



MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY


Commerce Centre, 2nd Floor,
Vasco-da-Gama, Goa

Ref. No. MPDA/1-C-172/2024-25/ **SH6**

Date: **09/08/2024**

COMPLETION CERTIFICATE

1. Development Permission issued vide Order No. MPDA/1-C-172/2021-22/836 Dated 11/08/2021 in the land situated at **Vaddem, Vasco City, Mormugao Taluka** bearing **Ch. No. 71, P.T.Sheet No. 94.**
2. Completion Certificate dated **15/07/2024** issued by Registered **Arch. Vidhya Tapadia, Reg No. COA/A17997.**
3. Completion of Development checked on **24/07/2024** by **Shri. Marcos Fernandes (Archititectual Asstistant)**


(Marcos Fernandes)
(Archititectual Asstistant)

4. Infrastructure tax is paid vide **Challan No. IT/23** dated **30/07/2021** for an amount of **Rs. 14,62,731/-** (Rupees Forteen Lakhs Sixty Two Thousand Seven Hundred and Thirty One Only)
5. Your Development has been checked and found Completed
Your Development is completed with respect to the following :- i.e.
Commercial/Residential Building


Ground Floor	- Stilt Parking --- Shops 5 Nos
Upper Ground Floor	- 2BHK 1 No & 3 BHK 1 No
First Floor	- 3 BHK 3 Nos
Second Floor	- 3 BHK 3 Nos
Third Floor	- 3 BHK 3 Nos
Fourth Floor	- 3 BHK 3 Nos
Fifth Floor	- 3 BHK 3 Nos
Sixth Floor	- 3 BHK 3 Nos

Total 5 Shops and 20 Flats

6. The use of buildings should be strictly as per approval.
7. All parking spaces/garages if any, should be used for parking of vehicleles only and should not be converted for any other use.
8. No attachment/alteration to the building shall be carried out and the building shall not be occupied unless the occupancy certificate obtained from the concerned ~~Village Panchayat~~/Municipality-on presentation of this Order.
9. This Certificate is issued based on the parameters of setbacks, height of the building, coverage, F.A.R. and parking requirements only. The internal details/changes, Sanitary requirement, etc. shall be seen by the Municipality/~~Village Panchayat~~ before issuing Occupancy Certificate.

10. As regard to the validity of conversion sanad, renewal of licence, the same shall be confirmed by the ~~Village Panchayat~~/Municipality before issuing Occupancy Certificate.
11. The Completion certificate issued is 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/applicants representative.
12. Structural Stability Certificate dated dated **18/07/2024** issued by Registered **Engg. Madhav N. Kamat** Reg No. SE/0036/2010.
13. The Applicant has obtained NOC for height Clearance from Indian Navy vide **Ref No. 46/210/1/DRP dated 17/03/2021.**
14. The Applicant has obtained **Conversion Sanad** vide Ref. No. **AC-II/MOR/SG/CONV/72/2019/6366** dated **15/06/2021.**
15. Clearance from the Directorate of Fire and Emergency Services before issue of Occupancy Certificate shall be obtained.
16. As regards complaints pertaining to encroachments, Judicial Orders / directives and other legal issues, the same may be verified and confirmed by the concerned ~~Village Panchayat~~/Municipality, before issuing Occupancy Certificate.




(Sanjay A. Halornekar)
MEMBER SECRETARY

To,
Dr. Pedro Bravo da Costa
Mr. Avez Azim Shaikh (P.O.A.)
H. No. 169/A(1), Near Pai Nursing Home,
Vaddem, Vasco-da-Gama, Goa.

Copies to:

- a) The Chief Officer, Mormugao Municipal Council, Vasco-da-Gama, Goa.
- b) Office Copy
- c) Guard file.