OFFICE OF THE ADDITIONAL COLLECTOR-III, PONDA
Second Floor, Government Complex Building,
Tisk, Ponda-Goa,
Phone: 0832-2311000, Fax: 0832- 2311000
Email: ac3-south.goa@gov.in

No: AC/PON/SG/CONV/22/2021/252 Date: 11 /05/2022

READ:1. Application dated 11/03/2021 u/s 32(1) of Smt. Pramodini G. P. Shirodkar r/o H. no. 387, Shantinagar Rawanfond, Aquem Baixo, Margao Goa.
2. Letter No.COL/South-Goa/Conv-Cell/OM/2021/3527 dated 30/03/2021.
3. Letter No.COL/South-Goa/C-Cell/OM/2021/13770 dated 19/11/2021

OFFICE OF ADDITIONAL COLLECTOR, PONDA & ADM. PONDA-GOA

S A N A D

S C H E D U L E - II

{See Rule 7 of the Goa, Daman & Diu Land Revenue (Conversion of use of Land & non-agricultural Assessment) Rules, 1969.}

Whereas, an Application has been made to the Collector of South Goa, (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his duties and powers under this grant) under Section 32 of the Goa, Daman & Diu Land Revenue Code, 1968 (hereinafter referred to as "the said Code" which expression shall, where the context so admits include the Rules and Orders there under) by **Smt. Pramodini G. P. Shirodkar r/o H. no. 387, Shantinagar Rawanfond Aquem Baixo, Margao Goa** being the occupant of the plot registered **under Survey No. 381/1-A** in the **village of Borim of Ponda Taluka admeasuring an area of 950 sq.mts.** (hereinafter referred to as the "applicant" which expression shall, where the context so admits include his heirs, executors, administrators and assigns) for the permission to use the plots of Land (hereinafter referred to as the " said plot") described in the Appendix I hereto, forming land under **Survey No. 381/1-A Borim** in the **village of Borim of Ponda Taluka,** admeasuring an area **950 sq. mts.** be the same a little more or less, for the purpose of **Residential** use only.

And whereas, the zoning certificate submitted by applicant issued by Dy. Town Planner, Ponda reported that land under survey No. **381/1-A** in the **village of Borim of Ponda Taluka** as per the Regional Plan for Goa 2021, the plot under reference falls in Settlement Zone having permissible maximum FAR of 80 vide report No.TPP/207/zoningg/Borim/381/2021/467 dated 01/03/2021 and report No.TPP/207/zoningg/Borim/381/2021/923 dated 23/04/2021.

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And whereas, the Mamlatdar of Ponda, submitted report vide no: MAM/PON/C.I./AK/CONV/2021/2431 dated 08/09/2021 informing that such use would not affect public health, safety and convenience. The proposed market value is Rs. 1200/- per sq.mts. The proposed land have public road access. There is an internal village road touch to the plot sought for conversion. There are no tenants, Mundkars on the land. There is no any entry in the other rights column of computerized form I & XIV of Sy. no. 381/1-A of Borim village, but there is one entry appeared in other rights column of manual form I & XIV of Sy. no. 381/1 of Borim Village. The land is not falling under low lying area and there does not exist water bodies. There is no structure on the plot sought for conversion. The land does not fall under 500 Mts. HTL and 200 Mts. No electrical line passing through the proposed plot sought for conversion.

And whereas, the Dy. Conservator of Forest, North Goa Division, Ponda- Goa, vide letter No.5/CNV/PON-362/DCFN/TECH/2021-22/875/3375 dated 11/01/2022 informed that the area under survey No. **381/1-A of Borim** village of Ponda Taluka admeasuring an area of **950 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/V.T Thomas. Tree canopy density of the plot is 0.1. Forest (Conservation) Act, 1980 is not applicable to the above area.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under **Survey No. 381/1-A of Borim village of Ponda Taluka** was approved and applicant has deposited the **Conversion fees of Rs 1, 28, 250/-** vide challan No.Conv/07/2022 dated 13/04/2022 in **the State Bank of India, Ponda.**

Now, this is to certify that the permission to use the said plot for residential purpose 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.

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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) Not withstanding 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. If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.

9. Sanad shall not take away Mundcarial/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.

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10. Any further development in the plot shall be strictly as per the rules in force.

11. 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.

12. 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.

13. Traditional access, rain water drains passing through the plot if any shall not be blocked. Easement rights in any shall be protected.

14. The applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.

15. 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.

16. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.

17. Adequate arrangement shall be made so as not to affect any drainage portion in the area and flow of natural water.

18. Low lying land, water bodies be protected and should not be harmed due to any activity.

19. 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.

20. 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

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undersigned to revoke the said Sanad and/or recover the balance as arrears of land revenue from Applicant.

21. 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.

22. 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.

23. The Affidavit cum indemnity bond executed by the applicant before Notary dated 14th day of the month March 2022 is taken on record.

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

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

Appendix-I

Length & Breath		Total Superficial Area	Forming part of Survey no. & Sub Div number	BOUNDARIES
North to South	East to West			
37.5 mts	54.00 mts	950 Sq.mts	381/1-A	North : 381/1, 381/3 South : 381/4, 381/1 East : Road West : Nallah & Sy. no. 381/2
Conversion is sanctioned for Residential purpose Settlement Zone 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. Pramodini G. P. Shirodkar r/o H. no. 387, Shantinagar Rawanfond Aquem Baixo,**

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Margao Goa has hereunto set his/her hand and seal of this office this - 10th day of April, 2022.

Smt. Pramodini G. P. Shirodkar

Name and Signature of the witnesses:

1. Vijesh P. Naik

2. Ritesh R. Shet

(Prashant P. Shirodkar)
Additional Collector-III
Ponda- Goa.

We declare that **Smt. Pramodini G. P. Shirodkar r/o H. no. 387, Shantinagar Rawanfond Aquem Baixo, Margao Goa** who have signed this sanad are, to our personal knowledge, the person he/she represents himself/herself to be, and that they have affixed their signature here to in our presence.

1. Vijesh P. Naik

2. Ritesh R. Shet

Copy to:

1. Smt. Pramodini G. P. Shirodkar r/o H. no. 387, Shantinagar Rawanfond Aquem Baixo, Margao Goa.
2. The Dy. Town Planner, Town and Country Planning Dept., Ponda.
3. The Mamlatdar of Ponda, Ponda Goa.
4. The Inspector of Survey & Land Records, Ponda- Goa.
5. The Municipal Council/Village Panchayat.

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GOVERNMENT OF GOA

Directorate of Settlement and Land Records

Office of Inspector of Survey and Land Records

PONDA - GOA

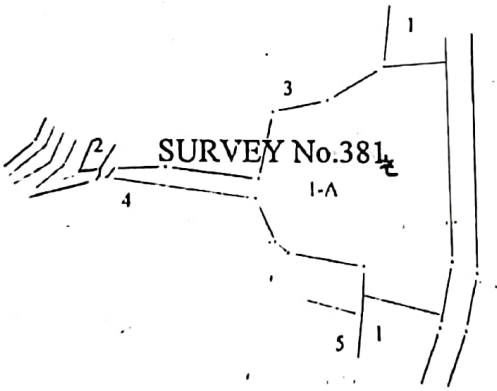
Tokan No CPON 219-243

N

Plan Showing plots situated at
Village : BORIM
Taluka : PONDA
Survey No./Subdivision No. : 381/ 1-A
Scale :1:1000

(A Matondkar)
Inspector of Survey &
Land Records
Ponda - Goa

COLLECTOR, PONDA



Additional Collector Ponda
Ponda-Goa

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