

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Shanta Bldg., 1st Floor, Next to Vivanta Hotel, St. Inez Panaji Goa

Ref: NGPDA/83/TLG/ 856 /2024

Date: 10 JUL 2024

TALEIGAO PLANNING AREA

COMPLETION ORDER

1. Development Permission Order issued vide Ref. No.GPPDA/335/TAL/919/2020 dated 19/02/2020, Renewal Order vide Ref. No. NGPDA/83/TLG/2606/2023 dated 06/02/2023 and Revised Plan vide ref. No. NGPDA/83/TLG/842/2024 dated 08/07/2024 in the land situated at Caranzalem, Panaji bearing Chalta No.5 to 19 & 36 of P.T.Sheet No.143
2. Completion Certificate issued by Registered Architect Sumit Kumath, Reg. No.CA/2003/32323 dated 26/02/2024.
3. Completion of Development checked on 14/06/2024 by Shri Chandrakant P. Chopdekar (Planning Assistant)
4. Infrastructure Tax of Rs.1,57,13,207/- paid vide Challan no.TIS-46 dated 03/02/2020
5. Your development has been checked and found completed and Completion is issued for: Re-development of existing Adarsh Co-operative Housing Society consisting of Block A, Block B, Block C, Block D, Block E, Block F (all having basement floor, ground floor (stilt) and upper 8 floors) and Block G, Gymnasium (ground floor), Block H security room (ground floor) & Block I swimming pool as detailed below:

Building block A:

- | | |
|---|---|
| a. Basement floor | - Parking, utility service |
| b. Ground floor | - Stilt parking |
| c. Typical 1 st to 4 th floor | - Residential flat – 2 nos. 3 BHK on each floor |
| d. 5 th floor | - Residential flat – 2 nos. 3 BHK |
| e. 6 th floor | - Residential flat – 2 nos. 3 BHK |
| f. 7 th & 8 th floor | - Residential flat – 2 nos. 3 BHK on each floor and 1 No. penthouse |

Building Block B:

- | | |
|---|---|
| a. Basement floor | - Parking |
| b. Ground floor | - Stilt parking |
| c. Typical 1 st to 4 th floor | - Residential flat – 2 nos. 3 BHK on each floor |
| d. 5 th floor | - Residential flat – 2 nos. 3 BHK |
| e. 6 th & 7 th floor | - Residential flat – 2 nos. 3 BHK on each floor and 1 No. penthouse |
| f. 8 th floor | - Residential flat – 2 nos. 3 BHK |

Building Block C:

- | | |
|---|---|
| a. Basement floor | - Parking |
| b. Ground floor | - Stilt parking |
| c. Typical 1 st to 5 th floor | - Residential flat – 2 nos. 3 BHK on each floor |
| d. 6 th floor | - Residential flat – 1 no. 3 BHK & 1 no. 2 BHK |
| e. 7 th floor | - Residential flat – 2 nos. 3 BHK |
| f. 8 th floor | - Residential flat – 2 nos. 3 BHK |

Building Block D:

- | | |
|---|--|
| a. Basement floor | - Parking |
| b. Ground floor | - Stilt parking, 1 no. multi-purpose hall, 1 no. society office & 1 no. utility room |
| c. Typical 1 st to 5 th floor | - Residential flat – 2 nos. 3 BHK on each floor |
| d. Typical 6 th & 7 th floor | - Residential flat – 2 nos. 3 BHK on each floor |
| f. 8 th floor | - Residential flat – 1 No. 3 BHK & 1 no. 2 BHK |

Building Block E:

- a. Basement floor - Parking
- b. Ground floor - Stilt parking,
- c. 1st floor - Residential flat – 1 nos. 4 BHK & 2 nos. 2 BHK
- d. Typical 2nd & 8th floor - Residential flat – 4 nos. 2 BHK on each floor

Building Block F:

- a. Basement floor - Parking
- b. Ground floor - Stilt parking,
- c. Typical 1st & 5th floor - Residential flat – 2 nos. 3 BHK on each floor
- d. Typical 6th & 8th floor - Residential flat – 2 nos. 3 BHK on each floor
- e. 7th floor - Residential flat – 2 nos. 3 BHK

Building Block G:

- a. Ground floor - 1 No. Gymnasium

Building Block H:

- a. Ground floor - 1 No. Security Room

Building Block I:

- a. Ground floor - 1 No. Swimming Pool


Shri. Chandrakant P. Chopdekar
(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 as per the approved plan dated 08/07/2024.
- (c) 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.
- (d) Structural Stability certificate is given by Eng. G. A. Bhilare dated 08/02/2024 Reg. No.ER/0051/2016




(VERTIKA DAGUR)
MEMBER SECRETARY

To,
Adarsh Co-operative Housing Society Ltd.,
C/o. Secretary, Mr. Arvind A. Kamat Wagh,
Caranzalem, Panaji-Goa

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