

**South Goa Planning &
Development Authority.**



Ph:2731781

Ph:2714495

4th Floor, D Wing, Osia Commercial Arcade,
Near S G.P.D.A. Market Complex, MARGAO – GOA.

Ref: - SGPDA/P/3119/302/22-23

Date: - 02/02/2023

COMPLETION ORDER

Completion is hereby certified for **Building 'B' comprising of Ground Floor for stilt parking and 1st floor – 4 flats, 2nd floor – 6 flats, 3rd floor – 6 flats, 4th floor – 5 flats and 5th floor 2 flats for residential use only** located in the land situated at **Ponda Survey No. 168/4-D** as per the Development permission issued vide order no. (1) **SGPDA/P/3119/09/18-19** dated **18.04.2018** and vide order no. (2) **SGPDA/P/3119/11/21-22** dated **08.04.2021**.

Completion Certificate issued on **10/10/2022** by Registered Architect, **Smt. Archana A. Bhat**, Reg. No. **AR/0040/2011**

Completion of Development checked on **18/01/2023** by **Mr. Prakash M. Naik**, Inspector of Buildings.

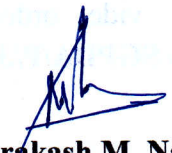
Structural Stability Certificate issued on **06/10/2022** by Registered Engineer, **Mr. K. A. Sahakari**, Reg. No. **SE/0019/2010**

Infrastructure tax is paid vide Challan no. **IT/02** dated **02.04.2018** for an amount of **Rs.6,81,042/-**

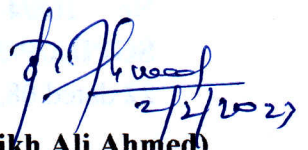
This order issued with the following conditions: -

- (a) The use of buildings should be strictly as per approval granted.
- (b) All parking spaces/garages if any should be used for parking of vehicles only and should not be converted for any other use.
- (c) No attachment/alteration to the building shall be carried out and the building shall not be occupied unless the occupancy certificate is obtained from the concerned Municipality on presentation of this order.
- (d) This order is issued based on the parameter 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 before issuing Occupancy Certificate.
- (e) As regards to the validity of conversion sanad, renewal of license, the same shall be confirmed by the Municipality before issuing Occupancy Certificate.
- (f) The Completion Order is issued 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/applicant's representative.

- (g) As regards complaints pertaining to encroachments, Judicial Orders/directives and other legal issues, the same may be verified and confirmed by the concerned Municipality, before issuing Occupancy Certificate.
- (h) Any other NOC/Permission if required for occupying the building shall be obtained from other competent authorities and same shall be verified by the Municipality before issuing of Occupancy Certificate.


(Prakash M. Naik)
Inspector of Buildings




(Shaikh Ali Ahmed)
Member Secretary

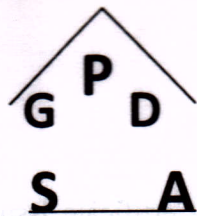
To,
✓ Smt Snehalata Shetye & Others,
Upper Bazar,
Ponda - Goa. -

Copy to: -

- a) Chief Officer, PMC, Ponda- Goa,
- b) Office Copy
- c) Guard file.

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**South Goa Planning &
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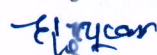
Ph:2714495

4th Floor, D Wing, Osia Commercial Arcade,
Near S G.P.D.A. Market Complex, MARGAO – GOA.

Ref:-SGPDA/ P/3119/51/20-21

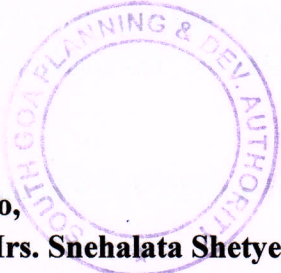
Date:- 01/07/2020

COMPLETION ORDER

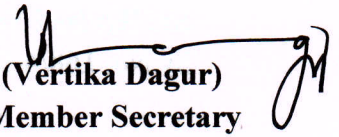
- 1) Development permission issued vide order no. **SGPDA/P/3119/09/18-19** dated **18/02/2018** and **Revised No. SGPDA/P/3119/92/18-19** dated **10/09/2018** in the land situated at **Ponda Sy No. 168/4-D.**
- 2) Completion Certificate issued on **20/02/2020** by Registered Architect, **Archana Arun Bhat** Reg. No. **AR/0040/2011.**
- 3) Completion of Development checked on **19/05/2020** by **Smt. Sanjivani B. Gaonkar**

D'man Gr. I
- 4) Infrastructure tax is paid vide Challan no. **1T/02** dated **03/04/2018** for an amount of **Rs. 681042 /-**
- 5) Your development is found completed with respect to the following i.e.
Building A - Stilt + 3 floors for residential use only.
- 6) This Certificate issued with the following conditions:-
 - (a) The use of buildings should be strictly as per approval.
 - (b) All parking spaces/garages if any, should be used for parking of vehicles only and should not be converted for any other use.
 - (c) No attachment/alteration to the building shall be carried out and the building shall not be occupied unless the occupancy certificate is obtained from the concerned Municipality/~~Panchayat~~ on presentation of this order.
 - (d) This Certificate is issued based on the parameter 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.
 - (e) As regards to the validity of conversion sanad, renewal of licence, the same shall be confirmed by the Municipality/Panchayat before issuing Occupancy Certificate.
 - (f) 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, and,

(g) Structural Stability Certificate issued on 20/02/2020 by Registered Engineer, K. A. Sahakari, Reg. No. SE 0019/2010.

