



OFFICE OF THE DEPUTY TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT

No. TPC/2048/Nag-Pal/140/2/19/25 283
CANACONA - GOA
COMPLETION ORDER

Date :- 29/06/2021

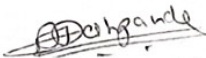
- Ref. 1) Application of M/s. Bharat Developers & Realtors Private Limited
2) Construction licence issued by Municipality vide no. CMC/Tech-Sec/Const-Lic/2021-22/341 dtd. 27/05/2021
3) Conversion Sanad issued by Dy. Collector vide no. COL/SG/CONV/42/2011/5882 dtd.26/06/2011
4) Completion certificate issued by Registered Architect Gautam V. Dessai dtd. 23/03/2021 AR/0051/2010.
5) Applicant has paid the Goa Infrastructure tax amounting to Rs.2,10,000 (Rupees Two lakh ten thousand only) Challan no. 20/2012 dtd. 29/6/12, Rs. 4,16,430 vide Challan no.49/2021 dtd. 30/01/13, Rs. 35,368 vide Challan no. 86 dtd. 15/09/2017 and Rs. 85,288 vide Challan no. 95 dtd. 24/11/17 Rs. 1,972 Challan no. 129 dtd. 18/01/19.

Completion is hereby certified for residential building

Constructed as per technical clearance granted by this department vide Order No. TPC/2048/Nag-Pal/140/2/19/25 dtd. 02/01/19 in Survey 140/2 of Village Nagarcem-Palolem Taluka Canacona Goa subject to the following Conditions:-

1. The use of the building should be strictly as per the approval. This Completion Order is only from planning point of view which shall referred to Technical Clearance Order issued by this Office
2. All parking spaces, garages if any should be used for parking of vehicles only and should not be converted for any other use. A post occupancy audit as insisted in the Goa land Development & Building Construction Regulations 2010 shall be carried out if required by the concerned licensing authority.
3. No attachment/alteration to the building shall be carried out and the building shall not be occupied unless the occupancy certificate is obtained from the concerned Municipality presentation of this order.
4. As regard to complaints, pertaining to encroachments judicial order/directives other legal issues & validity of construction license be verified by the Local Authority before issue of Occupancy Certificate.
5. Aspects as regards to quality of material used, Structural stability & Soundness of the building, plumbing works, electrical works shall be verified by the engineer who has designed the project of the proponent. Structural stability certificate submitted by Engineer Shirish Karekar dtd. 23/03/2021 , Reg.no. ER/0083/2010 is kept in the file for records. The Town Planning Officer/Officials are indemnified and kept indemnified forever against any civil or criminal liabilities and for any kind of liability, whatsoever in the event of any untowered incident or structural failure or collapse of structure. This will hold good even if prescribed documents are inadvertently not on record.
6. This Completion Order issued based on the affidavit dtd. 1/6/2021 submitted by the applicant.




(A.A. Deshpande)
Dy. Town Planner

To,
M/s. Bharat Developers & Realtors Private Ltd.,
Chaudi Canacona -Goa

Copy for information to
✓ The Chief Officer
Canacona Municipal Council
Canacona -Goa.
(Encl:- A Copy of Affidavit)



Ref No. TPC/2048/Nag-pal/140/2/19/28
Town & Country Planning Dept.
Government of Goa
1st Floor, Municipal Market Complex
Chaudi, Canacona-Goa
Date: 08/01/2019

**OFFICE OF THE DEPUTY TOWN PLANNER, TOWN & COUNTRY PLANNING
DEPARTMENT, CANACONA GOA.**

Ref No: Inward No.727

Dated: - 18/12/2018

COMPLETION ORDER

Completion is hereby certified for part construction of **thirteen shops on the ground floor** as per Technical Clearance granted by this Department vide Order no. **TPC/2048/Nag-pal/140/19/25 dtd. 08/01/2019 Sy. No. 140/2** of Village **Nagarcem-Palolem Taluka Canacona Goa** subject to the following conditions.

1. The use of the Residential building should be strictly as per the approval.
2. All parking spaces should be used for parking of vehicles only and should not be converted for any other use.
3. No attachment/alteration to the building shall be carried out and the building shall not be occupied unless the occupancy certificate is obtained from the concerned Municipality on presentation of this order.
4. Complaint/ Court order if any shall be verified by the Municipality before issue of occupancy certificate.
5. This Completion Order is issued based on the Completion Certificate issued by Architect Gautam Dessai & Structural Stability Certificate issued by Engineer Shirish Kamat.
6. As regards complaints, pertaining to encroachments, Judicial Orders/directive and other legal issues, the same may be verified and confirmed by the concerned Municipal Council/Village Panchayat as the case may be before issuing Occupancy Certificate.
- * The applicant shall obtain revised licence from the Municipality before issue of occupancy Certificate to the shops on the ground floor.
- * The Completion Order is only from planning point of view issued to shops on the ground floor as construction is fully completed.

(Manguirish N. Verenkar)
Dy. Town Planner
Canacona - Goa

To,
✓ M/s. Bharat Developers & Realtors Pvt. Ltd.,
Chaudi Canacona - Goa.

Copy to:
The Chief Officer,
Canacona Municipal Council,
Canacona - Goa.