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.**

28/03/2025

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,sanitaryrequirement,etc.,shallbeseenbytheMunicipality/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**

NORTH GOA PLANNING & DEVELOPMENT AUTHORITY
PANAJI
GOA

(K. ASHOK KUMAR) 28/3/25
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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