

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st floor, Mala Link Road,
PANAJI-GOA

Ref. No. NGPDA/M/1053/ 2048 /2023

Date: - 6 OCT 2023

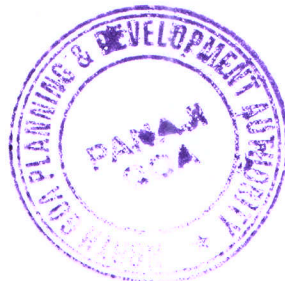
MAPUSA PLANNING AREA

COMPLETION ORDER

1. Development permission issued by vide order No. NGPDA/1053/2833/2017 dated 13/01/2017 situated at Mapusa bearing **Ch. no. 1 P. T. S No. 8 of Mapusa**
2. Completion Certificate issued by Registered Architect Siddharth D Naik dated 08/08/2023
Completion of Development checked on 21/08/2023 by Shri Bhalchandra D Naik (Planning Assistant).
3. Infrastructure Tax paid earlier (i) Rs. 13,46,199/- earlier vide Challan no. M-82 dated 23/1/2012 (ii) Rs. 40,15,235/- vide Challan no. M-75 dated 17/11/2016.
4. Your development has been checked and found Part completed: Completion is issued for
 - Building Block A = Comprising of ground (Shop/Parking) & First floor Residential only.
 - Building Block C = Comprising of ground (Shops/Parking) & First floor Residential only.

B. Naik
Bhalchandra D Naik
(Planning Assistant)

6. This Certificate is issued with the following conditions:
 - (a) This Certificate 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 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 13/01/2017
 - (d) This certificate 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) This Completion Certificate is issued based on structural Stability Certificate issued by the Engineer Abhay U. Kunkolienkar dated 05/08/2023 submitted by the applicant.
(TCP Reg.no SE/0013/2010)



U. V. Dagur
06/10/23
[VERTIKA DAGUR]
MEMBER SECRETARY

To,
Ramnath Harmalkar & others,
Karaswada Mapusa- Goa

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

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

PANAJI-GOA

Ref. No. NGPDA/M/1053 / 3394 / 2024

Date: 20 FEB 2024

MAPUSA PLANNING AREA
COMPLETION ORDER

1. Development permission issued by vide order no. NGPDA/M/1053/2833/2017 dated 13-01-2017 situated at Mapusa, bearing Ch. No. 1 of P.T. Sheet No. 8 of Mapusa.
2. Completion Certificate issued dated 05-01-2024 by Registered Architect Smt. Sidharth D. Naik.
3. Completion of Development checked on 17-01-2024 by Shri Bhalchandra D. Naik (Planning Assistant)
4. Infrastructure Tax i) Rs. 13,46,199.00/- paid vide challan no. M-82 dated 23-01-2012 and ii) Rs. 40,15,235.00/- paid vide challan no. M-75 dated 17-11-2016 iii) Rs. 2,76,010.00/- paid vide challan no. M-44 dated 03-02-2024.
5. Your development has been checked and found part completed: Completion is issued for
Construction of Residential building
Block A= Comprising of Second floor to fifth floor (Residential)
Block B = Comprising of Stilt (Parking) first to fifth floor (Residential)
Block C = Second floor to fifth floor (Residential)


Shri Bhalchandra D. Naik
(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 13-01-2017.
 - (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 dated 13-12-2023 based on Structural Stability Certificate issued by the Engineer Abhay U. Kunkolienker Reg. No. SE/0013/2010 submitted by applicant.




(VERTIKA DAGUR)
MEMBER SECRETARY

To,
Ramnath Harmalkar and others
C/o. Raj Housing Developers Pvt. Ltd.
Karaswada, Mapusa Goa.