

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

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

Ref:NGPDA/306/TLG/ 106/2025

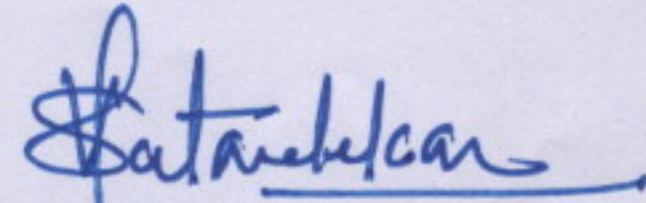
Date:

7 APR 2025

TALEIGAO PLANNING AREA

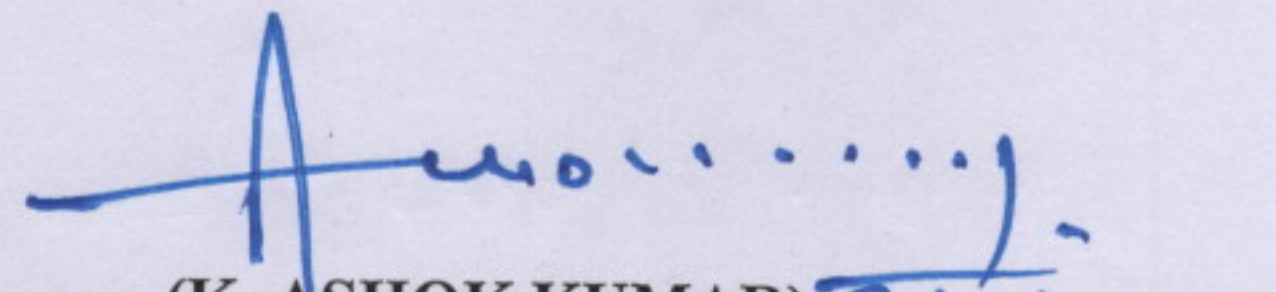
COMPLETION ORDER

1. Development Permission Order issued vide Order No.GPPDA/732/TLG/76/2022 dated 26/04/2022 situated at Taleigao bearing Survey No.225/1&4, 227 and 234/2
2. Completion Certificate issued by Registered Architect Neville Monteiro, Reg. No.AR/0055/2010 dated 19/03/2025
3. Completion of Development checked on 03/04/2025 by Vikas S. Satardekar (Planning D'man Gr.-I)
4. Infrastructure Tax Rs.51,15,361/- paid earlier vide Challan no.TIS-06 dated 22/04/2022
5. Your development has been checked and found completed: Completion is issued for Construction of Residential Building Wing C (revised) comprising of:
 - (a) Basement Floor Plan.....for parking of vehicles only
 - (b) Stilt Floor Plan.....for parking of vehicles only
 - (c) Typical 1st, 2nd & 3rd Floor.....for residential use only



VIKAS S. SATARDEKAR
(PLANNING D'MAN GR.-I)

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 26/04/2022 (revised)
 - (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 issued by registered Engineer Carlos Gonsalves, Reg.No.SE/0033/2011 dated 04/04/2025



(K. ASHOK KUMAR)
MEMBER SECRETARY 7/4/25

To,
Mr. Sadiq Shaikh,
Odxel, Taleigao,
Tiswadi-Goa

//cp..

**Office of the Village Panchayat
TALEIGAO**

Tiswadi - Goa. 403 002

Ref. No.: **VP / TLG / OCCP.CERT.** / 02/2025-26/358
OCCUPANCY CERTIFICATE

Date : 23/04/2025

Occupancy certificate is hereby granted to Mr. Sadiq Shaikh vide Resolution No. 2(4) of V. P. Meeting dated 17-04-2025 for **Residential building Wing C (revised)** comprising of:

- Basement floor plan**----- for parking of vehicles only.
- Stilt floor plan** ----- for parking of vehicles only.
- Typical 1st, 2nd & 3rd floor**-----for residential use only.

approved vide revised Construction Licence No. VP/TLG/Const. Lic./12/2022-23/494 dated 21-05-2022, in Survey No. 225/1 & 4, 227 and 234/2 of Village Taleigao, Taluka Tiswadi, Goa, subject to the following conditions:

- All conditions stipulated in the Completion Certificate vide Reference No. NGPDA/306/TLG/106/2025 dated 07-04-2025 from North Goa Planning & Development Authority, Panaji, Goa should be strictly adhered to.
- Approval from the Office of the Directorate of Health Services, Primary Health Centre, Chimbel Tiswadi, Goa under ref. No. DHS/2025/DHS0401/O0033/19 dated 12-04-2025.
- This Certificate shall be treated as NOC for obtaining water and power connection.**
- If there is any Sale of Flat/Shop, the owner of the building/purchaser has to apply for transfer of house tax within one month to the Panchayat.
- Payment of Garbage Tax and House tax should be paid regularly to the Panchayat during the financial year and if rented one month's rent as per lease deed should be paid to the Panchayat as annual house tax.
- No construction should be carried out after issue of Occupancy Certificate.
- All water drains / roads should be strictly maintained by the occupants of the Building/Bungalow.
- Trees should be planted within the plot area by the occupant of the building/bungalow so as to keep Taleigao Village Clean and Green.
- House number allotted to the Residential building, House Tax and Garbage Tax are as follows:

Sr. No.	Name	Flat	House No.	House Tax	Garbage Tax
1	Mr. Sadiq Shaikh	UG 1	22/411/A49	Rs. 10,355/-	Rs. 720/-
2	Mr. Sadiq Shaikh	UG 2	22/411/A50	Rs. 10,235/-	Rs. 720/-
3	Mr. Sadiq Shaikh	F1	22/411/A51	Rs. 10,355/-	Rs. 720/-
4	Mr. Sadiq Shaikh	F2	22/411/A52	Rs. 10,235/-	Rs. 720/-
5	Mr. Sadiq Shaikh	S1	22/411/A53	Rs. 10,355/-	Rs. 720/-



Ph.: 0832-2904066

Office of the Village Panchayat
TALEIGAO

Tiswadi - Goa. 403 002

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Date : 23/04/2025

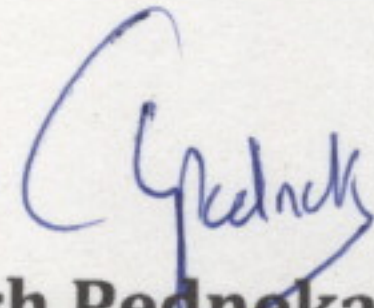
6	Mr. Sadiq Shaikh	S2	22/411/A54	Rs. 10,235/-	Rs. 720/-
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This carries the embossed seal of this Panchayat.
Office of the Village Panchayat

Seen


(Maria George Fernandes)
Sarpanch
Village Panchayat Taleigao




(Gaurish Pednekar)
Secretary
Village Panchayat Taleigao

To
Mr. Sadiq Shaikh
Odxel, Taleigao, Tiswadi ,Goa.

Copy for information to:-

1. North Goa Planning & Development Authority, Panaji, Goa.
2. Asst. Engineer, PWD, Panaji, Goa.
- ✓ 3. Asst. Engineer, Electricity Department, Taleigao, Goa.