

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

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

PANAJI-GOA

Ref. No. NGPDA/M/1841/ 461/2026

Date: 13 APR 2026

MAPUSA PLANNING AREA COMPLETION ORDER

1. Development permission issued by vide order no. (i) NGPDA/M/1841/2973/2021 dated 10-03-2021 (ii) NGPDA/M/1841/1244/2025 dated 03-07-2025 (Revised) situated at Mapusa, bearing Chalta No. 29/42 and 30/3 P.T. Sheet No. 30.
2. Completion Certificate dated 10-03-2026 issued by Registered Architect Shri. Ashwini Kumar Prabhu Reg. no. CA/97/21951.
3. Completion of Development checked on 17-03-2026 by Shri Sandeep Y. Hadfadkar (Planning Assistant)
4. Infrastructure Tax Rs. 21,72,070.00 is paid vide challan No. M-46 dated 05-03-2021 and Rs. 20,25,842.00/- paid vide challan no. M-18 dated 02-07-2025 earlier.
5. Your development has been checked and found completed: Completion is issued for Construction of (i) Basement, ground floor stilt (parking), upper ground floor, first floor, second floor, third floor and fourth floor only of the Residential building Block 'A' and Block 'C' and Basement, ground floor (stilt parking), upper ground floor, first floor, second floor and third floor only of the Residential building Block 'B' and Block 'D'.



Shri Sandeep Y. Hadfadkar
(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.
- (c) The basement/Garage/ stilt parking places should be used strictly for parking of vehicles only as per the approved plan dated 10-03-2021 and 03-07-2025 (Revised).
- (d) 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.
- (e) The Completion Order is issued based on Structural Stability Certificate dated 11-03-2026 issued by the Rajesh Mahambrey Reg. no. SE/0044/2010.



(K. ASHOK KUMAR)
MEMBER SECRETARY

To,
M/s. Goldendunes Infratech Pvt. Ltd.
Mapusa Bardez Goa.
Copy to:

1. The Chief Officer, Mapusa Municipal Council Mapusa Bardez Goa
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NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

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

PANAJI-GOA

Ref. No. NGPDA/M/1841/ 1096/2026

Date: 19 MAY 2026

MAPUSA PLANNING AREA
COMPLETION ORDER

1. Development permission issued by vide order no. (i) NGPDA/M/1841/2973/2021 dated 10-03-2021 (ii) NGPDA/M/1841/1244/2025 dated 03-07-2025 (Revised) situated at Mapusa , bearing Chalta No. 29/42 and 30/3 P.T. Sheet No. 30.
2. Completion Certificate dated 04-05-2026 issued by Registered Architect Shri. Ashwinikumar Prabhu Reg. no. CA/97/21951.
3. Completion of Development checked on 12-05-2026 by Shri Sandeep Y. Hadfadkar (Planning Assistant)
4. Infrastructure Tax Rs. 21,72,070.00 is paid vide challan No. M-46 dated 05-03-2021 and Rs. 20,25,842.00/- paid vide challan no. M-18 dated 02-07-2025 earlier.
5. Your development has been checked and found completed: Completion is issued for Construction of Fifth and Sixth floor of Building Block 'A' and 'C' Fourth, fifth and Sixth floor of Building Block 'B' & 'D'.

Sandeep Y. Hadfadkar

Shri Sandeep Y. Hadfadkar
(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.
 - (c) The basement/Garage/ stilt parking places should be used strictly for parking of vehicles only as per the approved plan dated 10-03-2021 and 03-07-2025 (Revised).
 - (d) 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.
 - (e) The Completion Order is issued based on Structural Stability Certificate dated 11-03-2026 issued by the Rajesh Mahambrey Reg. no. SE/0044/2010.



(K. ASHOK KUMAR)
MEMBER SECRETARY

✓ To,
M/s. Goldendunes Infratech Pvt. Ltd.
Mapusa Bardez Goa.
Copy to:

1. The Chief Officer, Mapusa Municipal Council Mapusa Bardez Goa
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