

Ref. No. TIS/3728/GVL/TCP/1242
Office of the Town Planner,
Town and Country Planning Department
Tiswadi Taluka Office, Kamat Tower
5th Floor, Patto Plaza, Panaji-Goa.

Dated: 16/10/2014

OFFICE OF THE TOWN PLANNER
TOWN & COUNTRY PLANNING DEPT
TISWADI TALUKA OFFICE,
5th FLOOR, KAMAT TOWER
PATTP,PANAJI-GOA

Ref: Your application under Inward No.594 dated 28/4/2014

COMPLETION ORDER

Completion is hereby certified for proposed **construction of residential building (Block I)** which are constructed as per Technical Clearance granted by this department vide order No.TIS/3728/GVL/TCP/11/1089(revised plan) dated 7/7/2011 in **Sy. no.181/1 (part),181/2, 181/3,181/5(part),182/7,183/9, 180/1(part) and 180/2** of village **Goa Velha** of Tiswadi Taluka, subject to the following conditions.

1. The use of the residential building block-I should be strictly as per the approval.
2. All parking spaces/garages 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 NOC for completion is issued for residential building block - I only
4. Structural stability certificate is issued by an Engineer Shri Paresh Gaitonde dtd.26/4/14 Certifying structural stability.

Engineer Registration
Number with Town & Country Planning
Department Panaji No:- ER/0057/2010


(S.P. Surlakar)
Dy. Town Planner

To,
The Director,
Palacio Property Development Pvt. Ltd.,
Gera Imporium-1,
Office H-612, 6th floor,
Patto, Panaji-Goa.

Copy to:

The Secretary,
Office of the village Panchayat, St. Andre,
Goa Velha, Tiswadi-Goa.

Ref. No. TIS/3728/GVL/TCP/13/1270
Office of the Town Planner,
Town and Country Planning Department
Tiswadi Taluka Office,
Panaji, Goa.

Dated: 14-8-2013

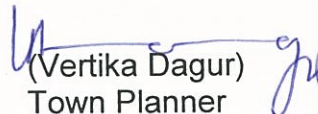
OFFICE OF THE TOWN PLANNER
TOWN & COUNTRY PLANNING DEPT
TISWADI TALUKA OFFICE,
Y-21, Jairam Complex, Neugi Nagar
MALA, PANAJI-GOA.

Ref:- Ref:- Your application under inward no.1341 dated 8/8/2013

COMPLETION ORDER

Completion is hereby certified for proposed construction of residential building (J and k) which are constructed as per technical clearance granted by this department vide order No. TIS/3728/GVL/TCP/2010/373 dated 5/3/10 and TIS/3728/GVL/TCP/11/1089 dtd.7/7/2011(revised plan) in Sy.no. 181/1(P), 181/2, 181/3, 181/5(P), 182/7, 183/9, 180/1(P) and 180/2(P) of village Goa Velha Taluka Tiswadi Goa subject to the following conditions:

1. The use of the building should be strictly as per the approval.
2. All parking spaces/garages 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) The Village Panchayat shall ensure that, the lift shall be installed in building block(J), before issuing occupancy certificate.


(Vertika Dagur)
Town Planner

To,

✓ Palacio Property Developers Ltd.,
Gera Imperium,
Patto Plaza,
Panaji-Goa.

Copy to:

The Secretary,
Office of the Village Panchayat,
St. Andre, Tiswadi-Goa..

Original copy of completion order given to the village panchayat
21/8/13

Ref. No. TIS/3728/GVL/TCP/12/525.
Office of the Town Planner,
Town and Country Planning Department
Tiswadi Taluka Office,
Panaji, Goa.

Dated: 05/06/2012

OFFICE OF THE TOWN PLANNER
TOWN & COUNTRY PLANNING DEPT.
TISWADI TALUKA OFFICE
Y-21, 5th FLOOR, JAIRAM COMPLEX
MALA- PANAJI-GOA.

Ref: Your application under inward No. 4449 dated 02/04/2012.

COMPLETION ORDER

Completion is hereby certified for the construction of Building Block K-1, and K-2, constructed as per approval granted by this department vide order no.TIS/3728/GVL/TCP/11/1089 dated 07/07/11 in Sy. No. 181/1,2,3 & 5 of village Goa Velha Taluka Tiswadi Goa, subject to the following conditions.

