

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Shanta Bldg., 1st Floor, Next to Vivanta Hotel, St. Inez Panaji Goa

Ref:NGPDA/260/TLG/ 1052/2026

Date: 15 MAY 2026

TALEIGAO PLANNING AREA

COMPLETION ORDER

1. Development Permission Order issued vide Ref. No.GPPDA/108/TAL/568/2021 dated 16/09/2021 and Renewal Development Permission under reference No.NGPDA/260/TLG/2346/2025 dated 06/01/2025 and subsequent revision of site plan under order No. NGPDA/260/TLG/1007/2026 dated 13/05/2026 in the land situated at Taleigao bearing Survey No.112/1 & 112/2(p)
2. Completion Certificate issued by Registered Architect Rohan Timble and Associates Reg. No.CA/98/23614 dated 13/05/2026
3. Completion of Development checked on 01/12/2025 by Shri Chandrakant P. Chopdekar (Planning Assistant)
4. Infrastructure Tax of Rs.64,71,037/- paid vide Challan no.TIS-28 dated 12/08/2021 has been paid earlier.
5. Your development has been checked and found completed and Completion is issued for: construction of residential development of "Estrela" Phase-II comprising of Building Block-V and Block-VI, clubhouse and swimming pool as detailed below:

1. Building Block - V

- | | |
|-------------------------|---|
| a. Basement floor | - Parking |
| b. Ground (stilt floor) | - Parking, 1 No. |
| c. First floor | - Residential flat - 4 nos. (2 BHK), 4 nos. (3 BHK) |
| d. Second floor | - Residential flat - 4 nos. (2 BHK), 4 nos. (3 BHK) |
| e. Third floor | - Residential flat - 4 nos. (2 BHK), 4 nos. (3 BHK) |
| f. Fourth floor | - Residential flat - 4 nos. (2 BHK), 4 nos. (3 BHK) |
| g. Fifth floor | - Residential flat - 4 nos. (2 BHK), 4 nos. (3 BHK) |
| h. Sixth floor | - Residential flat - 4 nos. (2 BHK), 4 nos. (3 BHK) |
| i. Seventh floor | - Residential flat - 4 nos. (2 BHK), 4 nos. (3 BHK) |
| j. Eight floor | - Residential flat - 4 nos. (2 BHK), 4 nos. (3 BHK) |
| k. Terrace floor | |

2. Building Block - VI

- | | |
|-------------------------|-------------------------------------|
| a. Basement floor | - Parking |
| b. Ground (stilt floor) | - Parking, 1 No. Society Office |
| c. First floor | - Residential flat - 6 nos. (2 BHK) |
| d. Second floor | - Residential flat - 6 nos. (2 BHK) |
| e. Third floor | - Residential flat - 6 nos. (2 BHK) |
| f. Fourth floor | - Residential flat - 6 nos. (2 BHK) |
| g. Fifth floor | - Residential flat - 6 nos. (2 BHK) |
| h. Sixth floor | - Residential flat - 6 nos. (2 BHK) |
| i. Seventh floor | - Residential flat - 6 nos. (2 BHK) |
| j. Eight floor | - Residential flat - 6 nos. (2 BHK) |
| k. Terrace floor | |

3. Club House

- | | |
|----------------|-----------|
| a. Stilt | - Parking |
| b. First floor | - |

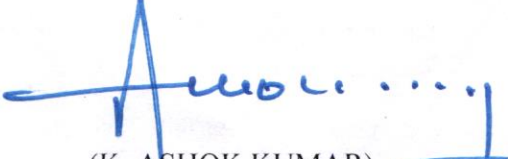
4. Swimming pool -1 No.


CHANDRAKANT P. CHOPDEKAR
(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 as per the approved plan dated **16/09/2021, 06/01/2025 and 13/05/2026**.
- (c) 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.
- (d) Structural stability certificate is given by Engineer **Abhay U. Kunkolienkar**, Reg. No. **SE/0013/2010** dated **03/12/2025**




(K. ASHOK KUMAR)
MEMBER SECRETARY **19/15/26**


To,
Alcon Constructions (Goa) Pvt. Ltd.
1st floor, Velho Building,
Panaji-Goa

Copy to:

- 1) The Secretary, Village Panchayat of Taleigao, Taleigao, Goa

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