

**From:** mail@milrocgoodearth.in  
**Sent:** 13 July 2024 11:16  
**To:** goa-rera@gov.in  
**Subject:** RERA Completion Adarsh - PRGO03211273  
**Attachments:** Completion Certificate.pdf

Dear Sir ,

Project : ADARSH CO-OPERATIVE HOUSING SOCIETY LIMITED, A PROJECT BY MILROC GOOD EARTH DEVELOPERS.  
Reg No. **PRGO03211273**

Further to the email dated 19/06/2024 , we have now received the “ **Completion Certificate** ” from NGPDA in respect of the above project , which Completion Certificate is attached herewith for your information and record.

It is also to inform you that the “ **Occupancy Certificate** ” is under process and which will be uploaded on the RERA website upon receipt of the same.

The above email with its attachment is also been uploaded upon the head “ **Project Documents -Additional Documents** ” of RERA Goa website.

Thanking You.

# NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Shanta Bldg., 1<sup>st</sup> Floor, Next to Vivanta Hotel, St. Inez Panaji Goa

Ref: NGPDA/83/TLG/ 856 /2024

Date: 10 JUL 2024

## TALEIGAO PLANNING AREA

### COMPLETION ORDER

1. Development Permission Order issued vide Ref. No.GPPDA/335/TAL/919/2020 dated 19/02/2020, Renewal Order vide Ref. No. NGPDA/83/TLG/2606/2023 dated 06/02/2023 and Revised Plan vide ref. No. NGPDA/83/TLG/842/2024 dated 08/07/2024 in the land situated at Caranzalem, Panaji bearing Chalta No.5 to 19 & 36 of P.T.Sheet No.143
2. Completion Certificate issued by Registered Architect Sumit Kumath, Reg. No.CA/2003/32323 dated 26/02/2024.
3. Completion of Development checked on 14/06/2024 by Shri Chandrakant P. Chopdekar (Planning Assistant)
4. Infrastructure Tax of Rs.1,57,13,207/- paid vide Challan no.TIS-46 dated 03/02/2020
5. Your development has been checked and found completed and Completion is issued for: Re-development of existing Adarsh Co-operative Housing Society consisting of Block A, Block B, Block C, Block D, Block E, Block F (all having basement floor, ground floor (stilt) and upper 8 floors) and Block G, Gymnasium (ground floor), Block H security room (ground floor) & Block I swimming pool as detailed below:

#### Building block A:

- |   |   |
|---|---|
| a. Basement floor                                   | - Parking, utility service  |
| b. Ground floor                                     | - Stilt parking   |
| c. Typical 1 <sup>st</sup> to 4 <sup>th</sup> floor | - Residential flat – 2 nos. 3 BHK on each floor                     |
| d. 5 <sup>th</sup> floor                            | - Residential flat – 2 nos. 3 BHK                                   |
| e. 6 <sup>th</sup> floor                            | - Residential flat – 2 nos. 3 BHK                                   |
| f. 7 <sup>th</sup> & 8 <sup>th</sup> floor          | - Residential flat – 2 nos. 3 BHK on each floor and 1 No. penthouse |

#### Building Block B:

- |   |   |
|---|---|
| a. Basement floor                                   | - Parking   |
| b. Ground floor                                     | - Stilt parking   |
| c. Typical 1 <sup>st</sup> to 4 <sup>th</sup> floor | - Residential flat – 2 nos. 3 BHK on each floor                     |
| d. 5 <sup>th</sup> floor                            | - Residential flat – 2 nos. 3 BHK                                   |
| e. 6 <sup>th</sup> & 7 <sup>th</sup> floor          | - Residential flat – 2 nos. 3 BHK on each floor and 1 No. penthouse |
| f. 8 <sup>th</sup> floor                            | - Residential flat – 2 nos. 3 BHK                                   |

#### Building Block C:

- |   |   |
|---|---|
| a. Basement floor                                   | - Parking                                       |
| b. Ground floor                                     | - Stilt parking                                 |
| c. Typical 1 <sup>st</sup> to 5 <sup>th</sup> floor | - Residential flat – 2 nos. 3 BHK on each floor |
| d. 6 <sup>th</sup> floor                            | - Residential flat – 1 no. 3 BHK & 1 no. 2 BHK  |
| e. 7 <sup>th</sup> floor                            | - Residential flat – 2 nos. 3 BHK               |
| f. 8 <sup>th</sup> floor                            | - Residential flat – 2 nos. 3 BHK               |

#### Building Block D:

- |   |  |
|---|--|
| a. Basement floor                                   | - Parking  |
| b. Ground floor                                     | - Stilt parking, 1 no. multi-purpose hall, 1 no. society office & 1 no. utility room |
| c. Typical 1 <sup>st</sup> to 5 <sup>th</sup> floor | - Residential flat – 2 nos. 3 BHK on each floor                                      |
| d. Typical 6 <sup>th</sup> & 7 <sup>th</sup> floor  | - Residential flat – 2 nos. 3 BHK on each floor                                      |
| f. 8 <sup>th</sup> floor                            | - Residential flat – 1 No. 3 BHK & 1 no. 2 BHK                                       |

**Building Block E:**

- a. Basement floor - Parking
- b. Ground floor - Stilt parking,
- c. 1<sup>st</sup> floor - Residential flat – 1 nos. 4 BHK & 2 nos. 2 BHK
- d. Typical 2<sup>nd</sup> & 8<sup>th</sup> floor - Residential flat – 4 nos. 2 BHK on each floor

**Building Block F:**

- a. Basement floor - Parking
- b. Ground floor - Stilt parking,
- c. Typical 1<sup>st</sup> & 5<sup>th</sup> floor - Residential flat – 2 nos. 3 BHK on each floor
- d. Typical 6<sup>th</sup> & 8<sup>th</sup> floor - Residential flat – 2 nos. 3 BHK on each floor
- e. 7<sup>th</sup> floor - Residential flat – 2 nos. 3 BHK

**Building Block G:**


- a. Ground floor - 1 No. Gymnasium

**Building Block H:**

- a. Ground floor - 1 No. Security Room

**Building Block I:**

- a. Ground floor - 1 No. Swimming Pool

  
09.07.2024  
**Shri. 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 08/07/2024.
- (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 Eng. G. A. Bhilare dated 08/02/2024 Reg. No.ER/0051/2016



  
(VERTIKA DAGUR)  
MEMBER SECRETARY

To,  
Adarsh Co-operative Housing Society Ltd.,  
C/o. Secretary, Mr. Arvind A. Kamat Wagh,  
Caranzalem, Panaji-Goa

//cp..