NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY
Shanta Bldg., 1st floor, Next to Hotel Vivanta,
PANAJI-GOA

Ref. No. NGPDA/M/1820/2073/2025 **Date: 03 OCT 2025**

MAPUSA PLANNING AREA
COMPLETION ORDER

1. Development permission issued by vide order no. **i) NGPDA/M/1820/2313/2022** dated **08-12-2022 ii) NGPD/M/1820/3087/2025 dated 18-03-2025** situated at **Mapusa, bearing Ch. No. 34 of P.T. Sheet No. 94.**

2. Completion Certificate issued dated **12-04-2025** by Registered Architect **Mohammad Akhlakh Anjum** Reg. No. **AR/0017/2013, CA/2012/57786.**

3. Completion of Development checked on **28-04-2025** by **Shri Sandeep Y. Hadfadkar (Planning Assistant)**

4. **Infrastructure Tax Rs. 2,36,628.00 paid vide challan no. M-28 dated 30-11-2022 and Rs. 2,82,114.00 vide challan no. M-45 dated 10-03-2025.**

5. Your development has been checked and found completed: Completion is issued for **Construction of Stilt floor, Upper Ground floor, First floor, second floor, third floor and attic floor.**

Hadfadkar

Shri Sandeep Y. Hadfadkar
(Planning Assistant)

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. Garages/stilt parking places should be used strictly for parking of vehicles only.
   (c) The basement/Garage/ stilt parking places should be used strictly for parking of vehicles only as per the approved plan **dated i) 18-12-2022 and ii) 18-03-2025.**
   (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 NOC from Directorate of Fire Services, Infrastructure charges to be paid.
   (e) The Completion Certificate is issued based on Structural Stability Certificate issued dated **11-04-2025** by the **Engineer Amit Malik** Reg. No. **ST/0006/2011, ER/0061/2010** submitted by applicant.

NORTH GOA PLANNING & DEVELOPMENT AUTHORITY PANAJI GOA

(K. ASHOK KUMAR)
MEMBER SECRETARY 3/10/25

To,
Universal Developers,
Mr. Altaf Yargatti,
Off. No. 601, 6th floor, Santro Pedro Vaz Building,
Above Dominos Pizza, Opp. Mapusa Police Station,
Mapusa Bardez Goa