



Mormugao Municipal Council
Vasco-da-Gama – Goa

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No.MMC/Tech/Occup.Cert./S.K.-M.E.III/2019-2020/ 2875

Dated: 22/10/2019

OCCUPANCY CERTIFICATE

Occupancy Certificate is hereby granted for **Multi Family Dwelling i.e. Basement Floor, Ground Floor (Stilt), 1st Floor, 2nd Floor, 3rd Floor, 4th Floor, 5th Floor, 6th Floor & 7th Floor** approved vide Original Licence No. 38/2016 dated 20/03/2017 in the property bearing Chalta No. 17 of P.T. Sheet No. 126-A situated at Adarshnagar, Vasco da Gama, Mormugao Taluka subject to the following conditions:-

1. All conditions stipulated in the Technical clearance Order from MPDA vide No. MPDA/1-D-302/2016-17/1419 dated: 13/01/2017 should be strictly adhered to.
2. This certificate shall be treated as NOC for obtaining water and power connection.
3. This Occupancy Certificate is issued based on the completion order of MPDA bearing reference no. MPDA/1-D-302/2019-20/863 dated: 30/08/2019 and the Structural Stability Certificate dated: 27/04/19 of Licencee's Engineer **Vidhyadhar Kakodkar** 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:

Multi Family Dwelling i.e.

Basement Floor	=	Parking
Ground Floor (Stilt)	=	Parking & Secretary Office
1st Floor	=	2 BHK 2 Nos, 3 BHK 1 No.
2nd Floor	=	2 BHK 2 Nos, 3 BHK 1 No.
3rd Floor	=	2 BHK 2 Nos, 3 BHK 1 No.
4th Floor	=	2 BHK 2 Nos, 3 BHK 1 No.
5th Floor	=	2 BHK 2 Nos, 3 BHK 1 No.
6th Floor	=	2 BHK 2 Nos, 3 BHK 1 No.
7th Floor	=	2 BHK 2 Nos, 3 BHK 1 No.
		14 Nos. 7 Nos.

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.



(Gaurish J. Shankhwalkar)
Chief Officer
Mormugao Municipal Council,
Vasco-da-Gama, Goa.

To,
Mr. Karan Rukmana Dongare &
Mr. Ranjit Prabhakar Chavan,
"OM Shanti", 65/A/2/3,
Arlem, Raia, Salcete, 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.

ANNEXURE

No. MMC/Tech/11/S.K./2019-2020/ **2875**

Dated: **22/10/2019**

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

OCCUPANCY DETAILS

1. **Name and Address of the Owner:** Mr. Karan Rukmana Dongare &
Mr. Ranjit Prabhakar Chavan,
"OM Shanti", 65/A/2/3, Arlem, Raia, Salcete, Goa.
2. **Location of the Building:** Chalta No. 17 of P.T. Sheet No. 126-A situated at
Adarshnagar, Vasco da Gama, Mormugao Taluka.
3. **Number and Date of Construction Licence:** Original Licence No. 38/2016 dated 20/03/2017
4. **Details of proportion of building released for Occupation & their floor area:** Multi Family Dwelling i.e.

		Area
Basement Floor	=	Parking
Ground Floor (Stilt)	=	Parking & Secretary Office
1 st Floor	=	2 BHK 2 Nos, 3 BHK 1 No.
		Area of Flat No.101 86.99
		Area of Flat No.102 81.72
		Area of Flat No.103 110.42
2 nd Floor	=	2 BHK 2 Nos, 3 BHK 1 No.
		Area of Flat No.201 86.99
		Area of Flat No.202 81.72
		Area of Flat No.203 110.42
3 rd Floor	=	2 BHK 2 Nos, 3 BHK 1 No.
		Area of Flat No.301 86.99
		Area of Flat No.302 81.72
		Area of Flat No.303 110.42
4 th Floor	=	2 BHK 2 Nos, 3 BHK 1 No.
		Area of Flat No.401 86.99
		Area of Flat No.402 81.72
		Area of Flat No.403 110.42
5 th Floor	=	2 BHK 2 Nos, 3 BHK 1 No.
		Area of Flat No.501 86.99
		Area of Flat No.502 81.72
		Area of Flat No.503 110.42
6 th Floor	=	2 BHK 2 Nos, 3 BHK 1 No.
		Area of Flat No.601 86.99
		Area of Flat No.602 81.72
		Area of Flat No.603 110.42
7 th Floor	=	2 BHK 2 Nos, 3 BHK 1 No.
		Area of Flat No.701 86.99
		Area of Flat No.702 81.72
		Area of Flat No.703 110.42

(NOTE:- Each Flat includes common area divided among the number of flats on each floors)
5. **Purpose for which Occupancy is meant:** Residential Purpose Only.
6. **Clearance for Occupation:** Multi Family Dwelling i.e. Basement Floor, Ground Floor (Stilt), 1st Floor, 2nd Floor, 3rd Floor, 4th Floor, 5th Floor, 6th Floor & 7th Floor.
7. **Total Number of Premises released for Occupation and Total floor area:** **21 Units**
Total Area = 2900.66 sq.m. (including balcony, staircase & passage)
8. **Other Details:**



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 from any objection or encroachment.
- 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 has to co-operate with all Government Authority, Local Body at all time in near future.
- h. All the parking spaces/stilt, balconies, open terraces etc. should be maintained as per the approval plan at all point of time.
- i. 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.
- j. The applicant should maintained all the condition imposed by Department of Directorate of Fire and Emergency Services as per letter dated:- 30/08/2019.
- k. Applicant has to make provision for segregation of dry waste and wet waste.



