



MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY

Commerce Centre, 2nd Floor,
Vasco-da-Gama, Goa

Phone No. : 0832-2513341

Ref. No. MPDA/9-S-210/2025-26/937

Date: 07/11/2025

COMPLETION ORDER.

1. Development Permission issued vide Order No. **MPDA/9-S-210/2017-18/1167** dated 20/02/2018 and **MPDA/9-S-210/2022-23/986** dated 17/10/2022, in the land bearing **Sy. No. 23/1-A, 1-B and 1-C, of Dabolim, Mormugao Taluka.**
2. Completion Certificate dated **03/11/2025** issued by Registered Architect **Bryan Soares** Reg No. AR/0036/2010.
3. Completion of Development checked on **06/11/2025** by **Shri. Marcos Fernandes (Architectual Assistant).**

(Marcos Fernandes)
Architectual Assistant

4. Infrastructure tax is paid vide Challan No. 2017-18/75 dated 20/02/2018 for an amount of Rs. 62,76,080/- (Rupees Sixty-two Lakhs Seventy-Six Thousand Eighty Only) & Challan IT/22 dated 14/10/2022 for an amount of Rs. 27,30,368/- (Rupees Twenty-Seven Lakhs Thirty Thousand Three Hundred and Sixty-Eight Only).
5. Your Development has been checked and found completed.

Multifamily Dwelling with Swimming Pool

Basement Floor	-----	Parking	
Stilt Floor	-----	Parking	
First Floor	2BHK	6 Nos. & 3 BHK	4 Nos
Second Floor	2BHK	7 Nos. & 3 BHK	4 Nos
Third Floor	2BHK	7 Nos. & 3 BHK	4 Nos
Fourth Floor	2BHK	7 Nos. & 3 BHK	4 Nos
Fifth Floor	2BHK	7 Nos. & 3 BHK	4 Nos
Sixth Floor	2BHK	7 Nos. & 3 BHK	4 Nos
Seventh Floor	2BHK	7 Nos. & 3 BHK	4 Nos
Eighth Floor	2BHK	4 Nos. &	4 BHK 2 Nos
		52 Units	28 Units
			2 Units

Total 82 Units

6. The use of buildings should be strictly as per approval.
7. All parking spaces/garages if any, should be used for parking of vehicles only and should not be converted for any other use.
8. No attachment/alteration to the building shall be carried out and the building shall not be occupied unless the occupancy certificate obtained from the concerned Village Panchayat/Municipality on presentation of this Order.

9. 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/Village Panchayat before issuing Occupancy Certificate.
10. As regard to the validity of conversion sanad, renewal of licence, the same shall be confirmed by the Village Panchayat/Municipality before issuing Occupancy Certificate.
11. The Completion certificate issued is from the planning point of view only as regards to structural stability and safety of all, concerned owner and his Engineer shall be solely responsible and the Member Secretary and his all officials are indemnified and kept indemnify forever against any civil and or criminal liabilities and for any kind of liability, whatsoever in the event of any untoward incidents or structural failure/collapse. This will hold good (and will be valid) even in case some of any prescribed documents inadvertently are not on records (not received by the Authority or wrongly submitted by the applicant/applicants representative.
12. Structural Stability Certificate dated **03/11/2025** issued by Registered Engineer **Paresh Gaitonde Reg No. ER/0057/2010.**
13. **The Applicant has obtained Conversion Sanad vide Ref. No. CAD2MOR22-112/12793 dated 30/09/2022 & No. COL/SG/CONV/57/2015/10679 dated 28/09/2017**
14. **The Applicant has obtained NOC for height Clearance from Indian Navy vide Ref. No. 46/210/1/2022/509 dated. 05/08/2022.**
15. As regards complaints pertaining to encroachments, Judicial Orders / directives and other legal issues, the same may be verified and confirmed by the concerned Village Panchayat/Municipality, before issuing Occupancy Certificate.
16. Clearance from the Directorate of Fire and Emergency Services Vide NOC No. DFES/FP/HB/161/22-23/953 Dated 20/03/2023, Final NOC shall be obtained before obtaining of Occupancy Certificate.

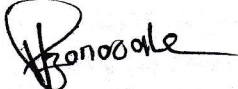
Enclosed "AS Built Drawings"

To,
Mr. Vikas S. Nanu
The Nanu's Essen Enclave,
Near Regina Mundi High School,
Chicalim, Goa.

Copies to:

- a) The Sarpanch, Village Panchayat Chicalim, Chicalim - Goa.
- b) Office Copy
- c) Guard file.




(Prakash P. Bandodkar)
MEMBER SECRETARY