

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archidiocese Bldg., 1st 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 Chalta 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.

(Shadfadkar)

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/tilt 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
2nd Floor, Mapusa
Goa 403 507.

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY
Archdiocese Bldg., 1st floor, Mala Link Road,
PANAJI-GOA
MAPUSA PLANNING AREA

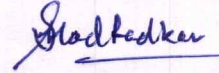
Ref. No. NGPDA/ M/ 1824 / 1033

/2022

Date: 18 AUG 2022

COMPLETION CERTIFICATE

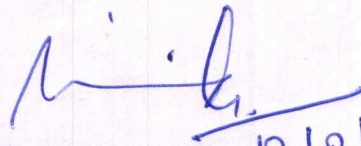
1. Development permission issued by vide no. NGPDA/M/1824/1018/2022 dated 18/8/2022 (Revised) in the land situated at Mapusa bearing Chalta No.46-A of P. T. Sheet No.73
2. Completion Certificate issued by Registered Architect Smt. Anjali Malhotra TCP Reg. No. AR/0028/2017 dated 25/7/2022
3. Completion of Development checked on 9/8/2022 by Shri. Sandeep Y. Hadfadkar (Planning Assistant)
4. Infrastructure Tax of at Rs.33, 30,384/- vide Challan no. M-38 dated 1/1/2021 has been paid earlier.
5. Your development has been checked and found partly completed and completion is issued for: construction of first floor and podium of the commercial/residential building



SANDEEP Y. HADFADKAR
(PLANNING ASSISTANT)

6. This Certificate is 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 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/Garages/Still parking places should be used strictly for parking of Vehicles only as per the approved plan dated 18/8/2022 (Revised)
 - 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 such as conversion sanad under LRC and NOC from Directorate of Fire Services, Infrastructure charges to be paid.
7. Structural stability certificate issued by the Engineer A. Roy. Costa Fernandes TCP Reg. No. SE/0021/ 2011 dated 27/7/2022




(R. K. PANDITA) 18/8/22
MEMBER SECRETARY

To,
Mr. Mario Fernandes,
House 242-A/1,
Duler,
Mapusa Goa

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NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st floor, Mala Link Road,
PANAJI-GOA

Ref. No. NGPDA/M/1824/ 396

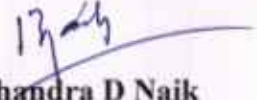
/2023

Date:

25 APR 2023

MAPUSA PLANNING AREA**COMPLETION CERTIFICATE**

1. Development permission issued by vide order No. NGPDA/M/1824/1018/2022 dated 18/8/2022 situated at Mapusa bearing Ch.no. 46-A, P. T. S No. 73.
2. Completion Certificate issued by Registered Architect Anjali Malhotra Dated 23/03/2023
3. Completion of Development checked on 18/4/2023 by Shri Bhalchandra D. Naik (Planning Assistant)
4. Infrastructure Tax paid earlier Rs.33,30,384/- earlier vide Challan no. M-38 dated 01/01/2021
5. Your development has been checked and found (Part) completed: Completion is issued for
 - Construction of second, third, fourth and fifth floor (Residential unit).


Bhalchandra D Naik
(Planning Assistant)

6. This Certificate is 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 requirement only. The internal details/changes, sanitary requirement, etc., shall be seen by the 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 18/8/2022.
- (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 such as conversion sanad under LRC and NOC from Directorate of Fire Services, Infrastructure charges to be paid.
- (e) This Completion Certificate is issued based on structural Stability Certificate issued by the Engineer A. Roy Costa Fernandes dated 27/3/2023 submitted by the applicant.
(TCP Reg.no. SE/0021/2011)


VERTIKA DAGUR
MEMBER SECRETARY

To,
Mr. Mario Fernandes,
6 Comunidade Ghar,
2nd floor, Mapusa
Goa 403507
//Jd..



NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st floor, Mala Link Road,
PANAJI-GOA

Ref. No. NGPDA/M/1824/ 1654 /2023

Date: 28 AUG 2023

MAPUSA PLANNING AREA**COMPLETION ORDER**

1. Development permission issued by vide order No. NGPDA/M/1824/1018/2022 dated 18/08/2022 situated at Mapusa bearing Ch. no. 46-A P. T. S No. 73 of Mapusa
2. Completion Certificate issued by Registered Architect Anjali Malhotra dated 23/03/2023 Completion of Development checked on 21/08/2023 by Shri Bhalchandra D Naik (Planning Assistant).
3. Infrastructure Tax paid earlier Rs. 33,30,384/- earlier vide Challan no. M-38 dated 01/01/2021.
4. Your development has been checked and found completed: Completion is issued for
 - Construction of Sixth floor Residential Unit

Bhal
Bhalchandra D Naik
(Planning Assistant)

6. This Certificate is 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 requirement only. The internal details/changes, sanitary requirement, etc., shall be seen by the 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 18/8/2022.
- (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 such as conversion sanad under LRC and NOC from Directorate of Fire Services, Infrastructure charges to be paid.
- (e) This Completion Certificate is issued based on structural Stability Certificate issued by the Engineer A Roy Cotsa Fernandes dated 27/3/2023 submitted by the applicant.
(TCP Reg.no SE/0021/2011)



[Signature]
[VERTIKA DAGUR]
MEMBER SECRETARY

To,
Mr. Mario Fernandes,
6, Comunidade Ghar,
2nd floor Mapusa,
Goa 403507