NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

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

Ref:NGPDA/ 1727/3863/2026 **Date:** 17 FEB 2026

TALEIGAO PLANNING AREA

COMPLETION ORDER

1. Revised Development Permission Order issued vide Order No. **NGPDA/1727/801/17/3570/2024** dated **05/04/2024** situated at **Panaji** bearing Chalta No.**78, 78-B, 79 to 103** of P.T.Sheet No.**95**

2. Completion Certificate issued by Registered Engineer **Paresh Gaitonde,** Reg. no. **ER/0051/2010** dated **24/10/2025**

3. Completion of Development checked on **08/01/2026** by **Vikas S. Satardekar (Planning D'man Gr.-I)**

4. **Infrastructure Tax Rs.69,52,272/- paid earlier vide Challan no.PNJ-2024 dated 27/02/2024**

5. Your development has been checked and found completed: Completion is issued for
   - **(a) Basemen-1 & Basement-2 - for parking of vehicles only**
   - **(b) Ground level stilt - for parking of vehicles only**
   - **(c) Upper Stilt floor - for parking of vehicles only**
   - **(d) Typical 1st to 11th floor - 12 nos. of flats on each floor for residential use only (12 x 11 = 132 nos. of flats)**
   - **(e) 12th floor – 6 nos. of flats for residential use only and 1 Gymnasium + 1 Club-house**
   - **(f) 13th & 14th floor – 9 nos. of flat for residential use**

VIKAS S. SATARDEKAR
(PLANNING D'MAN GR.-I)

6. This Order is issued with the following conditions:
   - (a) This Order 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 **05/04/2024**
   - (c) This Order 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 issued by registered Engineer **L.R.N. Mandrekar,** Reg.No.**ER/0010/2013** dated **16/10/2025**

(e) **Vehicular entry exit for residential building 'C', shown on approved plan towards northern side shall be strictly maintained and the same shall be free from any obstructions, and no parking of vehicles is allowed in the said area.**

(f) **Conversion Sanad for Commercial 'SPC' zone (300 FAR) shall be obtained before applying for Occupancy Certificate**

(g) **Final NOC from directorate of Fire and Emergency Services (for building 'C') shall be obtained before applying for Occupancy Certificate**

NORTH GOA PLANNING & DEVELOPMENT AUTHORITY PANAJI GOA

(K. ASHOK KUMAR)
MEMBER SECRETARY 7/12/26

To,
Mrs. Alzira Soares & others,
C/o. M/s. Marks Developers, 1st floor, Lobo Building,
18th June Road, Panaji –Goa

Copy to:

1) The Commissioner, The Corporation of City of Panaji, Goa – 403001.

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