South Goa Planning & Development Authority.

P
G D
S A

Ph:2731781

Ph:2714495

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

Ref: - SGPDA/ P/2920/ 286 /22-23 **Date: -12/01/2023**

COMPLETION ORDER

Completion is hereby certified for **construction of building comprising of basement floor for parking, ground floor and first floor for commercial use only, 2nd floor, 3rd floor and 4th floor for residential use only** located in the land situated at **Ponda** Survey No. **189/3** as per the Development permission issued vide order no. (1) **SGPDA/P/2920/107/14-15** dated **11.09.2014** and vide order no. (2) **SGPDA/P/2920/205/21-22** dated **22.12.2021.**

Completion Certificate issued on **13/12/2022** by Registered **Architect, Mr. Jayesh Phadte,** Reg. No. **AR/0039/2010**

Completion of Development checked on **03/01/2023** by **Mr. Prakash M. Naik, Inspector of Buildings.**

Structural Stability Certificate issued on **14/12/2022** by Registered **Engineer, Mr. Prakash P. Lawande,** Reg. No. **SE/0006/2010**

Infrastructure tax is paid vide Challan no. **IT/291/14-15** dated **03.09.2014** for an amount of **Rs.12,73,496/-**

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 seen by the Municipality before issuing Occupancy Certificate.

(e) As regards to the validity of conversion sanad, renewal of license, the same shall be confirmed by the Municipality before issuing Occupancy Certificate.

(f) 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.

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(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.

(Prakash M. Naik)
Inspector of Buildings

10/1/2023
(Shaikh Ali Ahmed)
Member Secretary

To,
Mr. Antonio Edgar Cardozo & Others,
C/o Dyna Developers,
Febama Apartments,
Dhavali, Ponda – Goa.

Copy to: -
a) Chief Officer, PMC, Ponda- Goa,
b) Office Copy
c) Guard file.

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