1. The use of the building should be strictly as per the approval.
2. All parking spaces/garages 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. The remaining work of the Installation of Lift shaft shall be completed expeditiously before obtaining occupancy certificate from concerned village Panchayat.


(Vertika Dagur)
Town Planner

To,

Palacio Properties Dev. Pvt. Ltd.
Gera Emporium -1,
Office - 4, 612 6th Floor,
Patto, Panaji-Goa.

Copy to:

The Secretary,
Office of the Village Panchayat St. Andre,
Goa Velha, Tiswadi Goa.

Ref. No. TIS/3728/GVL/TCP/2017/1173
Town & Country Planning Department,
Tiswadi Taluka office, Kamat Tower, 5th floor,
Patto, Panaji-Goa.
Dated: 28/9/2017



**OFFICE OF THE TOWN PLANNER, TOWN & COUNTRY PLANNING DEPT.
TISWADI TALUKA OFFICE, 5th FLOOR, KAMAT TOWER,
PATTO, PANAJI-GOA.**

Ref:-Your letter received under inward No.1471 dt. 25/9/2017

COMPLETION ORDER

Completion is hereby certified for proposed **Construction of residential building block 'L'** which is constructed as per Technical Clearance granted by this Department vide No.TIS/3728/GVL/TCP/13/541dt.26/3/2013 in **Sy.no.181/1(P),2,3, 5(P),182/7,183/9 & 180/1(P),2(P)** of Village **Goa Velha**,Tiswadi Taluka Goa subject to the following conditions:

1. The use of the building should be strictly as per the approval.
2. All parking spaces/stilt floor should be used for parking of vehicles only and should not be closed or converted for any other use at any point of time.
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. Complaints/Court order if any should be verified by the village Panchayat before issue of occupancy certificate
5. Structural stability certificate is issued by an Engineer Shri. Paresh Gaitonde dtd. 14/9/2017 certifying structural stability.

Engineer Registration
Number with Town & Country Planning
Department Panaji No: ER/0057/2010

(F. G. Fernandes)
Planning Assistant

(S.P. Surlakar)
Dy. Town Planner

To,
The Director,
Palacio Property Developers Pvt. Ltd.,
Gera Imperium 612, 6th floor,
Next to Kamat Tower, Behind Panaji Bus Stand,
Patto, Panaji-Goa.

Copy to,

The Secretary,
Office of the Village Panchayat,
St. Andre (Goa Velha),
Tiswadi-Goa.

Ref. No. TIS/3728/GVL/TCP/11/942
Office of the Town Planner,
Town and Country Planning Department
Tiswadi Taluka Office,
Panaji, Goa.
Dated: 14/06/2011

TOWN & COUNTRY PLANNING DEPT.,
TISWADI TALUKA OFFICE,
MALA PANAJI-GOA.

Ref: Letter No. Nil dated 12/5/2011.

COMPLETION ORDER

Completion is hereby certified for construction of Residential Building Block A and B constructed as per technical clearance granted by this department vide order no. TIS/3728/GVL/TCP/10/373 dated 05/3/10 in sy.no. 181/1,2,3 & 5 (Part), 182/7 & 183/9 of village Goa velha. Taluka Tiswadi Goa, subject to the following conditions.

1. The use of the building should be strictly as per the approval.
2. All parking spaces/garages 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.


(Vertika Dagur)
Town Planner

✓ To,
Placio Property Developers Pvt. Ltd.
Gera, Emporium – I,
Office No. 612, 6th floor,
Patto, Panaji-Goa.

Copy to,
1) The Secretary,
Office of the Village Panchayat
Goa Velha, Tiswadi Goa.

Ref. No. TIS/3728/GVL/TCP/12/1484
Office of the Town Planner,
Town and Country Planning Department
Tiswadi Taluka Office,
Panaji, Goa.

Dated: 2/11/12

OFFICE OF THE TOWN PLANNER
TOWN & COUNTRY PLANNING DEPT
TISWADI TALUKA OFFICE,
Y-21, Jairam Complex, Neugi Nagar
MALA, PANAJI-GOA.

