be occupied for the purpose indicated hereunder:

1. Name and Address of the Owner: Jagdesh Builders & Real Estate Developers,
01/2002, salunke Estate, Vasant Nagar,
Harvalem, Bicholim Goa
2. Location of the Building: In property bearing Survey No. 69/2-B-V, situated at Village Harvalem,
Taluka Bicholim Goa.
3. Number and date of construction License:
 - i) Original Licence no. No. 31/2014-15 dated 17/07/2015
 - ii) Revised Construction Licence No. 19/2016-17 dated 23/03/2017
 - iii) 1st Renewal Construction Licence No. 44/SMC/Tech/Ren. Lic/2016-17 dated 23/03/2017
 - iv) 2nd Renewal Construction Licence No. 01/SMC/Tech/Ren. Lic/2018-19 dated 04/04/2018
 - v) 1st Renewal Construction Licence No. 09/SMC/Tech/Ren. Lic/2018-19 dated 25/07/2018
 - vi) Revised Construction Licence No. 05/2019-20 dated 27/11/2019
 - vii) Renewal/Revalidation Construction Licence No. 20/SMC/Tech/Ren. Lic/2019-20/2228 dated 27/11/2018
 - viii) Renewal Construction Licence No. 19/SMC/Tech/Ren. Lic/2019-20/2229 dated 27/11/2018
4. Details of portion of building released for occupation : Ground floor, Upper Ground floor, First floor, Second Floor & Third floor
5. Clearance for Occupation: 2118.70 M²
6. Purpose for which occupation is meant : Residential cum Commercial building
7. Total number of premises released for occupation and their plinth/built up areas :

	Total Built up area
Ground floor including Mezzanine (commercial)	= 347.63 M ²
Upper Ground Floor (Residential)	= 353.91 M ²
First Floor (Residential)	= 527.79 M ²
Second floor (Residential)	= 527.79 M ²
Third floor (Residential)	= 361.58 M ²
	Total Area 2118.70 M²
8. Other details:-**R.C.C Framed Structure building**

This Occupancy Certificate is issued based on the following documents.

 - i) Completion Order bearing Ref. No. **DC/6628/BICH/TCP-20/342** dated 02/03/2020 issued by the Dy. Town Planner, Town & Country Planning Department, Bicholim - Goa.
 - ii) N.O.C bearing Ref. No. **CHCS/NOC-Const/2019-20/3488** dated 18/03/2020 issued by the Health Officer, Community Health Centre, Sankhali - Goa.
 - iii) N.O.C bearing Ref. No. **AE/V-II(R)/Tech-4(D)/2019-20/3169** dated 16/03/2020, issued by the Assistant Engineer, Sub Division - II (R), Electricity Department, Sankhali - Goa.
 - iv) N.O.C bearing Ref. No. **PWD/D.XXIV/SD II/ F.40/1017/19-20** dated 10/03/2020, issued by the Assistant Engineer, Sub-Div. II. D XXIV (PHE), PWD, Bicholim - Goa.
 - v) Structural Stability Certificate dated 28/02/2019 issued by the Engineer (Jayant M. Mandurkar), appointed by the applicant.
 - vi) Completion Certificate dated 02/02/2019 issued by the Engineer (Archana Arun Bhat), appointed by the applicant.
10. The following conditions should be strictly observed:-
 - i) The premises should not be used for purpose other than mentioned in this certificate except with due permission of this Council.
 - ii) The Owner/Occupier should maintain the open spaces and footpaths clean.
 - iii) The footpaths should be properly maintained and kept free from any obstruction or encroachment
 - iv) 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 the Goa Municipalities Act 1968).
 - v) The Owner shall make the arrangement of his own for garbage collection within his plot to be collected by Sankhali Municipal Council.
 - vi) The Owner/Occupiers should strictly adhere to the conditions imposed in the N.O.C's issued by the TCPD/Health Dept/Electricity Dept and Water supply Dept (PWD).
 - vii) Area is 2236.63 m² more than 150 M², Occupancy fees chargeable are Rs. 218000/-.
 - viii) This Occupancy Certificate may also be treated as NOC's for Permanent Water & Power Connection by the concerned department i.e. O/o. PWD, (Water Supply Division) and Electricity Department, since the applicant has already paid Rs. 30000/- i.e. (20 connection x 1500) towards NOC fees for power connection (Residential purpose) and Rs. 32500/- i.e. (13 connection x 2500) towards NOC fees

- ix) for Power connection (commercial). Also applicant has already paid Rs. 1500/- i.e. (1 connection x 1500) towards NOC fees for water connection .
 x) 10 litres dustbin charges (Green & Black)- 2 Nos @ Rs. 200/- each i.e 2 x33x200/- = Rs. 13200/-.
 Garbage cess 10% of Occupancy Certificate fees i.e. Rs. 21800/-

GROUND FLOOR (Commercial)

Sr. No	Shop	Shop area is including of Mezzanine Floor
1	SH - 1	27.74
2	SH - 2	33.37
3	SH - 3	23.36
4	SH - 4	31.53
5	SH - 5	32.96
6	SH - 6	23.45
7	SH - 7	33.36
8	SH - 8	28.45
9	SH - 9	31.72
10	SH - 10	27.64
11	SH - 11	28.06
12	SH - 12	12.88
13	SH - 13	13.11

UPPER GROUND FLOOR (Residential)

14	FLAT No. G-1	104.27
15	FLAT No. G-2	102.00
16	FLAT No. G-3	75.64
17	FLAT No. G-4	72.00

FIRST FLOOR (Residential)

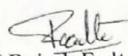
18	FLAT No. F-1	97.00
19	FLAT No. F-2	94.76
20	FLAT No. F-3	72.00
21	FLAT No. F-4	72.00
22	FLAT No. F-5	95.03
23	FLAT No. F-6	97.00

SECOND FLOOR (Residential)

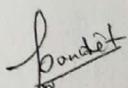
24	FLAT No. S-1	96.93
25	FLAT No. S-2	95.32
26	FLAT No. S-3	72.00
27	FLAT No. S-4	72.00
28	FLAT No. S-5	95.13
29	FLAT No. S-6	96.41

THIRD FLOOR (Residential)

30	FLAT No. T-4	72.00
31	FLAT No. T-5	98.03
32	FLAT No. T-6	98.00
33	CH-1 (club house)	93.55


 (Rajesh Fadte)
 MUNICIPAL ENGINEER-III
 SANKHALI MUNICIPAL COUNCIL




 (Pravinjay Pandit)
 CHIEF OFFICER
 SANKHALI MUNICIPAL COUNCIL

Copy to:

- 1) Accounts section.