

# NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Shanta Bldg., 1<sup>st</sup> Floor, Next to Vivanta Hotel, St. Inez Panaji Goa

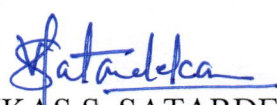
Ref: NGPDA/61/PNJ/1101/2025

Date: 23 JUN 2025

PANAJI PLANNING AREA

## COMPLETION ORDER

1. i. Development Permission Order issued vide Order No. NGPDA/2144/1976/2018 dated 19/01/2018  
ii. Renewal of Development Permission Order issued by erstwhile GPPDA vide Ref. No. GPPDA/594/TLG/708/2021 dated 25/10/2021  
iii. Development Permission Order issued for Revision and Regularization of the stilt floor issued vide Ref. No. NGPDA/61/PNJ/1010/2024 dated 25/07/2024  
iv. Development Permission Order issued for Revised Stilt Floor, Basement and Site Plan issued vide Ref. No. NGPDA/61/PNJ/1057/2025 dated 18/06/2025 situated at **Panaji** city bearing Chalta No.55 of P.T Sheet No.116, plot No.15
2. Completion Certificate issued by Registered Architect **Zahooruddin Aga**, Reg. No.CA/2020/123538 dated 01/05/2025
3. Completion of Development checked on 22/05/2025 by **Vikas S. Satardekar (Planning D'man Gr.-I)**
4. **Infrastructure Tax Rs.10,35,952/-** vide Challan No.P-47 dated 17/01/2018 has been paid earlier
5. Your development has been checked and found completed: Completion is issued for: **Construction of multi-family residential building comprising of:**
  - (a) **Basement – for parking of vehicles only**
  - (b) **Stilt floor – for parking of vehicles only**
  - (c) **Typical 1<sup>st</sup> to 4<sup>th</sup> floor – total 8 nos. of flats (double bed)**
  - (d) **Typical 5<sup>th</sup> to 8<sup>th</sup> floor – total 4 nos. of flats (triple bed)**
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 as per the approved plan dated 19/01/2018 & 18/06/2025
  - (c) 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.

  
VIKAS S. SATARDEKAR  
(PLANNING D'MAN GR.-I)

- (d) Structural Stability Certificate issued by registered Engineer Niteen Sant,  
Reg.No.SE/0016/2011 dated 30/04/2025
- (e) This Completion Order is to be read along with development  
permission issued for revised basement, stilt floor and site plan vide  
Ref. No. NGPDA/PNJ/1057/2025 dated 18/06/2025



(K. ASHOK KUMAR)  
MEMBER SECRETARY

3/6/25

To,  
Manas Developers,  
Mr. Tanmay U. Kholkar (Proprietor),  
Happy Home Co-operative Housing Society,  
La Campala Colony, Miramar,  
Panaji -Goa

//cp..

**Copy to:**

- 1) The Commissioner, The Corporation of City of Panaji, Goa