(h) As regards complaints pertaining to encroachments, Judicial Orders/directives and other legal issued, the same may be verified and confirmed by the concerned Panchayat/ Municipality, before issuing Occupancy Certificate.



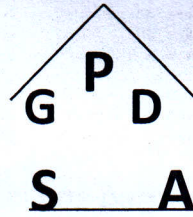
To,
Mrs. Snehalata Shetye & others,
C/o. Raj Housing Development Pvt. Ltd.
Ponda- Goa.


(Vertika Dagur)
Member Secretary

Copy to:-

- a) Chief Officer, PMC, Ponda- Goa,
- b) Office Copy
- c) Guard file.

**South Goa Planning &
Development Authority.**



Ph:2731781

4th Floor, D Wing, Osia Commercial Arcade,
Near S G.P.D.A. Market Complex, MARGAO – GOA.

Ref:-SGPDA/ P/3119/222/21-22

Date: 20 /01/2021

COMPLETION ORDER

Completion is hereby certified for shop no. 1 and 2 on Ground floor of the Building 'A' for commercial purpose and remaining part stilt for parking situated at Upper Bazar-Ponda-Goa, in survey no. 168/4-D as per the Development permission issued vide order no. SGPDA/P/3119/09/18-19 dated 18/04/2018 and revised vide order no. SGPDA/P/3119/92/18-19 dated 10/09/2018 and SGPDA/P/3119/11/21-22 dated 08/04/2021.

Certificate issued on 27/08/2021 by Registered Engineer Smt. Archana A. Bhat Reg. No. AR/0040/2011.

Completion of Development checked on 21/09/2021 by Shri. Prakash Naik, Inspector of Buildings.


Structural Stability Certificate issued on 27/08/2021 by Registered Engineer, Shri. K.A. Sahakari Reg. No. SE/0019/2010.

Infrastructure tax is paid vide Challan no.-IT/01 dated 01/04/2021 for an amount of Rs.59,144/-

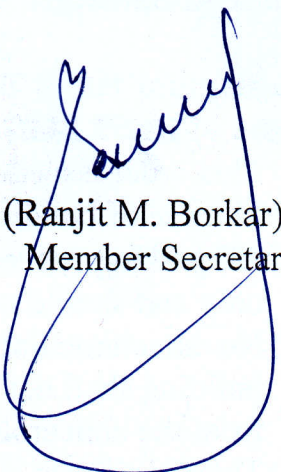
1. This order issued with the following conditions:-
 - (a) The use of buildings should be strictly as per approval.
 - (b) All parking spaces/garages if any, should be used for parking of vehicles only and should not be converted for any other use.
 - (c) No attachment/alteration to the building shall be carried out and the building shall not be occupied unless the occupancy certificate is obtained from the concerned Municipality/Panchayat on presentation of this order.
 - (d) This Certificate is issued based on the parameter 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.
 - (e) As regards to the validity of conversion sanad, renewal of licence, the same shall be confirmed by the Municipality/Panchayat before issuing Occupancy Certificate.
 - (f) The Completion Certificate is issued 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).

- (g) As regards complaints pertaining to encroachments, Judicial Orders/directives and other legal issued, the same may be verified and confirmed by the Margao Municipality, before issuing Occupancy Certificate.
- (h) The area under road widening shall be gifted to the local Authority and Municipality shall confirm about the same before issuing Occupancy Certificate.
- (i) Since the building under reference is a high rise building, necessary prior NOC from Directorate of Fire and Emergency Services needs to be obtained and same shall be verified by the Municipality before issuing occupancy certificate.
- (j) Necessary arrangement for disposal of garbage shall be made in consultation with Local Authority and also provision of the dustbin within the project shall be made.
- (k) The developer shall make necessary arrangement for connecting sewerage connection of the project to the main existing Sewer Line before giving possession to the prospective purchaser of the residential units.
- (l) The part existing compound wall in front of the commercial shops should be demolished* since, the compound wall in front of commercial premises are prohibited as per Building Regulations in order to get free access to the customers.**


(Prakash Naik)
Inspector of Buildings




(Ranjit M. Borkar)
Member Secretary

To,
Smt. Snehalata Shetye & Others,
C/o. Raj Housing Development Pvt.ltd;
Upper Bazar, Ponda-Goa.

Copy to:-

1. The Chief Officer,
PMC, Ponda-Goa,
2. Office Copy.
3. Guard file.