

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

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

Ref:NGPDA/M/1960/ 2998)

Date: 17 JAN 2024

MAPUSA PLANNING AREA

COMPLETION ORDER

1. Development Permission Order issued vide Ref. No.NGPDA/M/1960/3464/2023 (revised) dated 09-03-2023 and NGPDA/M/1567/1984/2019 dated 08-03-2019 in the land situated at **Cunchelim, Mapusa**, bearing Chalta No.62/2-A of P.T Sheet No.13
2. Completion Certificate issued by Registered Architect **Rahul V. Sardesai**, Reg. No.AR/0066/2010 dated 14-11-2021.
3. Completion of Development checked on 06-12-2023 by **Shri. Nichay V. Naik (Architectural Assistant)**
4. Infrastructure Tax of Rs.2,69,076/- paid vide Challan no.M-75 dated 26-02-2019
5. Your development has been checked and found completed and Completion is issued for: **Construction of commercial cum residential building (revised) comprising of stilt floor, ground floor, first floor, second floor and third floor and regularization of retaining wall and compound wall part.**



NICHAY V. NAIK
(ARCHITECTURAL ASSISTANT)

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 09-03-2019
 - (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 is given by Eng.Siddesh S. Sawant dated 14-11-2023 TCP Reg. No.SE/0006/2021 and PWD Reg. No.ENGR/933/2009
 - (e) **The Completion Order is issued on the basis of Affidavit given by Tolani Developers Pvt. Ltd. Sr.No.6072 dated 06-12-2023**




(VERTIKA DAGUR)
MEMBER SECRETARY

To,
Tolani Developers,
E-17, Lajpat Nagar,
Part-3, New Delhi, 110024

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NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Shanta Bldg., 1st Floor, Next to Hotel Vivanta, Panaji Goa – 403 001.

Ref: NGPDA/M/1960/ 3785 /2024

Date: 21 MAR 2024

CORRIGENDUM

In the completion certificate issued for construction of Commercial cum Residential building (Revised) vide reference no. NGPDA/M/1960/2998/2024 dated 17-01-2024 in property bearing Ch. No62/2-A of P.T. Sheet No. 13 at Cunchelim, Mapusa.

In the above Completion Certificate:

- 1) Point No. 2 date mentioned as 14-11-2021 may be read as 14-11-2023.
- 2) Point No. 5 may read as Completion issued for construction of Commercial cum Residential building revised comprising of stilt floor, ground floor, mezzanine floor, 1st floor, 2nd floor, 3rd floor and regularization of retaining wall and compound wall (part).
- 3) Point No. 6 (b) date mentioned as 09-03-2019 may be read as 09-03-2023.

Other details of the said Completion Certificate remains unchanged.

This corrigendum is issued at the request of the applicant vide his letter inward no. 1720 dated 31-08-2023.



Yours faithfully,


(VERTIKA DAGUR)
MEMBER SECRETARY

To,
Tolani Developers,
E-17, Lajpat Nagar,
Part-3, New Delhi, 110024.