



**OFFICE OF THE SENIOR TOWN PLANNER**  
Town & Country Planning Dept., North Goa District Office,  
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No.: TPB/6742/CAN/TCP-2025/ 2956

Dated:- 28/03/2025

Ref No: Inward no.3135

Dated. 21/03/2025

**COMPLETION ORDER**


Completion is hereby certified for **construction of multifamily residential building (Block A & B) & Swimming pool** which is constructed as per the Development Permission issued by North Goa Planning & Development Authority, Panaji, Goa vide no.NGPDA/CAN/44/67/3130/2021 dt.16/03/2021, re-location of septik tank & soakpit only vide no.NGPDA/CAN/44/67/870/2021 dt. 21/09/2021 & Renewal of Technical Clearance Order issued by this office vide no.TPB/6742/CAN/TCP-2024/10393 dt. 11/12/2024 at property bearing Sy.No. 41/8 of Candolim village Bardez Taluka subject to the following conditions.

1. The use of the residential **buildings** should be strictly as per the approval.
2. All parking spaces/stilt floor should be used for parking of vehicles only and should not be converted for any other use..
3. No attachment/alteration to the **buildings** shall be carried out and same shall not be occupied unless the occupancy certificate is obtained from the concerned Village Panchayat on presentation of this order.
4. If any Complaint/ Court order should be verified by the Village Panchayat before issue of occupancy certificate.
5. The project proponent shall make his own arrangement of water requirements for swimming pool.

**NOTE:-**

- a) This Completion Order is issued based on the Completion Certificate issued vide letter by project **Engineer Viraj D. Paraz dtd.17/03/2025 TCP Reg. No. SE/0028/2010.**
- b) This Completion Order is issued based on the Structural Stability certificate issued vide letter by project **Engineer Viraj D. Paraz dtd.17/3/2025 TCP Reg. No. SE/0028/2010.**
- c) The Completion Order issued is 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 and criminal liabilities and for any kind of liability, whatsoever in the event of any untoward 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 received by the Town & Country Planning office or wrongly submitted by Applicant / Applicants representative.
- d) The applicant shall pay Labour cess of 1% of the total cost of construction project to the Commissioner of Labour & Employment and Secretary Goa Building & Other construction Workers Welfare Board before applying for completion certificate to the Authority.

(Vivek D. Mayenkar)  
Planning Assistant

  
(Zaidev R. Aldonkar)  
Dy. Town Planner

To,  
M/s. Pratham Realcons (P) Ltd.,  
Souzavado, Candolim, Bardez Goa .

Copy to:  
The Sarpanch/Secretary,  
Village Panchayat Candolim,  
Bardez Goa