



NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY
Archdiocese Bldg., 1st floor, Mala Link Road,
PANAJI-GOA
MAPUSA PLANNING AREA

Ref. No. NGPDA/ M/ 1182/ 284) /2021

Date: -2 FEB 2021

COMPLETION CERTIFICATE

1. Development permission issued by vide no.(i) NGPDA/M/1182/2232/2018 dated 20-2-2018 (ii) NGPDA/M/1182/2773/2021 dated 13-1-2021 (Revised site plan) in the land situated at Mapusa bearing Chalta No. 52 -A & 52 (Part) of P. T. Sheet no. 115
2. Completion Certificate issued by Registered Architect Mira G. Samant dated 7-1-2021
3. Completion of Development checked on 7/1/2021 by Shri. Sandeep Y. Hadfadar (Planning Assistant)
4. Infrastructure Tax of Rs.3, 80,002/- paid earlier vide Challan no. M -71 dated 19/02/2018 & Rs.2, 68,214/- paid vide Challan no. M -68 dated 18/10/2012
5. Your development has been checked and found partly completed and completion is issued for: construction of stilt floor (Parking), first floor, second floor, third floor & fourth floor only of the residential building.

Sandeep Y. Hadfadar

SANDEEP Y. HADFADKAR
(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.
 - c. The basement/Garages/Still parking places should be used strictly for parking of Vehicles only as per the approved plan dated 20-2-2018 & 13-1-2021 (revised site plan)
 - d. 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.
 - e. Structural stability certificate issued by the Engineer Shri Paresh Gaitonde TCP Reg. No.ER/0057/2010.
 - f. Structural stability of the building shall be verified by the Licensing Authority before issue of Occupancy certificate.
 - g. Fifth floor and sixth floor (Disputed) are kept on hold.

R. K. Pandita
(R. K. PANDITA) 20/11/2021
MEMBER SECRETARY

To,
Mr. Vishram P. Prabhu Walavalkar,
House No. 20, Janki Niwas,
Mapusa Goa



NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY
Archdiocese Bldg., 1st floor, Mala Link Road,
PANAJI-GOA

Ref. No. NGPDA/M/1182/ 1587/2022

Date: 12 OCT 2022

COMPLETION CERTIFICATE

1. Development permission issued by vide order no. (i) NGPDA/M/1182/2232/2018 dated 20-02-2018 and (ii) NGPDA/M/1182/2773/2021 dated 13-01-2021(revised site plan) situated at Mapusa, bearing Chalta No. 52-A & 52 (part), P.T. Sheet No. 115.
2. Completion Certificate issued by Registered Architect Smt. Mira G. Samant dated 07-01-2021.
3. Completion of Development checked on 07.01.2021 by Shri Sandeep Y. Hadfadkar (Planning Assistant)
4. Infrastructure Tax Rs. 3,80,002.00 paid earlier vide challan no. M-68 dated 18-01-2012.
5. Your development has been checked and found completed: Completion is issued for Construction of fifth floor only of the residential building.

S. Hadfadkar


Shri Sandeep Y. Hadfadkar
(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.
 - (c) The basement/Garage/ stilt parking places should be used strictly for parking of vehicles only as per the approved plan dated 20-02-2018 and revised site plan dated 13-01-2021.
 - (d) 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.
 - (e) The Completion Certificate is issued based on Structural Stability Certificate issued by the Engineer Paresh Gaitonde TCP Reg. No. ER/0057/2010 submitted by applicant.
 - (f) If there occurs any calamity now and in future due to construction of unauthorized sixth floor, you are fully responsible for the same without creating any pressure tactics.
 - (g) NGPDA or any official of NGPDA shall not be held responsible for causing any danger to the life and safety of the occupants of the building or surrounding of the building due to its damage and you are fully responsible for the same and any sort of compensation or any loss which would occur. You have to pay the same.



- (h) Further that you will write to Mapusa Municipal Council to seal the sixth floor at the time of granting occupancy certificate for fifth floor, therefore not creating any third party right.
- (i) This Completion Certificate is issued based on the Affidavit Cum Undertaking furnished by Mr. Anup Vishram Prabhu Walawalkar dated 26-07-2022.




(R.K.PANDITA) 12/10/22
MEMBER SECRETARY

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To,
Shri Vishram P. Prabhu Walawalkar
H.No. 20, Janki Niwas
Mapusa Bardez Goa.

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