



International Year  
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# South Goa Planning & Development Authority.



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4<sup>th</sup> Floor, D Wing, Osia Commercial Arcade,  
Near S G.P.D.A. Market Complex, MARGAO – GOA.

Ref: - SGPDA/P / 6586 / 1126 / 25-26

Date: - 14 / 11 / 2025

## COMPLETION ORDER

Completion is hereby certified for **Construction of building 'A' & 'B' comprising of Ground floor + 8 floors for commercial cum residential use with basement & stilts floor for parking and Building 'C' comprising of Ground floor + 8 floors for residential use with basement & stilts floor for parking and swimming pool, club house and compound wall** located in the land situated at **Margao** in the Plot bearing Chalta No. 17 of PTS No. 221 as per the Development Permission issued vide order no. **SGPDA/P/6586/1280/22-23** dated **30.11.2022**.

Completion Certificate issued on **06/10/2025** by Registered Architect, **Mr. Siddharth D. Naik**, Reg. No. **AR/0027/2010**.

Completion of Development checked on **06/11/2025** by **Mr. Damodar V. Naik**, Architectural Assistant.

Structural Stability Certificate issued on **30/09/2025** by Registered Engineer, **Mr. Prakash S. P. Lawande**, Reg. No. **SE/0006/2010**.

Infrastructure tax is paid vide challan no. **IT/44 (202200920610)** dated **23.11.2022** for an amount of **Rs.32,47,540/- (Rupees Thirty-Two Lakhs Forty-Seven Thousand Five Hundred Forty Only)**

This order issued with the following conditions: -

- The use of buildings should be strictly as per approval granted.
- All parking spaces/garages if any should be used for parking of vehicles only and should not be converted for any other use.
- 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.
- This order is issued based on the parameter of setbacks, height of the building, coverage F.A.R. and parking requirement only. The internal details / changes, sanitary requirement, etc. shall be verified by the Municipality before issuing Occupancy Certificate.
- As regards to the validity of Conversion Sanad, renewal of licence, the same shall be confirmed by the Municipality before issuing Occupancy Certificate.

- (f) The Completion Order 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/applicant's representative.
- (g) As regards complaints pertaining to encroachments, Judicial Orders/directives and other legal issues, the same may be verified and confirmed by the concerned Municipality, before issuing Occupancy Certificate.
- (h) No alteration/changes shall be carried out in the constructed and completed building, subsequent to issue of this Completion Order, the local authority shall confirm about the same.



**(Damodar V. Naik)**  
**Architectural Assistant**



**(Shivprasad P. Murari)**  
**Member Secretary**

**To,**  
**The Janata Co-operative Housing Society Limited,**  
**Aquem, Margao,**  
**Salcete – Goa.**

Copy to: -

- a) Chief Officer, MMC, Margao- Goa,
- b) Office Copy
- c) Guard file.