



**OFFICE OF DEPUTY TOWN PLANNER
TALUKA OFFICE BICHOLIM - SATTARI
TOWN AND COUNTRY PLANNING DEPARTMENT
GOVERNMENT OF GOA**

2nd Floor, Town Center, Bicholim 403 504 GOA

Ref.No:DC/7734/MAULINGUEM(S)/BICH/TCP-24/1710

Date: 22/07/2024

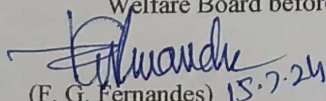
COMPLETION ORDER

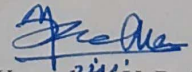
Completion is hereby certified for proposed Deviation plan for Construction of Residential cum Commercial Building by Mr. Nizam Shamshuddin Ladji & POA holder Mr. Shankarrao Appasaheb Dessai constructed as per the Deviation approved Plan enclosed in Sy. No. 43/3-A of Village Maulinguem-South Taluka Bicholim Goa subject to the following conditions.

1. The use of the **building** should be strictly as per the approval.
2. All stilt and basement parking spaces should be used for parking of vehicles only and should not be converted for any other use.
3. 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/Village Panchayat on presentation of this order.
4. The Municipality/Village Panchayat shall take cognizance of any issue in case of any complains/Court orders before issue of occupancy certificate.
5. The Completion Order issued is from the planning point of view only. As regards to the Structural Stability and safety of all, concerned owner and his engineer shall be solely responsible and the Town Planner and his all officials are indemnified and kept indemnifies forever against any Civil and or Criminal liabilities and for 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 of any prescribes documents inadvertently are not on records or not received by the Town & Country Planning Office or wrongly submitted by the Applicant/Applicants representative.
6. As regards complaints, pertaining to encroachments, judicial orders/directive and other legal issues, the same may be verified and confirmed by the concerned Municipality/Village Panchayat before issuing occupancy certificate.
7. As regards validity of Conversion Sanad, renewal of license, the same shall be confirmed by the Municipality/Village Panchayat before issuing Occupancy Certificate.

Note:-

1. This completion certificate is issued based on the guidelines/directions issued vide no. 29/8/TCP/2018(pt.file)/645 dated 06/04/2018.
2. This Completion Order is issued based on the completion certificate issued vide letter by the project **Eng. Dattaprasad S. Khalap** Reg. No.SE/25/2010 vide letter dated 23/04/2024.
3. This Completion Order is issued based on the Structural Stability certificate issued by the project **Eng. Dattaprasad S. Khalap** Reg. No.SE/25/2010 vide letter dated 23/04/2024.
4. The applicant shall pay Labour cess of 1% of the total cost of construction project to the Commissioner of Labour & Employment and Secretary Goa Building & Other construction Workers Welfare Board before applying for completion certificate to the Authority.


(F. G. Fernandes) 15.7.24
Planning Asst.


(Yugandharaj V. Redkar)
Dy. Town Planner

Encl: As above

To,
Mr. Nizam Shamshuddin Ladji &
POA holder Mr. Shankarrao Appasaheb Dessai
Maulinguem-South, Bicholim-Goa.

Copy To:
The Chief Officer,
Sankhali Municipal Council,
Sankhali-Goa.