



4<sup>th</sup> Floor, D Wing, Osia Commercial Arcade,  
Near S.G.P.D.A. Market Complex, MARGAO - GOA.

Ref: -SGPDA/P/6043/ 327 /21-22

Date: - 12/07/2021

**COMPLETION ORDER**

Completion is hereby certified for **15 shops on ground floor, 9 offices on first floor and 26 offices on 2<sup>nd</sup> floor in Building "A"** located in the land situated at **Gogol, Margao** Chalta No. **8(old) & 40(new)** of PTS No. **132** as per the Development permission issued vide order no. (1) **SGPDA/P/6043/855/18-19** dated **31.08.2018** and revised vide order no. (2) **SGPDA/P/6043/1342/19-20** dated **13/12/2019**, (3) **SGPDA/P/6043/159/21-22** dated **03.05.2021**.

Completion Certificate issued on **03/05/2021** by Registered Architect, **Shri Sameer Nadkarni**, Reg. No.**AR/0003/2010**

Completion of Development checked on **02/07/2021** by **Mrs. Kanchan Sawant**, Architectural Assistant


Structural Stability Certificate issued on **15/02/2021** by Registered Engineer, **Shri Prakash Lawande**, Reg. No. **SE/0006/2010**

Infrastructure tax is paid vide Challan no. **IT/11, IT/44 & IT/68** dated **21.08.2018 & 11.12.2019** for an amount of **Rs.1,27,16,914/-**

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) This part completion order is issued based on the letter dated 08.07.2021 submitted by the applicant ensuring about the execution of gift deed of the area under proposed right of way of 20mts ODP road. However, the said gifting of the road widening should be carried out prior of making application for the completion order of remaining building.
- (i) The property under reference while issuing Development Permission was under C-2 zone with 150 FAR as per ODP-2016. However, now as per ODP-2028 the said property is earmarked under C-1 zone with 200 FAR. Hence, the conversion sanad as per prevailing zoning needs to be obtained and same shall be confirmed by the Municipality.
- (j) This Completion Order is limited to the shops and offices only for the ground floor, 1<sup>st</sup> floor and 2<sup>nd</sup> floor of the building "A".

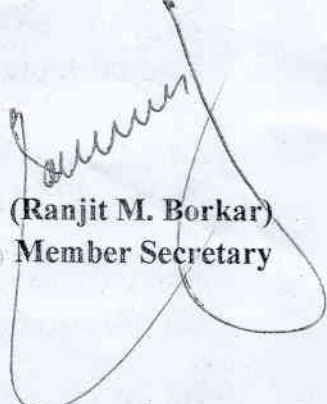
  
(Kanchan Sawant)  
Architectural Assistant

To,  
Mr Vibhav Parkar,  
Madanant Construction (Goa) Pvt. Ltd.,  
Borda, Margao - Goa.

Copy to: -

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



  
(Ranjit M. Borkar)  
Member Secretary



**South Goa Planning &  
Development Authority.**



Ph:2731781

Ph:2714495 4<sup>th</sup> Floor, D Wing, Osia Commercial Arcade,  
Near S.G.P.D.A. Market Complex, MARGAO – GOA.

Ref.: SGPDA / P /6043/ 1459 / 22-23

Date: 05/01/2023

**COMPLETION ORDER**

Completion is hereby certified for building having common basement parking, 9 flats each on 3<sup>rd</sup> to 6<sup>th</sup> floor of building A, Ground floor stilts parking, club house, society office and 8 flats each on 1<sup>st</sup> to 8<sup>th</sup> floor of building B for residential use located in the land situated at Gogal, Margao of Chalta No. 40 of P.T.S. No. 132 as per the Development permission issued vide Order no. SGPDA/P/6043/855/18-19 revised and addition vide Order no. SGPDA/P/6043/1342/19-20 and SGPDA/P/6043/159/21-22 dt. 03-05-2021.

Completion Order issued on 25-10-2022 by Registered Architect, Shri. Sameer Nadkarni, Reg. No.AR/0003/2010.

Completion of Development checked on 22-12-2022 by Smt. Kanchan Sawant, (Architectural Assistant).

Structural Stability Certificate issued on 22-10-2022 by Registered Engineer, Mr. Prakash Lawande, Reg No. SE/0006/2010.


Infrastructure tax is paid vide Challan no. IT/44 dated 21-8-18 for an amount of Rs. 99,38,808/- and IT/68 dated 11-12-2019 for an amount of Rs. 27,46,488- and IT/11 dated 20-04-2021 for an amount of Rs. 31,618/-.

This order issued with the following conditions: -

- (a) The use of buildings should be strictly as per approval granted.
- (b) 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.
- (c) 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 seen by the Municipality before Issuing Occupancy Certificate.
- (d) As regards to the validity of conversion sanad, renewal of license, the same shall be confirmed by the Municipality before issuing Occupancy Certificate.
- (e) The Completion Order is issued 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.



- (f) As regards complaints pertaining to encroachments, Judicial Orders/directives and other legal issued, the same may be verified and confirmed by the concerned Municipality, before issuing Occupancy Certificate.
- (g) 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.

  
(Kanchan Sawant)  
Architectural Assistant

  
(Shaikh Ali Ahmed)  
Member Secretary

To,  
Mr. Vibhav P. Parkar,  
& Madanant Constructions (Goa) Pvt Ltd,  
Borda, Margao-Goa.

Copy to: -

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