(Gaurish J. Shankhwalkar)
Chief Officer
Mormugao Municipal Council,
Vasco-da-Gama, Goa.

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

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Municipal Building Licence

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

REVISED CONSTRUCTION LICENCE

Licence No.17/2019 dated: 17/09/2019 is hereby granted for

(A) **Multi family dwelling & Compound wall.**

(I) Construction fees for additional area = Rs. 6,577.00

(II) R.C.C. fees for additional area = Rs. 3,288.00

(III) 1% administrative charges of cess = Rs. 66.00

(IV) Revised plan fees = Rs. 10,000.00

Total Amount Rs. 19,931.00

(V) Cess Rs. 6,511.00

Grand Total Rs. 26,442.00

(B) As per the enclosed approval plan in the property zoned as 'C-1' Zone in ODP and situated at Adarsh nagar, Vasco da Gama, Mormugao Taluka, Goa in Chalta No.17 of P.T. Sheet No.126A of approved sub-division reference No./development permission No. MPDA/1-D-302/2016-17/1419 Dated: 13/01/2017 with the following conditions:-

1. The applicant shall strictly comply all the conditions imposed in the Development Permission Order No. MPDA/1-D-302/2016-17/1419 Dated: 13/01/2017 issued by the Planning and Development Authority.
2. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Municipal Council.
3. The Building should not be occupied unless the occupancy certificate is obtained from the Council.
4. The construction licence shall be revoked if the construction work is not executed as per the approved plans and the statements therein and wherein and whenever there is any false statement or misrepresentation of any material passed, approved or shown in the application on which the permit was based.
5. The applicant should construct a separate soak pit in order to derivate in the sullage water.
6. Soak pit should be constructed at a minimum distance of 15 meters away from any well.
7. The ventilation pipe of the septic tank should be provided with a mosquito net.
8. The Applicant should connect the pipelines from their latrines/WC's to the sewerage line at their own cost, when the sewerage line is commissioned.
9. The applicant should fix a board at a prominent place displaying all the details of the permission issued by the authorities.
10. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy certificate.
11. Water storage tanks shall be provided with mosquito proof lids and overflow pipes. The tanks should be provided with access ladders wherever necessary.
12. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
13. The applicant should plaster and paint the building internally as well as externally before applying for Occupancy certificate. Exposed brick/laterite/concrete/ashlars masonry finish to buildings will also be permitted.
14. The applicant should provided a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.

15. Garages and Parking areas shown in the approved plan shall be strictly used for parking purposes only and should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.
16. Access up to the entrance of the building is to be paved and provided with drainage facilities.
17. Space for parking of vehicles shall be clearly demarcated on the ground.
18. All temporary sheds/existing buildings shown to be demolished in the plan are demolished before applying for Occupancy certificate.
19. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
20. All internal courtyards should be provided with drainage outlet.
21. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
22. No soak pit or other structures should come in the road widening area.
23. The applicant shall make necessary arrangement for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose.
24. Party shall abide all the conditions of MPDA order and MMC construction licence.
25. Licencee shall be fully responsible for structural stability and all kind of safety of entire construction and even after completion of the construction.
26. Licencee and his architect/engineer shall be fully responsible to ascertain, before commencement of construction work, the correctness of dimensions, areas, location, exact position of the plot or land on which construction is proposed. The Chief Officer and/or officials of this council shall in no way be responsible for incorrectness of plot/land at any stage. If required, licencee may obtain demarcation from competent authority.
27. Licencee and his architect/engineer fully responsible to ascertain, before commencement of construction work, the technical feasibility of the plot or land on which construction is proposed so that structure/construction is stable, sound and safe. The Chief Officer and/or officials of this council shall in no way be responsible for the same. If required, licencee and his architect/engineer may obtain opinion or report from experts.
28. Licencee shall take adequate precautions for the safety of workers/labours and all others involved in the construction.
29. This construction licence is issued based on the condition that LICENCEE and HIS ENGINEER shall be solely responsible for the stability of structure and safety of all concerned and the Chief Officer and his all officials are indemnified and kept indemnified forever against any civil and or criminal liabilities and or any kind of liability whatsoever in the event of any untoward incident or structural failure/collapse. This will hold good (and will be valid) even in case some or any prescribed documents inadvertently are not on record (not received by the Chief Officer) or wrongly submitted by licencee.
30. This construction licence is issued based on the technical clearance order issued by PDA.
31. Licencee, his engineer and architect shall take all necessary steps to see that structure is sound and safe and stable.
32. Stilt parking have to be used for parking of vehicles only and shall not be enclosed at any point of time.
33. Licensee shall construct retaining wall wherever required as per necessity of the site and take every possible care to avoid any eventuality.
34. Applicant shall obtain N.O.C. for cutting of trees and N.O.C. from Town and Country Planning for cutting/filling if necessary based on the alignment of building before commencement of work.

