Duplicate Elite

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archidiocese Bldg., 1st Floor, Mala Link Road, Panaji – Goa.

Ref: NGPDA/ 1143/3068/17 **Date:** 15 MAR 2017

COMPLETION CERTIFICATE

1. Development Permission revised issued vide order No. **NGPDA/1143/2526/15** dated **6-11-2015** in the land bearing Chalta No. **36 to 39** of P.T.Sheet No. **95** and Chalta No. **42 to 47** P.T. Sheet No. **82** situated at **Panaji**

2. Completion Certificate issued by Registered Architect / Engineer Shri / ~~Smt.~~ **Paresh Gaitonde** dated **13-10-2016**

3. Completion of Development checked on **15-12-2016** by Bhalchandra D. Naik, D'man Gr.I

4. 1) Infrastructure Tax of ₹ 21,69,163/- is paid earlier vide challan No. P-3 dated 18-04-2012

   2) Infrastructure Tax of ₹ 9,22,496/- Is paid vide challan No. P-38 dated 17-10-2015

5. Your development has been checked and found completed/~~partly completed~~ and completion is issued for:
   Construction of commercial/residential building comprising of basement (parking), ground floor commercial shops/parking, first/mezzanine (office), second, third, fourth, fifth, sixth, seventh and attic floor residential units.

Bhalchandra D. Naik
(D'man Gr.I)

6. This Certificate is issued with the following conditions:
   (a) This Certificate 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.
   (c) The basement/Garages/Stilt parking places should be used strictly for parking of vehicles only as per the approved plan dated 6-11-2015
   (d) This certificate 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 obtaining NOC from Directorate of Fire Services and Infrastructure charges to be paid.
   (e) This Completion Certificate is issued based on Structural Stability Certificate issued by the Engineer Paresh Gaitonde dated 13-10-2016 submitted by applicant (ER/0057/2010).

PLANNING & DEVELOPMENT AUTHORITY PANJIM GOA

(R. K. PANDITA)
MEMBER SECRETARY

To,
Allan Vales
313, Mahalaxmi Chambers,
18th June Road,
Panaji Goa - 403 001.

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