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.

15/05/2026

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,sanitaryrequirement,etc.,shallbeseenbytheMunicipality/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**

NORTH GOA PLANNING & DEVELOPMENT AUTHORITY PANAJI GOA

(K. ASHOK KUMAR)
MEMBER SECRETARY 14/5/26

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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