



No.TPP/515/Queula/23/1/2020/680 dated 18/03/2020.

**And whereas,** the Asst. Conservator of Forest, North Goa Division, Ponda- Goa, vide letter No.5/CNV/PON-781/DCFN/TECH/2019- dated 07/03/2020 informed that the area under survey No.23/1-A of Queula village of Ponda Taluka admeasuring an area of **4039 Sq. mts.** The area is not a Government Forest and does not form part of any Compartment of North Goa Division Working plan. The area also does not figure in the list of survey numbers finally confirmed as Private Forest as per the reports of the State Level Expert Committees headed by Sawant/Dr. Karapurkar. Tree canopy density of the plot is less than 0.2. As the area is less than 1 Ha it does not come under the purview of Hon'ble Supreme Court Order dated 04/02/2015. Forest (Conservation) Act, 1980 is not applicable to the above area.

**And whereas,** the Mamlatdar of Ponda, has submitted report vide No: MAM/PON/C.I(II)/AK/Conv/2020/893 dated 25/02/2020 informing that the applicant is private owner, the land is situated in village area, land is not located near defence area, such use will not affect public health, safety and convenience. The present market value is around Rs. 1000/- per sq.mts. The site is linked with main road and internal tar road up to plot linked with Queula village road. There are no tenants on the land sought for conversion, nor the name of tenant is deleted any time. There is no Mundakkar on the land. There was no tenancy on the proposed land property was not Comunidade/Aramento Government/Alwara. The land is not low lying and there is a well near the compound. Land falls under survey No.23/1-A of Queula village of Ponda Taluka. There is no electrical line passing in the plot sought for conversion.

**And whereas,** the Inspector of Survey & Land Records, Ponda vide letter No.2/ISLR/PON/CONV/09/20/532 dated 8/06/2020 informed that the land in question is Dry crop. There exists 9 nos of jungle trees, in the area asked for conversion.

**And Whereas,** after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land of **Survey No. 23/1-A in the village of Queula in the Ponda Taluka** was approved and applicant has deposited the conversion fees **Rs. 6,66,435/-** (Rupees six lakh sixty six thousand four hundred thirty five only) dated 18/06/2020 in the **State Bank of India, Ponda.**

Now, this is to certify that the permission to use the said plot

bearing **Sy. No. 23/1-A** in the **village of Queula Ponda Taluka with FAR 80** is hereby granted subject to the provisions of the said Code and Rules there under and on the following conditions namely:

1. **Leveling and clearing of the Land:** The Applicant shall be bound to level and clear the Land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted and to prevent non-sanitary conditions.
2. **Assessment:** The Applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and Rules there under with effect from the date of this Sanad.
3. **Use:** The Applicant shall not use the said land and building erected or to be erected thereon for any purpose other than granted purpose, without the previous sanction of the Collector.
4. **Liability for rates:** The applicant shall pay all taxes, rates and cesses leviable on the said land.
5. **Penalty Clause:** (a) If the applicant contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.  
(b) Notwithstanding anything contained in Sub-Clause (a) it shall be Lawful for the Collector to direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within such time as specified in that behalf by the Collector and on such removal or alteration not being carried out and recover the cost of carrying out the same from the Application as an arrears of land revenue.
6. **Code provisions applicable:** Save as herein provided the grant shall be subject to the provisions of the said Code and Rules there under.
7. The Applicant shall comply with the provisions of Town and Country Planning Act in force in Goa. Any violations of these provisions shall be solely at the cost of the Applicant at his own peril.
8. The applicant plot is located along 30.00 mts. proposed road and construction will be permitted at a distance of 5.00 mts + 3.00 from the centre line of the existing road.



9. If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.
10. Sanad shall not take away Munducarial/Tenancy rights of any individual, if any, existing in the said property and if the sanad is obtained by suppression of any vital facts, the sanad shall stand cancelled from the date of its issue. The Applicant shall also be liable to restore land back to its original use at his own cost.
11. Any further development in the plot shall be strictly as per the rules in force.
12. No hill cutting or filling of low-lying area shall be undertaken without prior permission from the Chief Town Planner under section 17A of TCP Act.
13. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc. The applicant shall not use the Sanad for pursuing any illegal or antinational activities on this converted land.
14. Traditional access, rain water drains passing through the plot if any shall not be blocked. Easement rights in any shall be protected.
15. The applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
16. If Sanad is obtained by suppression of any vital information, it shall be revoked any time after knowledge of such fact from date of issue.
17. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
18. Adequate arrangement shall be made so as not to affect any drainage portion in the area and flow of natural water.
19. Low lying land, water bodies be protected and should not be harmed due to any activity.
20. If this Sanad is inconsistent with any law in force in the state of Goa or any decision of Hon'ble Supreme Court or Hon'ble High Court of Bombay, this Sanad shall be ineffective to extent of such inconsistency.
21. In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees before issuance of Challan then the applicant hereby undertakes to pay the difference along with simple interest of 12% per annum calculated from the



date of issuance of original Challan till the date of payment thereof. The failure or refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersigned to revoke the said Sanad and/or recover the balance as arrears of land revenue from Applicant.