Ref: Your application under Inward No. 6175 dated 31/8/12

COMPLETION ORDER

Completion is hereby certified for the construction of Building Block 'C' which is constructed as per technical clearance granted by this department vide order no. TIS/3723/GVL/TCP/11/1089 dated 7/7/11 in Sy No. 181/1(P), 181/2, 181/3, 181/5, 182/7, 183/9, 184/3, 180/1(P) and 180/2(P) of village Goa Velha Taluka Tiswadi Goa, subject to the following conditions.

1. The use of the building should be strictly as per the approval.
2. All parking spaces/garages 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 NOC for completion is issued based on Affidavit dt. 29/10/12 given by the applicant.


(Vertika Dagur)
Town Planner

To,

Palacio Property Developers Pvt. Ltd.,
C/o Soares & Associates,
G-1 Vikas Building,
18th June Road,
Panaji-Goa.

Copy to:

The Secretary,
Office of the Village Panchayat,
Goa Velha, Tiswadi Taluka.

Ref. No. TIS/3728/GVL/TCP/12/Pant/1485
Office of the Town Planner,
Town and Country Planning Department
Tiswadi Taluka Office,
Panaji, Goa.

Dated: 2/11/12

OFFICE OF THE TOWN PLANNER
TOWN & COUNTRY PLANNING DEPT
TISWADI TALUKA OFFICE,
Y-21, Jairam Complex, Neugi Nagar
MALA, PANAJI-GOA.

Ref: Your application under Inward No. 6580 dated 29/10/12

COMPLETION ORDER

Completion is hereby certified for the construction of Club House which is constructed as per technical clearance granted by this department vide order no. TIS/3728/GVL/TCP/11/1089 dated 7/7/11 in Sy No. 181/1(P), 181/2, 181/3, 181/5, 182/7, 183/9, 184/3, 180/1(P) and 180/2(P) of village Goa Velha Taluka Tiswadi Goa, subject to the following conditions.

1. The use of the building should be strictly as per the approval.
2. All parking spaces/garages 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 NOC for completion is issued based on Affidavit dt. 29/10/12 given by the applicant.

