

**South Goa Planning &  
Development Authority.**

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

G P D  
S A

Ph:2731781

Ph:2714495

Ref.: SGPDA/P/3038/269/21-22

Date: 14/03/2022

**COMPLETION ORDER**

- 1) Development permission issued vide order no. SGPDA/P/3038/53/16-17 dated 26-05-2016 and Renewal vide order no. SGPDA/P/3038/101/19-20 dated 09-08-2019 in the land situated at **Ponda, Goa** of Survey no. 172/6-A.
- 2) Completion Certificate issued on 07-03-2021 by Registered Architect, **Shri. Girish Kelekar**, Reg. No. AR/0053/2010.
- 3) Completion of Development checked on 11-03-2022 by **Mr. Paulo Gomes**, Planning Assistant.
- 4) Structural Stability Certificate issued on 09-03-2021 by Registered Engineer, **Shri. K. A. Sahakari**, Reg. No. SE/0019/2010.
- 5) Infrastructure tax is paid vide **Challan no. IT-359** dated 18-04-2016 for an amount of **Rs. 2,60,096/-**
- 6) Your development is found completed with respect to the following i.e. **Stilt floor for parking, 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> floor (2 flats each). Total 6 flats for residential purpose only.**
- 7) This order issued with the following conditions: -
  - (a) The use of buildings should be strictly as per approval granted.
  - (b) All parking spaces/garages if any, should be used for parking of vehicles only and should not be converted for any other use.
  - (c) 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.
  - (d) 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 seen by the Municipality before issuing Occupancy Certificate.
  - (e) As regards to the validity of conversion sanad, renewal of license, the same shall be confirmed by the Municipality before issuing Occupancy Certificate.

- (f) The Completion Order is issued 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 issued, the same may be verified and confirmed by the concerned Municipality, before issuing Occupancy Certificate.



(Rosario Paulo Gomes)  
Planning Assistant



(Ranjit M. Borkar)  
Member Secretary

To,  
Mr. Sahil S. Dangui,  
Vedhangi S. Dangui & Chaya S. Dangui,  
C/o H. M. Builders & Developers,  
Upper bazaar, Ponda - Goa.



Copy to: -

- Chief Officer, PMC, Ponda - Goa,
- Office Copy
- Guard file



**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/3038/ 82 /21-22

Date: 20/07/2021

**COMPLETION ORDER**

- 1) Development permission issued vide order no. SGPDA/P/3038/53/16-17 dated 26/05/2016 renewal vide order no. SGPDA/P/3038/101/19-20 dated 9/08/2019 in the land situated at Ponda of survey no. 172/6-A.
- 2) Completion Certificate issued on 18/05/2021 by Registered Architect Girish Kelekar Reg. No. AR/0053.
- 3) Completion of Development checked on 05/07/2021 by Shri Prakash Naik Bldg. Insp.
- 4) Structural Stability Certificate dated issued on 18/05/2021 by Registered Engineer, K.A. Sahakari, Reg. No. SE/0019/2010.
- 5) Infrastructure tax is paid vide Challan no.IT-359 16-17 dated 18/4/16 for an amount of Rs. 260096/-
- 6) Your development is found part completed with respect to the following i.e. Lower Ground Floor stilt for parking and Upper Ground Floor 2 flats, 1<sup>st</sup> floor 2 flats, 2<sup>nd</sup> floor 2 flats and 3<sup>rd</sup> floor 2 flats for residential purpose.
- 7) This Certificate issued with the following conditions:-
  - (a) The use of buildings should be strictly as per approval.
  - (b) All parking spaces/garages if any, should be used for parking of vehicles only and should not be converted for any other use.
  - (c) 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/Panchayat on presentation of this order.
  - (d) This Certificate 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 seen by the Municipality/Panchayat before issuing Occupancy Certificate.

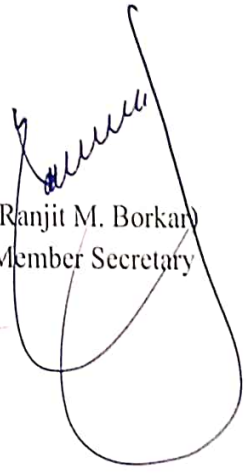


- (e) As regards to the validity of conversion sanad, renewal of licence, the same shall be confirmed by the Municipality/Panchayat before issuing Occupancy Certificate.
- (f) The Completion Certificate issued is from the planning point of view only as regards to structural stability and safety of all, 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/applicants representative, and
- (g) As regards complaints pertaining to encroachments, Judicial Orders/directives and other legal issued, the same may be verified and confirmed by the concerned Panchayat/ Municipality, before issuing Occupancy Certificate.
- (h) This part completion order is issued based on the Affidavit submitted by the owner dated 08/07/2021 assuring about the proper development of access road by Municipality before applying for Completion Order of the remaining residential blocks.



( Prakash Naik )  
Building Inspector

Shri. Sahil S. Dangui,  
Vedhang S. Dangui & Chaya S. Dandui,  
C/O. H.M. Builder & Developer,  
Upper Bazar, Ponda-Goa.



( Ranjit M. Borkar )  
Member Secretary

Copy to:-

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