



GOA REAL ESTATE REGULATORY AUTHORITY

DEPARTMENT OF URBAN DEVELOPMENT

GOVERNMENT OF GOA

101, 1ST Floor, 'SPACES' Building, Plot No. 40, EDC Patto Plaza, Panaji 403 001 GOA

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F.No.3/RERA/Complaint(comb.PrabhuChambers)/2019/289

Date: 25/11/2019

ORDER

Advocate Y. Naik present for the Complainant. Adv. C. Fonseca present for the Respondent. Today Advocate Y. Naik filed reply to the Application dated 22/11/2019. Both the parties shown the willingness to settle the matter amicably and in pursuance of the same the parties file memo/ reply thereof and the manner in which pending work to be complete as per the direction of the Mapusa Municipal Council.

I have heard both the Advocates, perused the record.

As the respondent agreed to carry out the works in compliance with the Order dated 12/09/2019 of Mapusa Municipal Council relating to work of water logging in the basement and in the lift duct to be abated, shifting of electrical panels and installation of transformer and set back area to be cleared by demolishing the kiosk as per the NGPDA approved plan, the respondent is hereby directed to carry out the said work within 30 days from today. In so far as the set back area is concerned, respondent has to expedite demolition of the kiosk before the competent authority that is Mapusa Municipal Council and such other statutory authority as may be required and the said authority to expedite the matter in accordance with law.

As regards parking area to be made functional, the same will merge with the compliance of the first direction that is clearing water logging in the basement and in lift duck.

Respondent also to expedite to obtain final NOC from fire department on compliance of their requirement.

It is also made clear that 60 days time sought by the respondent is not permitted and instead they are directed to complete all the works within 30 days. It is directed that if there is any impediment in carrying out the work or there is a willful delay respective parties are free to approach this authority for further orders in the matter.

It is further made clear that water logging abatement work in the basement is to be carried out as per the satisfaction of the Municipal authorities who are free to monitor the work.

Parties to submit the progress of compliance work on 13/12/2019 at 12 noon.




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Amal

As per the request of the advocate for the respondent the commencement date of work is fixed on 28/11/2019.

This order is common order and shall apply to all other complaints tagged herewith in respect of same subject of 'Prabhu Chambers' situated at Angod, Near old Asilo Hospital, behind Milagres Church, Mapusa-Goa.




P.V. Kamat
(Retired) District Judge,
Ex . Law Secretary State of Goa.
Judicial Member
(Goa RERA)

To,
All concerned parties