

# NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1<sup>st</sup> floor, Mala Link Road,  
PANAJI-GOA

Ref. No. NGPDA/M/1569/ 1218 /2021

Date:

30 DEC 2021

## MAPUSA PLANNING AREA

### COMPLETION CERTIFICATE

1. Development Permission issued by vide order no. i) NGPDA/M/1569/2410/16 dated 05/12/2016 ii) NGPDA/M/1569/2618/16 dated 28/12/2016 iii) Renewal Order NGPDA/M/1569/1201/2021 dated 28/12/2021 situated at Mapusa, bearing Chalta No. 3, 3-A & 3-B P.T. Sheet No. 26.
2. Completion Certificate issued by Registered Architect/ Engineer Shri. Siddharth D. Naik (TCP Reg. no. AR/0027/2010) dated 06/10/2021.
3. Completion of Development checked on 28/12/2021 by Shri. Sandeep Y. Hadfadkar (Planning Assistant)
4. Infrastructure Tax Rs. 32,78,674/- paid earlier vide Challan no. M-77 dated 22/11/2016 and Rs. 14,02,908/- vide Challan no. M-88 dated 27/12/2016 has been paid.

Your development has been checked and found completed: Completion is issued for construction of

- i. Stilt floor, upper ground floor, first floor, second floor, third floor and fourth floor of Block B-1, Block B-2, Block C-1, Block C-2, Block D-1 Block D-2 and stilt, upper ground floor, first floor, second floor, third floor of Block F and gym/club house, community hall and swimming pool (Phase I) issued dated 05/12/2016.
- ii. Stilt floor, upper ground floor, first floor, second floor, third floor and fourth floor of Block A & Block E (Phase II) issued dated 28/12/2016.

*Sandeep Y. Hadfadkar*  
Shri Sandeep Y. Hadfadkar  
(Planning Assistant)

6. This Certificate is issued with the following conditions:

- (a) This Certificate is issued based on the parameters 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.
- (b) Enclosing of balconies, open terraces is not permitted at any point of time. Garages/stilt parking places should be used strictly for parking of vehicles only.
- (c) The basement/Garage/ stilt parking places should be used strictly for parking of vehicles only as per the approved plan dated 5/12/2016, 28/12/2016 and 28/12/2021 (Renewal).
- (d) This certificate should not be construed as final permission for occupying the building. This shall not exempt the applicant from taking permissions/fulfilling the requirements such as conversion Sanad under LRC and NOC from Directorate of Fire Services, Infrastructure charges to be paid.
- (e) Before the issue of the occupancy certificate applicant has to submit the approval of the Goa State Environment Impact Assessment Authority with respect to the E.I.A of the project to the Mapusa Municipal Council.
- (f) The Completion Certificate is issued based on Structural Stability Certificate issued by the Engineer Shri. Rajesh Mahambrey (TCP Reg. No. SE/0044/2010) dated 01/06/2021.

*(R.K.PANDITA)*  
MEMBER SECRETARY



To,  
Shri. Oswald de Melo (POA),  
Shri. Joseph W. Braganza & Others,  
Mapusa, Bardez – Goa.

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