

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

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

Ref: NGPDA/06/PNJ/ 4432/2026

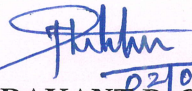
Date: 02 MAR 2026

PANAJI PLANNING AREA

COMPLETION ORDER

1. Development Permission Order issued vide Ref. No.(revised plan) NGPDA/06/PNJ/2666/2025 dated 25/11/2025 in the land situated at Panaji bearing Plot No.35 of EDC, Patto, approved Sub-division Ref. No.PPDA/CP/DEV/6762/04 dated 17/12/2004
2. Completion Certificate issued by Registered Engineer Shri Paresh Gaitonde, Reg. No.ER/0057/2010 dated 08/12/2025
3. Completion of Development checked on 05/02/2026 by Shri Chandrakant P. Chopdekar (Planning Assistant)
4. Infrastructure Tax at Rs.1,10,90,223 vide Challan No.TIS-41 dated 06/10/2021 and Additional Infrastructure Tax Payable at Rs.5,93,004/- out of which 1st installment i.e.50% amounting to Rs.2,96,502/- vide Challan No.PNJ-17 dated 20/11/2025 as per the Infrastructure Tax Payable under section-I of the Goa on Infrastructure (Amendment) Act, 2025 dated 24/09/2025, issued by Secretary, Law Department, Government of Goa and 2nd installment of Infrastructure Tax of Rs.2,96,502/- vide PNJ-17 dated 20/11/2025
5. Your development has been checked and found completed and Completion is issued for:
Construction of Mall comprising of Basement floor, Ground floor, First floor, Second floor, Third floor, Fourth floor, Fifth floor and Terrace floor as detailed below:

- | | | | |
|----|------------------|-------------------------|-----------|
| a. | Basement floor - | Parking | |
| b. | Ground floor - | Retail/commercial units | - 62 nos. |
| | | Kiosks spaces | - 09 nos. |
| c. | First floor - | Retail/commercial units | - 68 nos. |
| d. | Second floor - | Retail/commercial units | - 68 nos. |
| e. | Third floor - | Retail/commercial units | - 53 nos. |
| | | Auditorium units | - 05 nos. |
| f. | Fourth floor - | Restaurants units | - 18 nos. |
| | | Kiosks spaces | - 15 nos. |
| g. | Fifth floor - | Cold storage spaces | - 34 nos. |
| | | Staff Café | - 01 nos. |
| h. | Terrace floor - | MEP services | |


02/04/2026
CHANDRAKANT P. CHOPDEKAR
(PLANNING 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 revised approved plan dated **25/11/2025**
- (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 Engineer **Shri Paresh Gaitonde**, Reg. No. **ER/0057/2010** dated **08/12/2025**



(K. ASHOK KUMAR)
MEMBER SECRETARY

To,
DLF Ltd.,
F-2, Landscape Excelsior,
Opp. Kala Academy, D.B Road,
Campal Panaji-Goa.

Copy to:

- 1) The Commissioner, The Corporation of City of Panaji, Goa
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