South Goa Planning & Development Authority.

GPDSA

Ph:2731781

Ph:2714495

4th Floor, D Wing, Osia Commercial Arcade,
Near S G.P.D.A. Market Complex, MARGAO – GOA.

Ref: - SGPDA/ P / 3077/ 100 /22-23

Date: - 02 / 08 / 2022

COMPLETION ORDER

Completion is hereby certified for **construction of building comprising of 19 shops on 2nd floor for commercial purpose & 10 flats on 4th floor and 4 flats on 5th floor for residential purpose** located in the land situated at **Ponda** Survey No. **121/12** as per the Development permission issued vide order no. (1) **SGPDA/P/3077/183/19-20** dated **09.01.2020** and revised vide order no. (2) **SGPDA/P/3077/41/19-20** dated **17.05.2019.**

Completion Certificate issued on **13/07/2022** by Registered **Architect, Mr. Jeetendra D. Devari,** Reg. No. **AR/0101/2010**

Completion of Development checked on **22/07/2022** by **Mr. Prakash M. Naik, Inspector of Buildings**

Structural Stability Certificate issued on **07/06/2021** by Registered **Engineer, Mr. Vikas V. Gokhale,** Reg. No. **SE/0006/2018**

Infrastructure tax is paid vide Challan no. **IT/03** dated **21.10.2016** for an amount of **Rs.48,65,400/-**

This order issued with the following conditions: -

(a) The use of buildings should be strictly as per approval granted.

(b) All parking spaces/garages if any should be used for parking of vehicles only and should not be converted for any other use.

(c) No attachment/alteration to the building shall be carried out and the building shall not be occupied unless the occupancy certificate is obtained from the concerned Municipality on presentation of this order.

(d) This order is issued based on the parameter 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 before issuing Occupancy Certificate.

(e) As regards to the validity of conversion sanad, renewal of license, the same shall be confirmed by the Municipality before issuing Occupancy Certificate.

(f) The Completion Order is issued 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/applicant's representative.

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(g) As regards complaints pertaining to encroachments, Judicial Orders/directives and other legal issues, the same may be verified and confirmed by the concerned Municipality, before issuing Occupancy Certificate.

(h) **The area under road widening should be gifted to the Ponda Municipal Council before obtaining Occupancy Certificate and same should be confirmed by the Municipality.**

(i) **Adequate provisions of garbage bins within the complex should be made and also necessary provisions for disposal of garbage shall be made in consultation with local authority.**

(j) **Any other NOC/Permissions required from other competent authorities for occupying the building, the same shall be obtained and Municipal Council shall confirm about the same before issuing Occupancy Certificate.**

(Prakash M. Naik)
Inspector of Buildings

(Vinod Kumar Chandra)
Member Secretary

To,
M/s Saad Infrastructure India Pvt. Ltd.,
C/o Ved Associates,
1st Floor, "Parijat",
Behind Dessai House, Near LIC Building,
Khadpabandh, Ponda – Goa.

Copy to: -
a) Chief Officer, PMC, Ponda- Goa,
b) Office Copy
c) Guard file.