

**South Goa Planning &
Development Authority.**



Ph:2731781

Ph:2714495 4th Floor, D Wing, Osia Commercial Arcade,
Near S.G.P.D.A. Market Complex, MARGAO - GOA.

Ref.: SGPDA / P /5463/ 854 / 23-24

Date: 21 / 07 / 2023

COMPLETION ORDER

Completion is hereby certified for Building A having Ground floor stilt parking and 4 flats each from 1st to 5th floor, Building B1, B2 having ground floor stilt parking 2 flats each from 1st to 4th floor, Building C having ground floor stilt parking 2 flats each from 1st to 4th floor, part C Building having Club House and Society offices, Swimming pool & Compound wall located in the land situated at Gogol, Margao of Chalta No. 2(part), 3, 19, 20, 21, 22 & 32 of P.T.S. No. 127 as per the Development permission issued vide Order no. SGPDA/P/5463/1057/18-19 dated 09-10-2018 & Revised issued vide order no. SGPDA/P/5463/837/23-24 dated 17-07-2023.

Completion Order issued on 17/07/2023 by Registered Architect, Sameer Nadkarni, Reg. No. AR/0003/2010.

Completion of Development checked on 10/07/2023 by Mrs. Kanchan Sawant, (Architectural Assistant).

Structural Stability Certificate issued on 15/12/2022 by Registered Engineer, Mr. Prakash S. P. Lawande, Reg No. SE/0006/2010.

Infrastructure tax is paid vide Challan no. IT/54 dated 27-09-2018 for an amount of Rs. 10,56,800/-

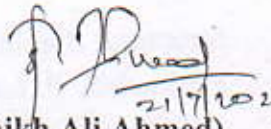
This order issued with the following conditions: -

- (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.
- (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.


(Kanchan Sawant)
Architectural Assistant




(Shaikh Ali Ahmed)
Member Secretary
21/7/2023

To,
M/s. Alcon Developers,
Off. Sukerkar Mansion, First Floor,
M.G. Road,
Panaji - Goa.

Copy to: -

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