

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

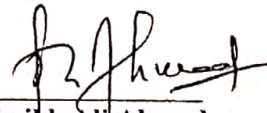
Archdiocese Bldg., 1st Floor, Mala Link Road, Panaji – Goa.

REF: NGPDA/934-I /46/2019

DATE: 9 APR 2019

Completion Certificate


1. Development Permission Order issued vide order No. NGPDA/934-I/1352/16 dated 10.10.2017 in the land situated at E.D.C Patto Plaza, Panaji City bearing Plot No. 43 & 44.
2. Completion Certificate issued by Registered Architect Shri. Bryan J. Soares Reg No. TCP/AR/0031/2010 Dated 06.03.2019.
3. Structural stability certificate issued by Reg. Engineer Shanghvi & Associates Consultants Pvt. Ltd. Reg No. TCP/SE/0017/2013 Dated 27.02.2019.
4. Completion of Development checked on 08.03.2019 by Shaikh Ali Ahmad
Dy. Town Planner
Infrastructure Tax of ₹ 1,26,52,800/- is paid vide challan No. P-60 dated 23.09.2013 & Additional Infrastructure tax of Rs. 31,12,288/- is paid vide challan No. P- 32 dated 27.08.2015.
5. Your development has been checked and found completed and completion Certificate is issued for: Construction of Commercial building with reference to the following:
 - a) Lower basement floor for parking of vehicles.
 - b) Upper basement floor for parking of vehicles.
 - c) Ground floor – shops for commercial purpose.
 - d) 1st floor – partly shops, partly offices for commercial purpose.
 - e) 2nd floor, 3rd floor, 4th floor, 5th floor, 6th floor, 7th floor, & 8th floor offices for commercial purpose.


Shaikh Ali Ahmad
(Dy. Town Planner)

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 as per the approved plan dated 10.10.2017.
 - (c) 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.
 - (d) As per the Direction of the Hon'ble High Court under write petition No. 157 of 2017, it is to state that the notifications are challenged in the present petition in the permissions so issued, so that the parties who are granted such permission can take necessary decision. This permission is subject to outcome of the write petition No. 157 of 2017.

To,
M/s. Gera Developments Pvt. Ltd.,
G-18, Gera's Imperium, Ground Floor,
Plot No. 17, Patto, Panjim – Goa.




(R. K. PANDITA)
MEMBER SECRETARY