

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

Ref: - SGPDA/ P / 5607 / 503 / 23-24

Date: -23 / 05 / 2023

COMPLETION ORDER

Completion is hereby certified for the building 'A' located in the land situated at Chandrawado, Fatorda, Margao in the Plot bearing Chalta No. 54 & 55 of PTS No. 12 as per the Development Permission issued vide order no. SGPDA/P/5607/1672/22-23 dated 10.02.2023.

Completion Certificate issued on 15/02/2023 by Registered Architect, Mr. Shrikrishna Phaldesai, Reg. No. AR/0090/2011.

Completion of Development checked on 04/04/2023 by Mr. Damodar V. Naik, Planning D'Man Gr. I.

Structural Stability Certificate issued on 20/10/2022 by Registered Engineer, Mr. Krishna A. Sahakari, Reg. No. SE/0019/2010.

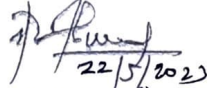
This order issued with the following conditions: -

- (a) The use of buildings should be strictly as per approval granted.
- (b) All parking spaces/garages if any should be used for parking of vehicles only and should not be converted for any other use.
- (c) 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 on presentation of this order.
- (d) This order 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 verified by the Municipality before issuing Occupancy Certificate.
- (e) As regards to the validity of Conversion Sanad, renewal of licence, the same shall be confirmed by the Municipality before issuing Occupancy Certificate.
- (f) The Completion Order 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.

- (g) As regards complaints pertaining to encroachments, Judicial Orders/directives and other legal issues, the same may be verified and confirmed by the concerned Municipality, before issuing Occupancy Certificate.
- (h) No alteration/changes shall be carried out in the constructed and completed building, subsequent to issue of this Completion Order, the local authority shall confirm about the same.



(Damodar V. Naik)
Planning D'Man Gr. I



22/5/2023

(Shaikh Ali Ahmed)
Member Secretary

To,
Mr & Mrs. Menino Joaquim Fernandes,
Dessai Building,
Agali, Fatorda,
Margao - Goa.

Copy to: -

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

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

Ref: -SGPDA/P/5607/ 467 /21-22

Date: - 24 / 08 / 2021

COMPLETION ORDER

Completion is hereby certified for **BLOCK B** - Stilt floor, Part stilt & 1 flat on upper ground floor, 1 flat & society office, hall on 1st floor, 2 flats each on 2nd & 3rd floor & 1 flat on 4th floor. **BLOCK C** - Stilt parking and 1 flat on upper ground floor, 2 flats each on 1st, 2nd & 3rd floor, 1 flat on 4th floor located in the land situated at **Fatorda, Margao** Chalta No. 54 & 55 of PTS No. 12 as per the Development permission issued vide order no. SGPDA/P/5607/591/15-16 dated 30.06.2015.

Completion Certificate issued on 31/03/2021 by Registered Architect, **Shri Krishna Phaldessai**, Reg. No. AR/0090/2011

Completion of Development checked on 16/04/2021 by **Mr. Shailesh R. Bhagat**, Planning Assistant


Structural Stability Certificate issued on 05/04/2021 by Registered Engineer, **Shri K. A. Sahakari**, Reg. No. SE/0019/2010

Infrastructure tax is paid vide Challan no. IT/35 dated 18.06.2015 for an amount of Rs.3,49,552/-

This order issued with the following conditions: -

- (a) The use of buildings should be strictly as per approval granted.
- (b) All parking spaces/garages if any, should be used for parking of vehicles only and should not be converted for any other use.
- (c) 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 on presentation of this order.
- (d) This order 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 before issuing Occupancy Certificate.
- (e) As regards to the validity of conversion sanad, renewal of license, the same shall be confirmed by the Municipality before issuing Occupancy Certificate.
- (f) The Completion Order is issued 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.

- (g) As regards complaints pertaining to encroachments, Judicial Orders/directives and other legal issues, the same may be verified and confirmed by the concerned Municipality, before issuing Occupancy Certificate.
- (h) The local residents in the surrounding vicinity of the project under reference had conveyed their grievances about blocking of drainage, damaging cement pipes etc vide letter dated 29.06.2021 addressed to Margao Municipality and copy marked to this office. Accordingly, on verification of facts the applicant was directed to comply in the matter and in response to the same the Desai Group vide their letter clarified about certain facts (copy enclosed). However, being local authority since the subject matter of complaint is more relevant to Margao Municipality, the same shall be verified by the Margao Municipal Council before issuing Occupancy Certificate.


(Shailesh R. Bhagat)
Planning Assistant


(Ranjit M. Borkar)
Member Secretary

Encl: As above

To,
✓ Mr & Mrs Menino Joaquim Fernandes,
Desai Building,
Agali - Fatorda,
Margao - Goa.

Copy to: -

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