

**OFFICE OF THE TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT
PONDA TALUKA OFFICE
PONDA-GOIA**

Ref. No.:- TPP/489/Queula/84/4-C/2018-2023 / 1767 dated 31/07/2023

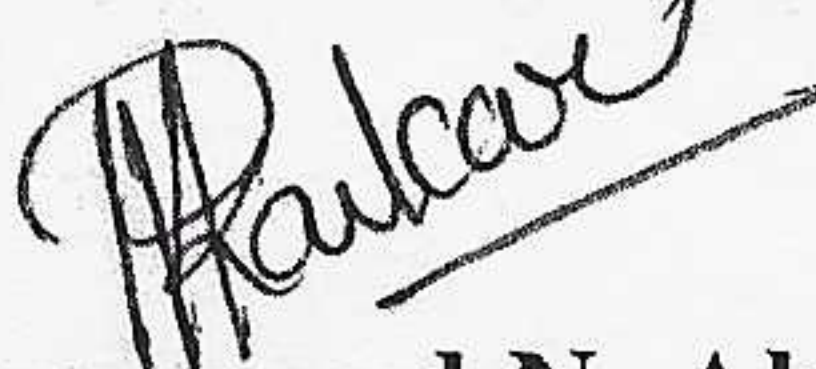
COMPLETION ORDER

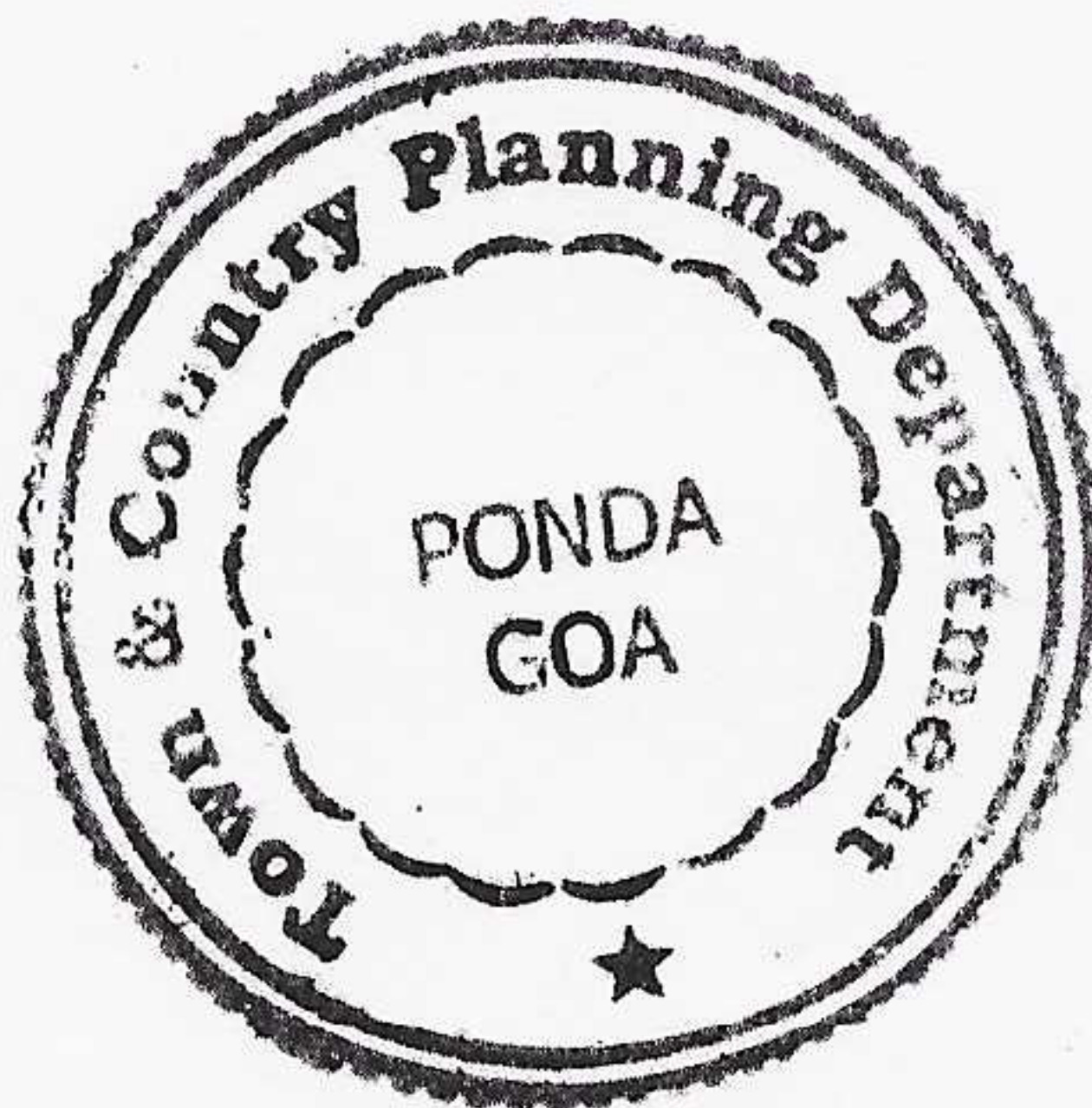
Part Completion is hereby certified for villa types 'C' (1 to 10 Nos), in plot no. A & Residential Bildg. B, villa types 'A' (1 to 5 Nos) & 'B' (1 to 4 Nos) in plot no. B constructed as per the Technical Clearance granted by this Department vide no. 1. TPP/489/Queula/84/4-C/2019/1039 dated 12/03/2019, 2. TPP/489/Queula/84/4-C/2018-2021/1010 dated 11/05/2021 in Sy. No. 84/4-C, plot no.-of Village Queula Taluka Ponda subject to the following conditions:-