22. In case of violation of any of the conditions or in case any N.O.C. etc. issued by any Department for effecting conversion is withdrawn, revoked or otherwise, the conversion Sanad shall also stand cancelled from such date of withdrawal, revocation or otherwise.

23. In future, if any dispute arises regarding the ownership, title, etc, than the applicant shall be solely responsible and the Collector or any other authorized officer on his behalf shall be at liberty to revoke the Conversion Sanad granted without giving any notice/reason.

24. The Affidavit cum indemnity bond executed by the applicant before Notary dated 17<sup>th</sup> day of June 2020 is taken on record.

25. Any dispute, mis-information, litigations shall gives right to the issuing authority to revoke the Sanad without issuing any notice.

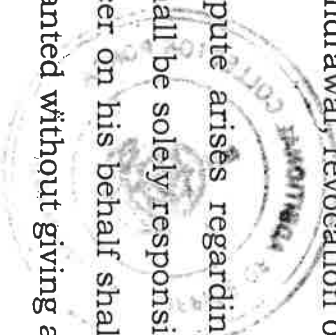
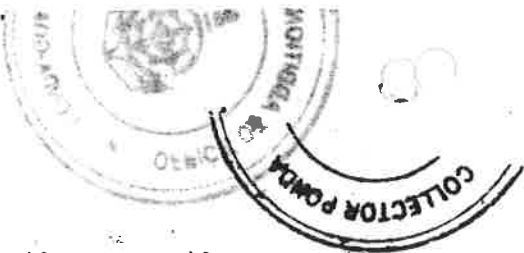
26. The applicant shall solely be responsible in case of any breach of condition narrated in the aforesaid paras of this Sanad.

**Appendix-1**

Length & Breath		Total Superficia l Area	Forming part of Survey no. & Sub Div number	BOUNDARIES
North to South	East to West			
42.25 M	113.00 M	4039 Sq.mts	23/1-A	North: Sy.no.23/1,1-D,1-E South: Sy.No. 23/2 East: Sy.No. 23/1 West: Sy.No. 23/1

Conversion is sanctioned for Residential purpose in Settlement Zone classified under village category with VP-1, FAR 80% based on reports/NOC referred at page no. 1 & 2.

In witness whereof the Collector of South Goa District, Margao has hereunto set his hand and sent seal of his office on behalf of the Government of Goa and the Applicant, i.e., **Smt. Maria Sulana F.S.**



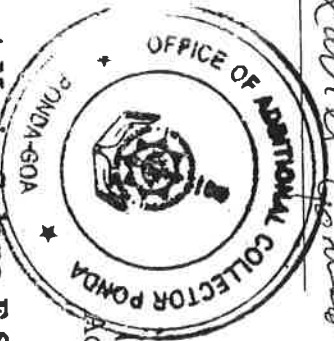
**Aguiar r/o 4B, T-3 & T-4, Model Status, Donapaula - Goa** has hereunto set his/her hand on this 2nd day of July 2020.

*Sulana D'Souza*  
(**Maria Sulana F.S. Aguiar**)

Name and Signature of the witnesses:

*Sushant G. Kavaldekar* *Sushant G. Kavaldekar*

2. *Conservator Ravindra G. Polhile* *Polhile*



*Arvind B. Khutkar*  
(**Arvind B. Khutkar**)  
Additional Collector-III  
Ponda- Goa.

We declare that **Smt. Maria Sulana F.S. Aguiar r/o 4B, T-3 & T-4, Model Status, Donapaula - Goa** who have signed this sanad are, to our personal knowledge, the person he/she represents himself/herself to be, and that he/she/they have affixed their signature here to in our presence.

*Sushant G. Kavaldekar* *Sushant G. Kavaldekar*

2. *Conservator Ravindra G. Polhile* *Polhile*

Copy to:

1.  Smt. Maria Sulana F.S. Aguiar r/o 4B, T-3 & T-4, Model Status, Donapaula - Goa.
2. The Dy. Town Planner, Town and Country Planning Dept., Ponda.
3. The Dy. Conservator of Forest, Ponda-Goa.
4. The Mamlatdar of Ponda Ponda Goa.
5. The Inspector of Survey & Land Records, Ponda- Goa.
6. The Municipal Council/Village Panchayat.

