



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/6486/1546/24-25

Date: - 14 / 02 / 2025

COMPLETION ORDER

Completion is hereby certified for **Building comprising of 3rd floor, 4th floor, 5th floor, 6th floor and 7th floor for residential use** located in the land situated at **Fatorda, Margao** in the Plot No. **1** bearing Chalta No. **41** of PTS No. **36** as per the Development Permission issued vide order no. **SGPDA/P/6486/1684/23-24** dated **19.02.2024** and revised vide order no. **SGPDA/P/6486/02/24-25** dated **01.04.2024** and part Completion Order issued vide no. **SGPDA/P/6486/1713/23-24** dated **23.02.2024**.

Completion Certificate issued on **31/01/2025** by Registered Engineer, **Mr. Navint S. Arsekar**, Reg. No. **ER/0019/2010**.

Completion of Development checked on **12/02/2025** by **Mr. Damodar V. Naik**, Architectural Assistant.

Structural Stability Certificate issued on **31/01/2025** by Registered Engineer, **Mr. Navint S. Arsekar**, Reg. No. **SE/0011/2010**.

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 licence, 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) As regards complaints pertaining to encroachments, Judicial Orders/directives and other legal issues, the same may be verified and confirmed by the concerned Municipality, before issuing Occupancy Certificate.
- (h) No alteration/changes shall be carried out in the constructed and completed building, subsequent to issue of this Completion Order, the local authority shall confirm about the same.
- (i) **This part Completion Order is issued for 3rd floor, 4th floor, 5th floor 6th floor and 7th floor only.**



(Damodar V. Naik)
Architectural Assistant



(Shivprasad Murari)
Member Secretary

To,
Mr. Yatin Ulhas Phaldessai,
M/s Yash Constructions,
B-203, Pereira Plaza,
Opp. Hospicio Hospital,
Margao - Goa.

Copy to: -

- a) Chief Officer, MMC, Margao- Goa,
- b) Office Copy
- c) Guard file.



**South Goa Planning &
Development Authority.**



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4th Floor, D Wing, Osia Commercial Arcade,
Near S.G.P.D.A. Market Complex, MARGAO – GOA.

Ref: - SGPDA/P / 6486 / 1713 / 23-24

Date: - 23 / 02 / 2024

COMPLETION ORDER

Completion is hereby certified for **Building comprising of Lower ground floor stilt for parking, 4 shops on ground floor for commercial use and 2 flats on Upper ground floor, 2 flats on 1st floor, 4 flats on 2nd floor for residential use** located in the land situated at **Fatorda, Margao** in the Plot No. 1 bearing Chalta No. 41 of PTS No. 36 as per the Development Permission issued vide order no. SGPDA/P/6486/1684/23-24 dated 19.02.2024.

Completion Certificate issued on 20/02/2024 by Registered Engineer, Sweta U. Phaldesai, Reg. No. ER/0012/2016.

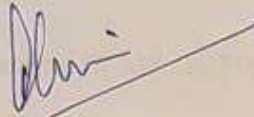
Completion of Development checked on 21/02/2024 by Mr. Damodar V. Naik, Architectural Assistant.

Structural Stability Certificate issued on 19/02/2024 by Registered Engineer, sweta U. Phaldesai, Reg. No. ER/0012/2016.

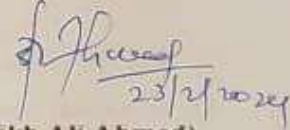
This order issued with the following conditions: -

- (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 licence, 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) As regards complaints pertaining to encroachments, Judicial Orders/directives and other legal issues, the same may be verified and confirmed by the concerned Municipality, before issuing Occupancy Certificate.
- (h) No alteration/changes shall be carried out in the constructed and completed building, subsequent to issue of this Completion Order, the local authority shall confirm about the same.
- (i) **This Completion Order is issued only for the part floor of building comprising of ground + 2 storey only.**



(Damodar V. Naik)
Architectural Assistant



(Shaikh Ali Ahmed)
Member Secretary

To,
Mr. Yatin Uinas Phaidessai,
M/s Yash Constructions,
B-203, Pereira Plaza,
Opp. Hospicio Hospital,
Margao - Goa.

Copy to: -

- a) Chief Officer, MMC, Margao- Goa,
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