

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Shanta Bldg., 1st Floor, Next to Vivanta Hotel, St. Inez

PANAJI-GOA

Ref. No. NGPDA/M/1851/ 768/2025

Date: - 5 JUN 2025

MAPUSA PLANNING AREA
COMPLETION ORDER

1. Development permission issued by vide order no. i) NGPDA/M/1851/459/2021 dated 26-08-2021 ii) NGPDA/M/1851/2995/2023 dated 08-02-2023 (Revised) iii) NGPDA/M/1851/470/2025 dated 16-05-2025 (Revised) situated at Mapusa, bearing Ch. No. 3 of P.T. Sheet No. 116.
2. Completion Certificate dated 27-02-2025 issued by Registered Engineer Shri. Rohan B. Dhavljekar Reg. no.ER/0013/2011.
3. Completion of Development checked on 02-04-2025 by Shri Nichay V. Naik (Architectural Assistant)
4. Infrastructure Tax Rs. 1,79,673.00 paid vide challan no. M-17 dated 24-08-2021.
5. Your development has been checked and found completed: Completion is issued for Construction of Residential Building consist of:
 - i) Lower Stilt floor,
 - ii) stilt and upper ground floor,
 - iii) upper ground floor and first floor,
 - iv) first and second floor,
 - v) second and third floor.



Shri Nichay V. Naik
(Architectural Assistant)

6. This Order is issued with the following conditions:
 - (a) This Order 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 26-08-2021, 08-02-2023 (Revised), 16-05-2025 (Revised).
 - (d) This Order 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 Order is issued based on Structural Stability Certificate dated 27-02-2025 issued by the Engineer Shri. Rohan B. Dhavljekar Reg. no.ER/0013/2011.
 - (f) This Completion Order is issued based on the alignment certificate issued by MMC bearing letter no. MMC/Engg/4993/2022 dated 28-07-2022. Since building alignment is unchanged.



(K. ASHOK KUMAR)
MEMBER SECRETARY

To,

Mr. Shivraj Avadoot Porob & Sangeeta Shivraj Porob
H.No. 70 B, Avdhut Niwas,
Ward No. 12, Pereira Waddo,
Khorlim, Mapusa- Goa.

Copy to:

1. The Chief Officer, Mapusa Municipal Council Mapusa Bardez Goa