1. The use of the building should be strictly as per the approval.
2. All parking spaces/garages if any should be used for parking of Vehicles only and should not be converted for any other use.
3. 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 Village Panchayat on presentation of this order.
4. This Completion Order is issued based on the **part completion certificate** issued by Architect **Jayesh Phadte** Reg. no.AR/0039/2010 dated 02/07/2023 and **part structural stability** issued by the Engineer **Amogh S. Namashikar** Reg. no. SE/0024/2011 dtd. 02/07/2023 respectively.
5. This Completion Order is issued only from planning point of view. As regards to the structural stability of the building, viz structural failure or collapse of building shall be responsibility of Engineer and the owner. The Town & Country planning office including staff and the officer shall be kept indemnified at all point of time.
6. As regards validity of conversion sanad, renewal of license, the same shall be confirmed by the Village Panchayat before issuing Occupancy Certificate.
7. As regards, complaints pertaining to encroachment, Judicial Orders/ directives and other legal issues, the same may be verified and confirmed by the concerned Village Panchayat before issuing Occupancy Certificate.

This order is issued with reference to the application dated 02/07/2023 from M/s. Ritesh Developers Pvt. Ltd.

Verified and Checked by


(Premanand N. Akarkar)
Pl. D'man Gr. II.



(Manguirish N. Verenkar)
Dy. Town Planner

Note: - The applicant has already paid an amount of Rs.12, 60, 286/- (Rupees Twelve Lakh Sixty Thousand Two Hundred Eighty Six Only) towards Infrastructure tax vide challan no. 31/2019 dated 01/03/2019)

To,
M/s. Ritesh Developers Pvt. Ltd.
H. No. 136/6 Atmaram Niwas,
Ponda- Goa

Copy to:-

The Sarpanch/Secretary,

Office of the Village Panchayat Queula, Ponda - Goa.



APPENDIX-C6

Completion Order by TCP Dept.

Ref.No. TPP/489/Queula/84/4-C/2018-24/1898

Date: 07/08/2024

COMPLETION ORDER

Completion is hereby certified for proposed Revision Building 'A' & Villa Types 'C' (11 to 14 nos) as per the revised Technical Clearance granted by this Department vide no. TPP/489/Queula/84/4-C/2018/2023/1729 dated 25/07/2023 in Survey No, 84/4-C, Plot No. A of Village Queula, Taluka Ponda subject to the following conditions:

- 1 The use of the building should be strictly as per the approval
- 2 All parking spaces/garages if any should be used for parking of Vehicles only and should not be converted for any other use.
- 3 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 Village Panchayat on presentation of this order
- 4 This Completion order is issued based on the Completion Certificate certified issued by the Architect Jayesh Phadte Reg. No. AR/0039/2010 dated 15/07/2024 and Structural Stability certificate issued by the Engineer Amogh S. Namshiker Reg. No. SE/0024/2011 dated 24/07/2024 respectively.
- 5 The Completion Order issued from the planning point of view only. As regards to the structural stability and safety of all, concerned owner and his engineer, shall be solely responsible and the Town Planner and his all officials are indemnified and kept indemnified forever against any civil or criminal liabilities and incident or Structural failure/ collapse. This will hold good (and will be valid) even in case some of any prescribed documents inadvertently are not on record) not receive by the Town & Country Planning office or wrongly submitted by applicant /applicant's representative.
- 6 As regards validity of conversion sanad, renewal of license, the same shall be confirmed by the village Panchayat before issuing Occupancy Certificate.
- 7 As regards complaints, pertaining to encroachments, Boundary disputes judicial orders/directives and other legal issues, the same may be verified and confirmed by the concerned village Panchayat before issuing occupancy certificate as this completion is only from planning point of view. Further it shall be noted that issues required to be resolved from the competent authorities like Revenue Department, Survey Department or any other authority will be responsibility of the project proponent. The TCP Office Ponda shall be kept indemnified at all point of time.

This order is issued with reference to the application dated 26/07/2024 from M/s Ritesh Developers Pvt Ltd and others.

Verified/Checked by

(Mr. Premanand N. Akarkar)
Planning D'man Gr.II



(Ritesh R. Shirodkar)
Dy. Town Planner

Note: - The applicant has paid an amount of Rs. 12,60,286/- (Rupees Twelve Lakhs Sixty Thousand two Hundred and Eighty Six only) towards Infrastructure Tax vide challan no. 31/2019 dtd. 05/03/2019.

To,
M/s Ritesh Developers Pvt Ltd and others.
Ponda-Goa.

Copy for information to:-