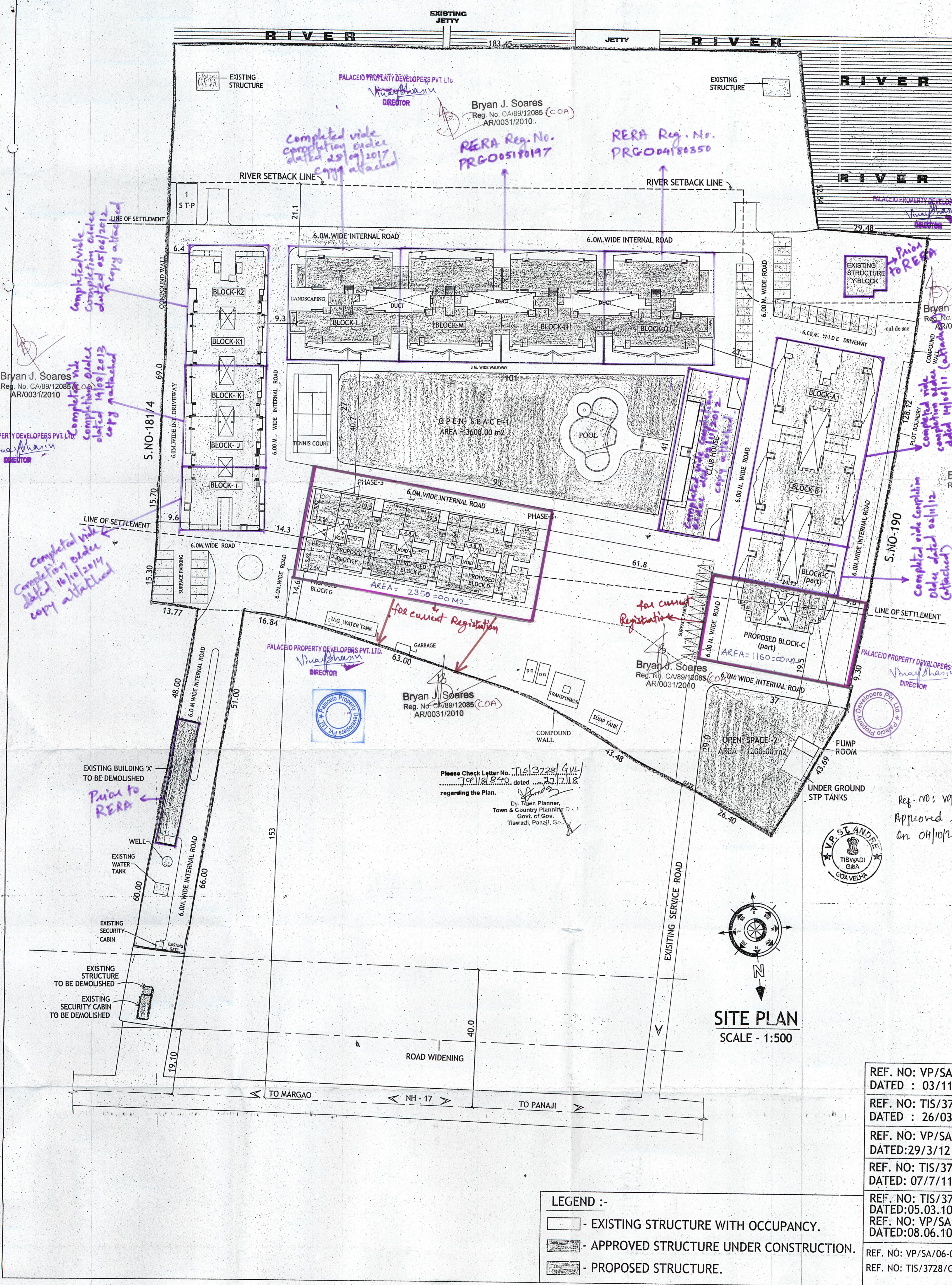

(Vertika Dagur)
Town Planner

To,

Palacio Property Developers Pvt. Ltd.,
C/o Soares & Associates,
G-1 Vikas Building,
18th June Road,
Panaji-Goa.

Copy to:

The Secretary,
Office of the Village Panchayat,
Goa Velha, Tiswadi Taluka.



AREA STATEMENT :-

a	AREA OF THE PLOT	41,240.00 m ²
b	AREA FOR ROAD WIDENING	Nil
c	AREA UNDER ORCHARD ZONE (Y)	10,600.00 m ²
d	EFFECTIVE PLOT AREA (a-b-c)	30,640.00 m ²
e	OPEN SPACE REQUIRED (15%)	4596.00 m ²
f	OPEN SPACE PROPOSED (3600+1200)	4800.00 m ²
g	PERMISSIBLE COVERED AREA (dx40%)	12,256.00 m ²
h	AREA UNDER PHASE-1	23,640.00 m ²
i	PERMISSIBLE COVERAGE phase-1	9,456.00 m ² 40%
j	PERMISSIBLE F.A.R phase-1	18,912.00 m ² 80%
k	APPROVED COVERED AREA	6020.88 m ² 25.46%
l	APPROVED F.A.R	18,901.70 m ² 79.95%
m	EXISTING STRUCTURE (X) TO BE DEMOLISHED	(-) 384.60 m ²
n	NET F.A.R IN PHASE-1 (18901.70 - 384.60)	18,517.10 m ² 78.32%
o	BALANCE F.A.R AVAILABLE IN PHASE-1	394.90 m ²

p	AREA UNDER PHASE-2	7,000.00 m ²
q	PERMISSIBLE COVERED AREA phase-2	2,800.00 m ² 40%
r	PROPOSED COVERED AREA	1,400.03 m ² 20%
s	PERMISSIBLE F.A.R PHASE-2	3,500.00 m ² 50%
t	BALANCE F.A.R AVAILABLE IN PHASE-1	394.90 m ²
u	TOTAL PERMISSIBLE FLOOR AREA	3,894.90 m ²
v	COMPUTED FLOOR AREA	3,892.40 m ²

