



Office of the Town Planner,
Town & Country Planning Department,
Ponda Taluka Office,
Ponda Goa

Ref. No. TPP/641/Tivrem/52/1-A/2024-2026/2370

Date: 29/06/2026

COMPLETION ORDER

Completion is hereby Certified for proposed construction of **Commercial/ Residential Building 'A' (Upper Ground Floor, First Floor, Second Floor, Third Floor and Fourth Floor) and Residential Building 'B' (Lower Ground Floor, Upper Ground Floor, First Floor, Second Floor, Third Floor and Fourth Floor)** as per the Technical Clearance granted by this Department vide No. **TPP/641/Tivrem/52/1-A/2024/1845 dtd 31/07/2024** in Survey No. **52/1-A of Village Tivrem**, Taluka Ponda subject to the following conditions:

- 1 The use of the Building should be strictly as per the approval
- 2 All parking Spaces/Garages if any should be used for parking of Vehicles only and should not be converted for any other use.
- 3 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 Village Panchayat on presentation of this Order
- 4 This Completion Order is issued based on the Completion Certificate and Structural Liability Certificate are issued by an **Eng. Abhijeet Kelekar Reg. No. ER/0064/2010 dated 17/02/2026**.
- 5 The Completion Order issued from the planning point of view only. As regards to the Structural Stability and safety of all, concerned owner and his engineer, shall be solely responsible and the Town Planner and his all officials are indemnified and kept indemnified forever against any civil or criminal liabilities and incident or Structural failure/ collapse. This will hold good (and will be valid) even in case some of any prescribed documents inadvertently are not on record) not receive by the Town & Country Planning office or wrongly submitted by applicant /applicant's representative.
- 6 As regards validity of Conversion Sanad, renewal of license, the same shall be confirmed by the Village Panchayat before issuing Occupancy Certificate.
- 7 As regards complaints, pertaining to encroachments, Boundary disputes judicial orders/directives and other legal issues, the same may be verified and confirmed by the concerned Village Panchayat before issuing Occupancy Certificate as this Completion is only from planning point of view. Further it shall be noted that issues required to be resolved from the Competent Authorities like Revenue Department, Survey Department or any other authority will be responsibility of the project proponent. The TCP Office Ponda shall be kept indemnified at all point of time.

This Order is issued with reference to the application dated 17/02/2026 from Shri Nagesh Patil.

Verified/Checked by

(Premanand Akarkar)
Planning D'man Gr.II

(Shivprasad Murari)
Dy. Town Planner

Note: - Earlier applicant has paid an amount of Rs. 11,38,518/- (Rupees Eleven Lakh Thirty Eight Thousand Five Hundred and Eighteen only) towards Infrastructure Tax vide Challan No. TPP/IT/89 dated 30/07/2024.

To,
Shri Nagesh Dinkar Patil Partner of M/s Shivani Builders &
Real Estate Developers, POA Holder for Mr. Anil Bernard D'Souza &
Mrs. Hazel Anil D'Souza. Marcel, Ponda - Goa.

Copy for information to:-
The Sarpanch/Secretary,
Village Panchayat of **Tivrem-Orgao**. Ponda - Goa.

