

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

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

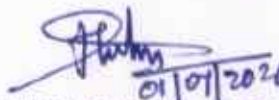
Ref:NGPDA/173/PNJ/17/14/2020

Date 01 JUL 2026

PANAJI PLANNING AREA

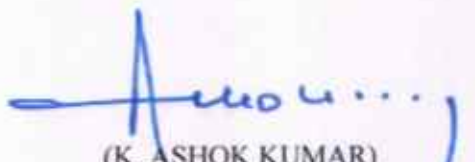
COMPLETION ORDER

1. Development Permission Order issued vide Ref. No. (Initial) GPPDA/568/PNJ/218/2021 dated 17/06/2021, (Transfer of Order) under Ref. No. NGPDA/173/PNJ/1129/2024 dated 08/05/2024 and subsequent revised plan under Ref. No. NGPDA/173/PNJ/1696/2026 dated 30/06/2026 in the land situated at **Ribandar, Panaji** bearing Chalta No.173 of P.T.Sheet No.15
2. Completion Certificate issued by Registered Architect **Anket Vassudev Shetye**, Reg. No.AR/0009/2018 dated 30/06/2026
3. Completion of Development checked on 16/12/2025 by **Shri Chandrakant P. Chopdekar** (Planning Assistant)
4. Infrastructure Tax of Rs.1,19,924/- paid vide Challan no.TIS-12 dated 16/06/2021 has been paid earlier.
5. Your development has been checked and found completed and Completion is issued for: **Construction of residential building comprising of lower ground floor (parking), ground floor, first floor and second floor only as detailed below:**
 - (a) Lower ground floor (stilt) – Parking
 - (b) Ground floor – 4 nos. (1 BHK)
 - (c) First floor – 4 nos. (1 BHK)
 - (d) Second floor – 2 nos. (1 BHK) & 1 No. (1 BHK)


CHANDRAKANT P. CHOPDEKAR
(PLANNING 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 as per the approved plan dated 17/06/2021 and 30/06/2026
 - (c) 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.
 - (d) Structural Stability Certificate is given by Engineer **Shirish Kamat**, Reg. No.SE/0006/2026 dated 08/06/2026




(K. ASHOK KUMAR)
MEMBER SECRETARY
117/26

To,
M/s. Vaastu Estate Developers,
Ramnath Prasads Bungalow, Opp. Road 12,
Opp. El Paso Hotel, La Campala Colony,
Miramar, Panaji-Goa

Copy to:

- 1) The Commissioner, The Corporation of City of Panaji, Goa

//cp.