



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

Ref No.: DB/10729/Part file) III/ARP/TCP-2023/ 802]

Dated:- 14/09/2023

Ref No: Inward no. 8032

Dated. 04/08/2023

COMPLETION ORDER

Completion is hereby certified for construction of residential villas EDGE 1 to EDGE 10, Demilune 11 to 33, Central Park 34 to 46, 49 to 52 (50 nos. of villas) swimming pools & club house as per deviations plan enclosed constructed as per the order granted by North Goa Planning & Development Authority, Panaji Goa vide order no. NGPDA/ARP/82/2231/20 dt. 18/09/2020 (Revised Plan) at Sy.No.142/1 & 2 of Arpora village Taluka Bardez subject to the following conditions.

1. The use of the residential villas only 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 same 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 **Architect Isabel Souza Britto** dt. 19/06/2023 TCP Reg. No. AR/0082/2011.
- b) This Completion Order is issued based on the Structural Stability certificate issued vide letter by project **Engineer Paresh Gaitonde** dt. 19/06/2023 TCP Reg. No. ER/0057/2010.
- 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.

(Vivek D. Mayenkar)
Planning Assistant

(Zaidev R. Aldonkar)
Dy. Town Planner

Encl:- Deviation plan which is in partial modification to the earlier development permission granted by North Goa Planning Development Authority dt. 18/09/2020. The said Completion Order for residential villas, swimming pools & Club house shall be read with deviation plan enclosed herewith.

To,
M/s. Falcon Retreat Pvt. Ltd.,
C/o. An Aeron Group Company,
142, Ghorbhat Arpora, Bardez Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of Arpora- Nagoa,
Bardez-Goa.