

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

Date: 19 AUG 2021

Ref. No. NGPDA/M/1214/ 516 /2021

MAPUSA PLANNING AREA

COMPLETION CERTIFICATE

1. Development permission issued by vide order no. 1) NGPDA/M/1214/51/2013 dated 05/04/2013 2) NGPDA/M/1214/380/2018 dated 07/12/2018 (Revised) situated at Cuchelim, Mapusa bearing Chalta No. 17 & 17-A of P.T. Sheet No. 9.
2. Completion Certificate issued by Registered Architect/-Engineer Shri. Ashvinikumar Prabhu dated 27/04/2021.
3. Completion of Development checked on 18/05/2021 by Shri. Sandeep Y. Hadfadkar (Planning Assistant)
4. Infrastructure Tax Rs. 4,83,597/- paid earlier vide Challan no. M-106 dated 07/03/2013.
5. Your development has been checked and found completed: Completion is issued for Construction of Ground floor, First floor and Second floor of the Commercial cum Residential building Block 'A' only.

Sandeep Y. 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 05/04/2013 and 07/06/2018 (Revised).
 - (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 Shri. Rajesh Mahambrey (TCP Reg. No. SE/0044/2010)

R.K. Pandita
(R.K. PANDITA) 18/8/2024
MEMBER SECRETARY

To,
Mr. Karu John Fernandes Alias
Constancy Fernandes,
Cunchelim Mapusa,
Bardez - Goa.

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

Ref. No. NGPDA/M/1214/ 2031 /2020

Date: 30 OCT 2020

MAPUSA PLANNING AREA

COMPLETION CERTIFICATE

1. Development permission issued by vide order no. i) NGPDA/M/1214/2028/2020 dated 30/10/2020 (revised site plan) ii. NGPDA/M/1214/380/2018 dated 07/06/2018 (revised) situated at Cuchelim, bearing Chalta No. 17, 17-A of P.T. Sheet No. 9.
2. Completion Certificate issued by Registered Architect/-Engineer Shri. Ashvinikumar Prabhu dated 03/07/2020.
3. Completion of Development checked on 10/07/2020 by Shri. Sandeep Y. Hadfadkar (Planning Assistant)
4. Infrastructure Tax Rs. 4,83,597/- paid earlier vide Challan no. M-106 dated 07/03/2013.
5. Your development has been checked and found completed: Completion is issued for Construction of Stilt floor (parking) upper ground floor, first floor, second floor and third floor of the residential building Block 'B' only.

Sandeep Y. Hadfadkar

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 07/06/2018 (revised) and dated 30/10/2020 (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) The Completion Certificate is issued based on Structural Stability Certificate issued by the Engineer Shri. Rajesh Mahambrey (TCP Reg. No. SE/0044/2010)

(R.K.PANDITA) 30/10/2020

MEMBER SECRETARY

To,
Mr. Karu John Fernandes Alias
Constancy Fernandes,
Cunchelim Mapusa,
Bardez - Goa.



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NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

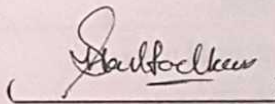
Archdiocese Bldg., 1st floor, Mala Link Road, Panaji - Goa.

Ref: NGPDA/M/1214/ 1020 /2019 - 2020

Date:- 13 JAN 2020

COMPLETION CERTIFICATE

1. Development permission issued vide Order no. NGPDA/M/1214/380/18 dated 07/06/2018 in the land situated at Cuchelim bearing survey No.--- Chalta no.17,17-A P.T.Sheet no.9.
2. Completion Certificate issued by Registered Architect Shri Ashwinikumar Prabhu dated 25/08/2018.
3. Completion of Development checked on 10/01/2019 by Shri Sandeep Y. Hadfadkar, Planning Assistant.
4. Infrastructure tax Rs.4,83,597.00 is paid earlier vide challan no. M-106 dated 07/03/2013.
5. Your development has been checked and found completed and completion is issued for Construction of ground floor, first floor, second floor and third floor only of the building Block "C".

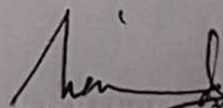


Shri Sandeep Y. Hadfadkar
Planning Assistant

6. This Certificate 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 requirements only. The internal details/changes, Sanitary requirement, etc. shall be seen by the Municipality/Panchayat before issuing Occupancy Certificate.
- (b) Enclosing of open terraces is not permitted at any point of time.
- (c) The basement/Garages/stilt parking places should be used strictly for parking of vehicles only as per the approved plan dated 7th June 2018.
- (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 for obtaining NOC from Director of Fire Services & Conversion sanad from LRC.
- (e) Structural stability issued by the structural engineer Shri Rajesh Mahambre TCP reg.no.SE/0044/2010.




(R.K.PANDITA)
MEMBER SECRETARY

To,
Mr. Karu John Fernandes Alias
Constancy Fernandes
Cuchelim, Mapusa Bardez Goa 403 507.