

MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY

Commerce Centre, 2nd Floor,
Vasco da Gama, Goa

Ref. No. MPDA/1-R-224/2025-26/107

Date: 24/04/2025

COMPLETION CERTIFICATE

1. Development Permission issued vide Order Nos. MPDA/1-R-224/2017-18/1355 dated 16/03/2018 and vide Ref. No. MPDA/1-R-224/2021-22/1668 dated 14/01/2022 bearing **Ch. No. 36 of P.T.Sheet No. 145 of Vasco City, Mormugao Taluka.**
2. Completion Certificate dated **24/04/2023** issued by Registered **Arch. Mr. Saish Khandeparkar COA Reg. No.CA/2003/32041 for Building A and dated 02/05/2023** issued by Registered **Arch. Mr. Sandeep Sawant COA Reg. No.CA/97/21670 for Building B.**
3. Completion of Development checked on **19/05/2023** by **Shri. Marcos Fernandes (Architectural Assistant).**
4. Infrastructure tax is paid vide Challan No. 2017-18/104 dated 15/03/2018 for an amount of Rs. 71,55,656/- and vide Challan No. IT/92 dated 12/01/2022 for an amount of Rs. 2,99,944/-.
5. Your Development has been checked and found completed i.e.
Commercial/Multi Family Dwelling Building Block A & B.


(Marcos Fernandes)
Architectural Assistant

(I) Building Block A

Basement Floor	-	Parking
Stilt	-	Parking
Upper Ground Floor	-	6 Shops, 2BHK- 2Nos, 3BHK - 4 Nos.
First Floor	-	2BHK- 4Nos, 3BHK - 4 Nos
Second Floor	-	2BHK- 4Nos, 3BHK - 4 Nos,
Third Floor	-	2BHK- 4Nos, 3BHK - 4 Nos.,
Fourth Floor	-	2BHK- 4Nos, 3BHK - 4 Nos.,
Fifth Floor	-	2BHK- 4Nos, 3BHK - 4 Nos.,
Sixth Floor	-	2BHK- 4Nos, 3BHK - 4 Nos
Seventh Floor	-	2BHK- 4Nos, 3BHK - 4 Nos
Total	-	6 Shops, 30 Nos.-2BHK, 32 Nos. 3BHK

(II) Building Block B

Ground /Stilt Floor	-	Parking and 1 No. Shop
First Floor	-	1BHK 5 Nos.,
Second Floor	-	1BHK 5 Nos.,
Third Floor	-	1BHK 5 Nos.,
Fourth Floor	-	1BHK 5 Nos.,
Fifth Floor	-	1BHK 3 Nos., 1 Room with Kitchen-1No.
Total	-	1 Shop, 23 Nos. of 1 BHK and 1 Room with Kitchen

As per the approved plan.

6. The use of buildings should be strictly as per approval.

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7. All parking spaces/garages if any, should be used for parking of vehicles only and should not be converted for any other use.
8. No attachment/alteration to the building shall be carried out and the building shall not be occupied unless the occupancy certificate obtained from the concerned Village Panchayat / Municipality on presentation of this Order.
9. This Certificate is issued based on the parameters of setbacks, height of the building, coverage, F.A.R. and parking requirements only. The internal details/changes, Sanitary requirement, etc. shall be seen by the Municipality/Panchayat before issuing Occupancy Certificate.
10. The Applicant has obtained Conversion Sanad vide COL/MOR/SG/CONV/50/2021/15610 dated 27/12/2021.
11. The Applicant has obtained Naval NOC for height clearance vide reference No. 46/210/1/2020/93 dated 09/03/2021 and No. 46/210/1/2020/92 dated 11/03/2021.
12. As regard to the validity of conversion sanad, renewal of licence, the same shall be confirmed by the Village Panchayat / Municipality before issuing Occupancy Certificate.
13. The Completion certificate issued is from the planning point of view only as regards to structural stability and safety of all, concerned owner and his Engineer shall be solely responsible and the Member Secretary and his all officials are indemnified and kept indemnify forever against any civil and or criminal liabilities and for any kind of liability, whatsoever in the event of any untoward incidents or structural failure/collapse. This will hold good (and will be valid) even in case some of any prescribed documents inadvertently are not on records (not received by the Authority or wrongly submitted by the applicant/applicants representative.
14. Structural Stability Certificate (2 Nos.) dated **24/04/2023** issued by Registered **Engg. Paresh Gaitonde Reg No. ER/0057/2010**.
15. Applicant has obtained NOC bearing Ref. No. DFES/FPNA/2023/42 dated 25/09/2023 from the Directorate of Fire & Emergency Services.
16. Applicant has obtained Environment Clearance from Goa State Pollution Control Board vide Ref. No. 12/2023-PCB/1620906/G00011786 dated 06/06/2023.
17. As regards complaints pertaining to encroachments, Judicial Orders / directives and other legal issues, the same may be verified and confirmed by the concerned Village Panchayat / Municipality, before issuing Occupancy Certificate.



(**SANJAY A. HALORNEKAR**)
MEMBER SECRETARY

To,
Ramodaya Co-operative Housing Society
POA Holder Mr. Vasant V. Naik,
Karma Empress Building,
Shop No. 1, First Floor,
Vasco da Gama, Mormugao Taluka, Goa.

Copies to:

- a) The Chief Officer, Mormugao Municipal Council, Mormugao, Goa.
- b) Office Copy
- c) Guard file.