Plot Area for RERA Registration

CAR PARKING STATEMENT :-

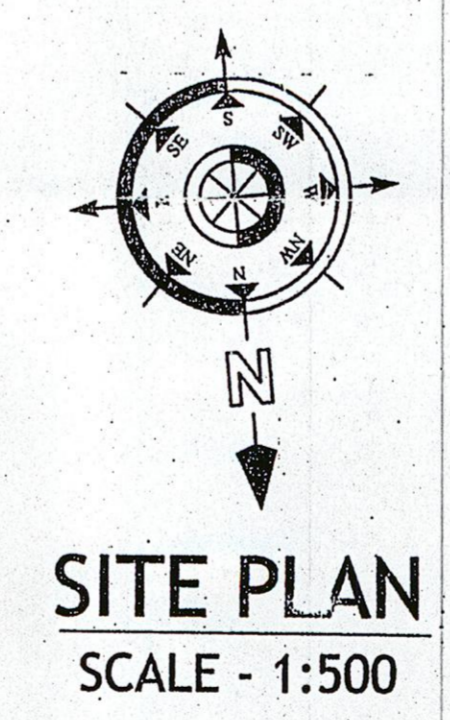
BLOCK C(part) = 8 flats = 8 cars
 BLOCK D = 16 flats = 16 cars
 BLOCK E = 16 flats = 16 cars
 BLOCK F = 16 flats = 16 cars
 BLOCK G = 150.0/50 = 3 cars
 PARKING REQUIRED = 59 cars
 PARKING PROVIDED = 68 cars
 (still parking = 56 cars)
 (surface parking = 12 cars)

AREA STATEMENT :-

TYPE	F.A.R (m ²)	B.U.AREA (m ²)	COVERED AREA (m ²)
BLOCK C (part)	632.00	949.38	171.14
BLOCK D	1036.80	1729.47	359.63
BLOCK E	1036.80	1729.47	359.63
BLOCK F	1036.80	1729.47	359.63
BLOCK G	150.00	150.00	150.00
TOTAL	3892.40	6287.79	1400.03

Ref. NO: VP/SA/TIS/2018-19/470 dt. 09/10/2018
 Approved in the fortnightly meeting held on 04/10/2018 vide no. 3.

V.P. Secretary
 V.P. St. Andre (Goa Velha)
 Tiswadi-Goa.



- LEGEND :-
- [Symbol] - EXISTING STRUCTURE WITH OCCUPANCY.
 - [Symbol] - APPROVED STRUCTURE UNDER CONSTRUCTION.
 - [Symbol] - PROPOSED STRUCTURE.

- REF. NO: VP/SA/TIS/2017-18/791
 DATED : 03/11/2017
- REF. NO: TIS/3728/GVL/TCP/13/541
 DATED : 26/03/13
- REF. NO: VP/SA/2011-12/1616
 DATED:29/3/12
- REF. NO: TIS/3728/GVL/TCP/11/1089
 DATED: 07/7/11
- REF. NO: TIS/3728/GVL/TCP/10/373
 DATED:05.03.10
- REF. NO: VP/SA/2010-11/226
 DATED:08.06.10
- REF. NO: VP/SA/06-07/248 DATED: 28.07.2006
 REF. NO: TIS/3728/GVL/06/6/2 DATED: 26.06.2006

SITE PLAN

PROJECT:
 PROPOSED REVISION ON PLOT BEARING S.NO. 181/1 (PART), 181/2, 181/3, 181/5 (PART), 182/7, 183/9, 180/1 (PART), 180/2 (PART) SITUATED WITHIN THE VILLAGE PANCHAYAT OF GOA VELHA, GOA.

OWNER:
 PALACIO PROPERTY DEVELOPERS PVT.LTD

DRN BY: S.A DRGS:
 CKD BY: B.S SITE PLAN
 JOB NO: 334/05 AREA STATEMENT
 DATED / 09.11.17 SCALE: 1:500

ARCHITECT'S SIGNATURE: CLIENT'S SIGNATURE:

ARCHITECTS:
 SOARES & ASSOCIATES
 G-1, VIKAS BUILDING,
 18TH JUNE ROAD,
 PANJIMI, GOA.
 PH./FAX : 2228040 , 430010
 e-mail: soares88@gmail.com