

**NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY**  
Shanta Bldg., 1<sup>st</sup> Floor, Next to Vivanta Hotel, St. Inez, Panaji-Goa

Ref. No. NGPDA/M/1682-A/ 3611/2024

Date: 18 JAN 2024

**MAPUSA PLANNING AREA**  
**COMPLETION ORDER**

1. Development Permission (Revised) issued by vide order no. NGPDA/M/1682-A/2122/2020 dated 24-11-2020 situated at Mapusa, bearing Sy. No. 82/5 (Part) and Ch. No.21 (part) [ 21-X and 21-W (new) ] of P.T. Sheet No.10.
2. Completion Certificate issued dated 08-11-2023 by Registered Engineer Shri. K.R. Mohan Reg. No. ER/0049/2011.
3. Completion of Development checked on 07-12-2023 by Shri Bhalchandra D. Naik (Planning Assistant)
4. I) Infrastructure Tax Rs. 2,08,738.00/- paid vide challan no. M-31 dated 24-11-2020.  
II) Infrastructure Tax Rs. 15,55,026.00/- paid vide challan no. M-23 dated 03-08-2018.
5. Your development has been checked and found (Part) completed: Completion is issued for Construction of Residential Project (left-wing) Block-A, comprising of Stilt (Parking), First, second, third & fourth floor only.

  
Shri Bhalchandra D. Naik  
(Planning Assistant)

6. This Order is issued with the following conditions:
  - (a) This Order 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.
  - (c) The basement/Garage/ stilt parking places should be used strictly for parking of vehicles only as per the approved plan dated 24-11-2020.
  - (d) This Order 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.
  - (e) The Completion Order is issued based on Structural Stability Certificate issued dated 08-11-2023 by the Shri. K.R. Mohan Reg. No. ER/0049/2011 submitted by applicant.



  
(VERTIKA DAGUR)  
MEMBER SECRETARY

To,  
Heritage Prince's Real Estate Developers,  
B101, Heritage Symphony,  
Abv. Unity Small Finance Bank,  
Kerant Caranzalem Goa.

**NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY**  
Shanta Bldg., 1<sup>st</sup> Floor, Next to Vivanta Hotel, St. Inez, Panaji-Goa

Ref. No. NGPDA/M/1682-A/

2066/2024

Date:

29 NOV 2024

**MAPUSA PLANNING AREA**  
**COMPLETION ORDER**

1. Development Permission issued by vide order no. NGPDA/M/1682-A/2122/2020 dated **24-11-2020 (Revised)** situated at **Cunchelim, Mapusa** bearing Sy. No. **82/5 (Part) and Ch. No.21 (part) [ 21-X and 21-W (new) ]** of P.T. Sheet No.10.
2. Completion Certificate issued dated **10-01-2024** by Registered Engineer **Shri. K. R. Mohan** Reg. No. **ER/0049/2011**.
3. Completion of Development checked on **25-11-2024** by **Shri Sandeep Y. Hadfadkar (Planning Assistant)**
4. I) **Infrastructure Tax Rs. 2,08,738.00/-** paid vide challan no. **M-31** dated **24-11-2020**.  
II) **Infrastructure Tax Rs. 15,55,026.00/-** paid vide challan no. **M-23** dated **03-08-2018**.
5. Your development has been checked and found (Part) completed: Completion is issued for **Construction of Basement floor, stilt floor, first floor, second floor, third floor and fourth floor of Residential Project (Block B)**.

*Hadfadkar*

**Shri Sandeep Y. Hadfadkar**  
**(Planning Assistant)**

6. This Order is issued with the following conditions:
  - (a) This Order 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.
  - (c) The basement/Garage/ stilt parking places should be used strictly for parking of vehicles only as per the approved plan **dated 24-11-2020**.
  - (d) This Order 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.
  - (e) The Completion Order is issued based on Structural Stability Certificate issued dated **10-01-2024** by the Engineer **Shri. K. R. Mohan** Reg. No. **SE/0022/2012** submitted by applicant.



*(Signature)*  
**(K. ASHOK KUMAR)**  
**MEMBER SECRETARY**

To,  
Heritage Prince's Real Estate Developers,  
B101, Heritage Symphony,  
Abv. Unity Small Finance Bank,  
Kerant Caranzalem Goa.