

**NORTH GOA PLANNING AND DEVELOPMENT  
AUTHORITY**

Archdiocese Bldg., 1<sup>st</sup> floor, Mala Link Road, Panaji – Goa.

Ref: NGPDA/M/1824/ 1498 /2022

Date:- 22 MAR 2022

**MAPUSA PLANNING AREA  
COMPLETION CERTIFICATE**

1. Development permission issued vide Renewal order no. NGPDA/M/1824/2734/2021 dated 01.01.2021 in the land situated at Mapusa bearing Chalka no. 46-A P.T. Sheet No. 73.
2. Completion Certificate issued by Registered Architect Anjali Malhotra (TCP Reg. no. AR/0028/2017) dated 07.03.2022.
3. Completion of Development checked on 15.03.2022 by Shri Sandeep Y. Hadfadkar, Planning Assistant.
4. Infrastructure tax Rs. 33,30,384.00 is paid earlier vide challan no. M-38 dated 01.01.2021.
5. Your development has been checked and found completed (partly) and completion is issued for Construction of Basement floor and Ground floor consisting of shop no.1 to 11 excluding podium of the Commercial Cum Residential Building.

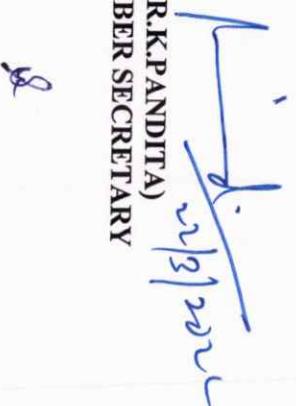


Shri Sandeep Y. Hadfadkar  
Planning Assistant

**6. This Certificate 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 requirements only. The internal details/changes, Sanitary requirement, etc. shall be seen by the Municipality/Panchayat before issuing Occupancy Certificate.
- (b) Enclosing of open terraces is not permitted at any point of time.
- (c) The basement/Garages/stilt parking places should be used strictly for parking of vehicles only as per the approved plan dated 01.01.2021.
- (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 for obtaining NOC from Director of Fire Services & Conversion sanad from LRC.
- (e) Structural stability issued by the structural engineer Shri Alvaro Roy Costa Fernandes TCP reg.No. SE/0021/2011 dated 02.03.2022.



  
(R.K.PANDITA)  
MEMBER SECRETARY

To,  
M/s. Nishigandha Holdings  
6, Comunidade Ghar  
2<sup>nd</sup> Floor, Mapusa  
Goa 403 507.