

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

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

Ref:NGPDA/211/PNJ/ 3213/2025

Date: 28 MAR 2025

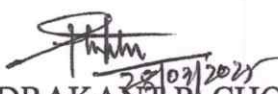
PANAJI PLANNING AREA

COMPLETION ORDER

1. Development Permission Order issued vide Ref. No.NGPDA/1477/1991/18 dated 19/01/2018, Renewal vide Ref. No.GPPDA/745/PNJ/24/2022 dated 07/04/2022, Corrigendum issued vide Ref. No.NGPDA/1477/2859/2023 dated 25/01/2023 and revised plan (as built drawing) vide Ref. No.NGPDA/211/PNJ/3208/2025 dated 27/03/2025 in the land situated in the property bearing Chalta No.55 of P.T Sheet No.14 at Ribandar, Panaji city
2. Completion Certificate issued by Registered Architect Ashley Mascarenhas, Reg. No.AR/0134/2010 dated 11/01/2025
3. Completion of Development checked on 25/02/2025 by Chandrakant P. Chopdekar (Planning Assistant)
4. Infrastructure Tax of Rs.1,72,984/- vide Challan No.P-129 dated 11/01/2012, additional Infrastructure Tax of Rs.18,538/- vide Challan No.P-63 dated 20/12/2016 and additional Infrastructure Tax Rs.31,18,552/- vide Challan No.P-46 dated 03/01/2018 has been paid.
5. Your development has been checked and found completed and Completion is issued for: **part residential building "Vaastu Hanging Gardens" (phase-II) consisting of basement floor, typical third, fourth and fifth floor, sixth floor, and seventh floor, terrace floor (swimming pool) as detailed below:**

1. Building Phase-II

- | | |
|-------------------|---|
| a. Basement floor | - Parking |
| b. Third floor | - Residential Flat – 6 nos. |
| c. Fourth floor | - Residential Flat – 6 nos. |
| d. Fifth floor | - Residential Flat – 6 nos. |
| e. Sixth floor | - Residential Flat – 4 nos. |
| f. Seventh floor | - Residential Apartment – 1 no.
Gym – 1 no.
Club house- 1 no. |
| f. Terrace floor | - Swimming pool – 1 no. |


CHANDRAKANT P. CHOPDEKAR
(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 as per the approved plan dated 19/01/2018, renewal dated 07/04/2022 and corrigendum dated 25/01/2023 and subsequent revised plan (as built drawing) dated 27/03/2025
- (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) Structural stability certificate is given by Eng. **Shirish Kamat** Reg. No.ER/0083/2010 dated 06/01/2025



(K. ASHOK KUMAR)
MEMBER SECRETARY

To,
Vaastu Estate Developers
Mr. Sunil Morajkar (Partner),
Ramnath Prasad Bungalow, Off Road 12,
La Campala Colony, Opp. El Paso Hotel,
Miramar, Panaji-Goa

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