



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No.: TPB/6336/ASSG/TCP-2024/ **8712**

Dated:- **18** / 10/2024

Ref No: Inward no.9267

Dated. 18/09/2024


COMPLETION ORDER


Completion is hereby certified for **construction of Residential Villas and swimming pool (revised plan)** which is constructed as per the Technical Clearance granted by this Department vide letter no. **TPB/6336/ASSG/TCP-2022/4093 dt. 14/07/2022** at **Sy. No.56/7-A** of village **Assagao** Taluka **Bardez** subject to the following conditions.

1. The use of the residential **villas** should be strictly as per the approval.
2. All parking spaces/stilt floor should be used for parking of vehicles only and should not be converted for any other use.
3. No attachment/alteration to the **villas** shall be carried out and the **villas** shall not be occupied unless the occupancy certificate is obtained from the concerned Village Panchayat on presentation of this order.
4. If any Complaint/ Court order should be verified at your end before issue of occupancy certificate.

NOTE:-

- a) This Completion Order is issued based on the Completion Certificate issued vide letter by project **Engineer Edgar Afonso** dtd.12/09/2024 TCP Reg. No. **ER/0014/2011**.
- b) This Completion Order is issued based on the Structural Stability certificate issued vide letter by **Engineer Pascoal Noronha** dtd.27/06/2024 TCP Reg. No. **SE/0025/2010**.
- c) 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 indemnified forever against any civil and 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 prescribed documents inadvertently are not on record (not received by the Town & Country Planning office or wrongly submitted by Applicant / Applicants representative.
- d) 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.


(Dilip Naik)
D'man Gr.I


(Zaidev R. Aldonkar)
Dy. Town Planner

To,
Sonesta Inns Pvt Ltd
Panaji, Bardez Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of **Assagao**,
Bardez Goa.

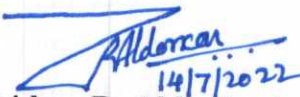
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13. The adequate arrangement for collection and disposal of solid waste generated within the complex shall be arranged to satisfaction of Village Panchayat.
14. Panchayat shall verify the infrastructural requirements such as water and power supply before issue of construction license.
15. Adequate storm water network shall be developed up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
16. The area under road widening shall not be encroached/ enclosed.
17. The said building should be used for residential purpose only as per the Technical Clearance Order.
18. Applicant shall plant one tree for every 100.00m² of area developed, land scaping on open spaces/tree plantation along roads and in developed plots.
19. The Village Panchayat shall take cognizance of any issue in case of any Complaints court orders before issuing of construction license.
20. The height of the compound wall strictly maintained as per rules in force.
21. Gate of compound wall shall be open inwards only.
22. Verification of ownership of land with specific reference to tenancy as on 2/11/1990 has to be made at your end and before issue of construction license /Occupancy Certificate.
23. 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.
24. The applicant shall obtain prior permission from Tree Officer/Forest Department for proposal involving felling of trees as mandated under section 8 & 9 of Goa Preservation of Tree Act.
25. Applicant shall dispose the construction debris at his/her own level and/ or the same shall be taken to the designated site as per the disposal plan given by the applicant in the affidavit to be produced to the village Panchayat.
26. This technical clearance is issued in partial modification to the earlier approval granted vide no. TPB/6336/ASSG/TCP-20/3525 dtd. 28/09/2020.
27. All the conditions imposed in our Technical Clearance issued by this office vide letter no. TPB/6366/ASSG/TCP-20/3525 dtd. 28/09/2020 should be strictly adhered.

NOTE:

- a) This Technical Clearance Order is issued based on the order issued by the Secretary (TCP) vide no. **29/8/TCP/2018(Pt.File)/1672** dated **13/08/2018** pertaining to guidelines for processing various applications.
- b) An engineer who designs the RCC structure, of the project proponent is liable for structural designs and stability of the project, structural liability certificate issued by an **Engineer Pascoal B. Noronha dtd. 28/03/2022** TCP Reg. No. **ER/0077/2010**.
- c) This order is issued with reference to the application dated **04/04/2022** from **M/s Sonesta Inns Pvt. Ltd.**
- d) Earlier applicant has paid infrastructure tax of **Rs.2,70,364/- (Rupees Two lakh Seventy Thousand Three Hundred Sixty Four Only)** vide Challan no.168 dated **15/09/2020**.

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENCE PROVIDED THE CONSTRUCTION LICENCE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.


(Zaidev R. Aldonkar)
Dy. Town Planner

To,
M/s Sonesta Inns Pvt. Ltd.,
4th Floor, Jofree Residency,
Behind Goa College of Pharmacy, Panaji-Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of **Assagao,**
Bardez Goa.

This permission is granted subject to the provisions of Town & Country Planning Act 1974 and the rules & Regulation framed there under: