

**South Goa Planning &
Development Authority.**



Ph:2731781

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4th Floor, D Wing, Osia Commercial Arcade,
Near S G.P.D.A. Market Complex, MARGAO – GOA.

Ref: -SGPDA/P/5538/ **376** /21-22

Date: **27/07** /2021

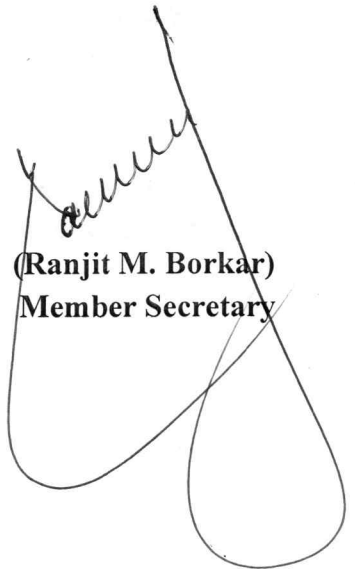
COMPLETION CERTIFICATE

- 1) Completion is hereby certified for a building consisting basement parking, **10 shops on ground floor and part stilts parking, 11 flats each on 1st and 2nd floor and 13 flats each on 3rd and 4th floor for residential purpose** located in the land situated at **Sirvodem Chalta no. 87 to 98 & Chalta no. 7 & 8 of P.T.Sheet no. 275 & 279** as per the development permission issued vide **Order No. SGPDA/P/5538/251/16-17 dated 11-5-2016 & SGPDA/P/5538/300/20-21 dated 19-6-2020.**
- 2) Completion Certificate issued on **01/07/2021** by Registered **Engineer, Pio Pereira, Reg. No. ER/0076/2011.**
- 3) Completion of Development checked on **19/07/2021** by **Smt. Kanchan Sawant (Architectural Assistant).**
 - (a) Structural Stability Certificate issued on **01/07/2021** by Registered **Engineer, Vidyanand Keny, Reg No. TCP/ER/0003/2010.**
- 4) Infrastructure tax is paid vide Challan no. **IT/23 & IT/11 dated 10/05/2016 & 29/05/2020** for an amount of **Rs. 44,10,384/-**
- 5) This Certificate issued with the following conditions: -
 - (b) The use of buildings should be strictly as per approval.
 - (c) All parking spaces/garages if any, should be used for parking of vehicles only and should not be converted for any other use.
 - (d) No attachment/alteration to the building shall be carried out and the building shall not be occupied unless the occupancy certificate is obtained from the concerned Municipality/**Panchayat** on presentation of this order.
 - (e) This Certificate is issued based on the parameter of setbacks, height of the building, coverage F.A.R. and parking requirement only. The internal details / changes, sanitary requirement, etc. shall be seen by the Municipality/**Panchayat** before issuing Occupancy Certificate.
 - (f) As regards to the validity of conversion sanad, renewal of license, the same shall be confirmed by the Municipality/**Panchayat** before issuing Occupancy Certificate.

- (g) The Completion Certificate issued is from the planning point of view only as regards to structural stability and safety of all, concerned owner and his Engineer shall be solely responsible and the Member Secretary and his all officials are indemnified and kept indemnify 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/applicant's representative, and,
- (h) As regards complaints pertaining to encroachments, Judicial Orders/directives and other legal issued, the same may be verified and confirmed by the concerned Panchayat/ Municipality, before issuing Occupancy Certificate.
- (i) The area under road widening shall have to be gifted to the local authority before applying for Occupancy Certificate and same shall be confirmed by Margao Municipal Council before issuing Occupancy Certificate.
- (j) NOC from other competent authorities if required shall have to be obtained prior to issue of Occupancy Certificate.



(Kanchan Sawant)
Architectural Assistant



(Ranjit M. Borkar)
Member Secretary

To,
Smt. Maria Augusta Barretto & others,
Sirvodem, Navelim,
Margao Salcete-Goa.

Copy to: -

- a) Chief Officer, MMC, Margao- Goa,
- b) Office Copy
- c) Guard file.