

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/4889/1559/23-24

Date: - 23/01/2024

COMPLETION ORDER

Completion is hereby certified for Building 'B' comprising of stilt floor for parking, 1st floor to 3rd floor – 2 flats each and on 4th floor – 1 flat for residential use located in the land situated at Colmorod, Navelim, Margao in the Plot No. B bearing Chalta No. 13, 15 & 17 of PTS No. 299 as per the Development Permission issued vide order no. SGPDA/P/4889/682/20-21 dated 22.09.2020 and revised order issued vide no. SGPDA/P/4889/1482/23-24 dated 10.01.2024.

Completion Certificate issued on 11/01/2024 by Registered Architect, Mr. Rajeev M. Sukhthanker, Reg. No. AR/0028/2010.

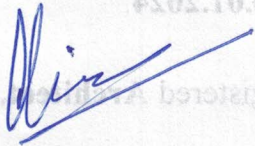
Completion of Development checked on 12/01/2024 by Mr. Damodar V. Naik, Architectural Assistant.

Structural Stability Certificate issued on 03/10/2023 by Registered Engineer, Mr. Abhay U. Kunkolienkar, Reg. No. SE/0013/2010.

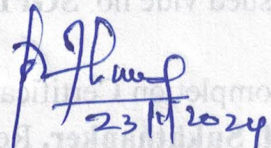
This order issued with the following conditions: -

- (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 verified by the Municipality before issuing Occupancy Certificate.
- (e) As regards to the validity of Conversion Sanad, renewal of licence, the same shall be confirmed by the Municipality before issuing Occupancy Certificate.

- (f) The Completion Order 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/applicant's representative.
- (g) As regards complaints pertaining to encroachments, Judicial Orders/directives and other legal issues, 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.



(Damodar V. Naik)
Architectural Assistant


23/11/2024

(Shaikh Ali Ahmed)
Member Secretary

To,
Mr. Vassudev alias Audhoot M. Pai Kane & Others,
Ms SRE Estates Development,
C/o Rajeev M. Sukhthankar (Arch),
F-1, 1st Floor, Fatima Chamber,
Near Fatima Convent,
Margao – Goa.

Copy to: -

- Chief Officer, MMC, Margao- Goa,
- Office Copy
- Guard file.

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