35. If the electrical line passes above the plot where the building has to be constructed the applicant should take necessary steps and see to it that the electrical line is shifted elsewhere before the commencement of work.
36. RCC design and calculation shall be the sole risk and liability of the designer and developer. The Chief Officer and none of its staff shall be responsible for faulty structural design or execution on site.
37. The structural engineer of the licensee shall be fully responsible for the execution of the work on the site i.e. for maintenance of quality and safety during pre and post and during construction stage.
38. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads or footpath without prior permission of the Chief Officer, failing which action will be taken as per Section 174(3) of the Goa Municipalities Act, 1968.
39. No projection of the building shall be constructed in neighbouring property.
40. Adequate toilet facilities should be compulsorily provided at the construction site before taking alignment for the use of labourers engaged in the construction work.
41. In the event the applicants desire to construct a temporary store room he/she should obtain prior permission of the Chief Officer by furnishing relevant plans.
42. Sump of adequate capacity should be provided below the ground level.
43. The applicant should provide mail boxes (pot boxes) at ground level.
44. Traditional access/Natural drain if passing through the property should be strictly maintained.
45. To provide barrier free and non-discriminatory environment for disable person.
46. Chief Officer may impose any conditions at any point of time.
47. This Council will not take any responsibility as regards to availability of water, sewerage facility and availability of electric current, width of approach road or access, part or final occupancy to the proposed project.
48. Licensee should remove the existing encroachment in the plot before applying for Occupancy Certificate.
49. Any misrepresentation at any stage as regards to plan, calculations, title of land etc. will result in cancellation of construction license, and applicant will not be entitled for any type of compensation.
50. The width of the approach road and setback etc. shown in the Mormugao Planning and Development Authority approved drawing should be maintained strictly.
51. The license shall undertake construction for composting station within the premises for treatment and disposal of biodegradable Municipal Council before applying for Occupancy Certificate.
52. 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.
53. Storage of water should be done in such a way that mosquito breeding doesn't take place either by introducing fish in the tanks/wells or properly covering the iron drums/plastic tanks etc. or by observing dry day once a week.
54. Overhead tanks/sumps are provided with mosquito proof lids and other pipe fittings without any hole for the entry of mosquitoes. Outlet is to be covered by muslin/wire mesh.
55. Ladder for inspection of the tank to be installed if required. Curing water collections should be treated with anti-larval chemicals by the builders/contractors.
56. Not to engage labourers for any construction/building work unless they are screened for malaria and possess health cards. These cards are to be renewed regularly every 3 months.
57. Arrangement should be done to get their blood tested immediately in case of fever and ensure that full treatment is taken in consultation with NVBDC Programme.

58. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic purposes, proper sanitary conditions including toilet facilities.
59. Applicant has to submit Fire N.O.C before commencement of work.
60. To fill the pits, ditches, water pools, etc. to avoid stagnations and to ensure no mosquito breeding sites in and around specially in unused items like tyres, bottles, tins etc.
61. All septic tanks/soak pits to be constructed as per the specifications required with proper mosquito proof arrangements so that there is no overflow/leakage that could give rise to stagnation and breeding of mosquitoes.
62. Drains/Nallahs to be maintained clean around the site so that there is no blockade to flow of water. The gradient should be proper for drainage/flow and also proper cleaning of water should be done.
63. Renewal licence if applied within validity period shall be renewed with a fees of 25% of the licence fee and if applied beyond the validity period than the same shall be renewed with a fees of 50% of the licence.
64. All the conditions laid down in development permission granted by Mormugao Planning and Development Authority, Health Department and Electricity Department shall be complied.
65. Construction licence is issued based on Mormugao Planning and Development Authority Order dated: 13/01/2017 and letter dated: 28/08/2019.
66. Construction licence is approved based on the submitted Structural Stability Certificate dated: 27/04/19 of the building from Consulting Structural Engineer, Vidhyadhar Kakodkar.
67. Construction debris shall be used as filler for their own construction, and shall not be dumped in any open land causing inconvenience to general public unless and until prior permission is obtained from competent authority.

THIS LICENCE IS VALID FOR A PERIOD OF **ONE YEAR** FROM THE DATE OF ISSUE OF THIS LICENCE. RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.



(Gaurish J. Shankhwalkar)
Chief Officer
Mormugao Municipal Council,
Vasco-da-Gama, Goa.

To,
Mr. Rakmana G. Dongare & Mr. Ranjit P. Chavan,
"Om Shanti" 65/A/2/3,
Arlem, Raia, Salcete Goa.

Copy to,

- * (a) Member Secretary, Mormugao Planning and Development Authority, Vasco-da-Gama, Goa.
- * (b) Senior Town Planner, TCP, Panaji, Goa.