

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

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


Ref. No. NGPDA/M/1878/ 398 /2023

Date: 26 APR 2023

MAPUSA PLANNING AREA

COMPLETION CERTIFICATE

1. Development permission issued by vide order No. (i) NGPDA/M/1878/980/2021 dated 28/10/2021 for Residential house Block A, B, C, D, E and staff Quarter (ii) NGPDA/M/1878/377/2023 dated 21/4/2023 revision of Residential house Block E situated at Cuchelim Mapusa bearing plot no. A Ch.no. 72/15, P. T. S No. 9 of Mapusa.
2. Completion Certificate issued by Registered Engineer Agnelo De Oliveira dated 22/02/2023
3. Completion of Development checked on 03/04/2023 by Shri Bhalchandra D. Naik (Planning Assistant)
4. Infrastructure Tax paid earlier Rs.7,18,342/- earlier vide Challan no. M-31 dated 28/10/2021
5. Your development has been checked and found (Part) completed: Completion is issued for
 - Construction of Residential house Block A, B, C, D & E, comprising of ground and first floor (Only), Staff quarter comprising of Ground, First and second floor only.


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 28/10/2021 and revision dated 21/4/2023.
 - (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 Agnelo De Oliveira dated 22/2/2023 submitted by the applicant.
(TCP Reg.no. ER/0017/2010)




VERTIKA DAGUR
MEMBER SECRETARY

To,
M/s Isprava Luxury Reality Four LLP
Cuchelim Bardez- Goa

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