

**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/3206/23/23-24

Date: - 24/04/2023

COMPLETION ORDER

Completion is hereby certified for the Building comprising of ground floor i.e. 3 Shops for commercial purpose and part for stilt parking and 1st floor, 2nd floor and 3rd floor for residential purpose in the land situated at Shantinagar, Ponda, Survey No. 171/1-E as per the Development Permission issued vide Order No. SGPDA/P/3206/230/20-21 dated 15/12/2020 & revised vide Order No. SGPDA/P/3206/20/23-24 dated 19/04/2023.

Completion Certificate issued on 12/11/2022 by Registered Architect Shri. Yogesh Prabhugaonkar Reg. No. AR/0067/2010.

Structural Stability Certificate issued on 21/11/2022 by Registered Engineer Shri. Amit A. Malik, Reg. No. ER/0061/2010.

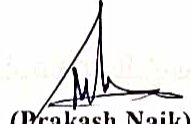
Completion of Development checked on 31/01/2023 by Mr. Prakash M. Naik, (Building Inspector).

Infrastructure Tax is paid vide Challan No. IT/15 dated 15/12/2020 for an amount of Rs. 3,15,602/-

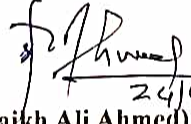
This order issued with the following conditions: -

- (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 verified 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 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/applicant's representative.

- (g) Adequate provisions of garbage bins within the complex should be made and also necessary provisions for disposal of garbage shall be made in consultation with local authority.


(Prakash Naik)
Building Inspector




(Shaikh Ali Ahmed)
Member Secretary
24/4/2022

To,
✓ Mr. Prakash T. Verekar,
F-1, Gurukul Apartment,
Near Satyam Shivam Hsg. Society,
Shantinagar, Ponda- Goa.

Copy to: -

- a) Chief Officer, P.M.C., Ponda- Goa.
- b) Office Copy.
- c) Guard file.