



OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 415, 4th Floor, Additional Collector-I Section,

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No: AC-II/SAL/SG/CONV/22/2016/4601

Date: 03/05/2016.

READ: Application dated 25/11/2015 u/s 32 of LRC, 1968

**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 Smt. Mangla @ Vaishali Vasant Naik & Shri. Vasant Govind Naik, R/o. H.No. 392, Tamsuli, Khandola Ponda Goa, being the occupant of the plot registered Land under Survey No. 105/1-H of Candola Village of Ponda Taluka, admeasuring an area 1467.00 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. 105/1-H of Candola Village of Ponda Taluka, admeasuring an area 1467.00 sq.mts be the same a little more or less, for the purpose of Residential use only.

And whereas, the Town Planner, Ponda, has submitted report stating that the land under survey No.105/1-H, Candola Village of Ponda Taluka, as per the Regional plan for Goa 2001 is earmarked as Settlement Zone with FAR of 60% as village Ponda is classified as VP-02& has recommended the conversion of Land for Residential purpose admeasuring an area 1467.00sqmts., vide report no: TPM/563/Candola/105/2015/2373 dated 28/12/2015.

And whereas, the Dy Conservator of Forest, South Goa Division, Ponda-Goa, vide letter No 5/CNV/PON/DCFN/TECH/2015-16/786/2481 dated 20/01/2016 has informed that his office has been examined by the Sub- Divisional Forest Officer, Ponda & it is observed that the area under Survey No: 105/1-H of Village Candola of

Ponda Taluka, admeasuring area of 1467 Sq.mts is not a Govt. 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 number 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 0 to 0.1 Forest (Conservation) Act, 1980 is not applicable to the Above area.

And whereas, the Mamlatdar of Ponda, has submitted report vide no: MAMPON/CI-II/CONV/2016/377 dated 21/01/2016, wherein he has stated such use would not affect public health, safety and convenience, the market value is about Rs. 1500/- per sq.mts, the proposed land for conversion is accessible, it is a internal road linked to Marcel -Betqui road, there is no tenants / Mundkars as per manual form I& XIV under survey number 105/0 of village Candola of Taluka Ponda, there are no tenancy case on proposed land as per the reports of court clerk of Mamlatdar, Jt. Mamlatdar I, II, III, the land is not falling under low lying area and does not exist any water bodies, there is two structures in the plot sought for conversion, one is a hut and another is kaccha structure, the land is situated in Survey No.105 Sub Division No. 1-H of Village Candola of Ponda Taluka, the land does not fall under 500mts. HTL and 200 mts. may be decided at collector level, it is a garden type of land as per manual form I& XIV under survey number 105/0 and 105/1-H of Village Candola of Ponda.

And whereas, the Inspector of Survey & land Records, Ponda-Goa, has submitted six copies of the plan alongwith details in appendix I to Schedule II of Sy.No. 105/1-H, Candola Village of Ponda Taluka and further informed that the land in question is Garden, the survey is carried out as per the site plan & same tallies with the survey plan & ground measuring, there exists mud house with asbestos roofing admeasuring area of 109sq mts & shed admeasuring area of 36 sqmts and there exist 4 cashew, 3 mango & 1 jackfruit tree in the area ask for conversion. vide letter NO.2/SSLR/254/2015/288 dated 04/02/2016.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey no: 105/1-H, Candola Village of Ponda Taluka, Goa was approved and applicant has deposited Conversion fees of Rs.93121/- Rupees Ninety three thousand one hundred twenty one only) vide e-challan no COL/116/2016-17 dated 25/04/2016, in the State Bank of India, D.H.Q. Margao-Goa, and applicant has submitted Affidavit cum Indemnity Bond, Notary before, Shantaram V. Kudchadkar Margao Reg. No.657/16 dated

28/04/2016.

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

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. The applicant shall leave minimum 7.50mts=3.00mst=10.50mts from the centre line of the existing road at the time of construction.
14. Traditional access, passing through the plot, if any shall be maintained.
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 the 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 of refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersign 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.



GOVERNMENT OF GOA
INSPECTOR OF SURVEY & LAND RECORDS
PONDA - GOA

PLAN

OF THE PROPERTY BEARING SURVEY No.105/1-H SITUATED AT CANDOLA VILLAGE
OF PONDA TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL
INTO NON AGRICULTURE PURPOSE BY MANGALA ALIAS VAISHALI VASANT NAIK AND
VASANT GOVIND NAIK VIDE ORDER NO. AC/PON/SG/CONV/23/2015/152 DATED 25/11/2015.
BY ADDITIONAL COLLECTOR OF PONDA, PONDA-GOA.



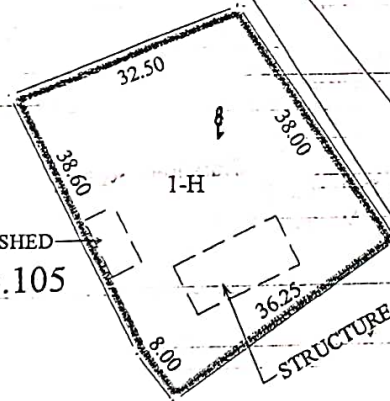
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AREA TO BE CONVERTED 1467.00 SQ. MTS.

A Matondkar
A Matondkar

Inspector of Survey &
Land Records.



SURVEY No.105

Nayana Kerkar

NAYANA KERKAR (F.S.)

PREPARED BY

SURVEYED ON:15/12/2015

Jayesh Naik

JAYESH NAIK (H.S.)

VERIFIED BY

File No.: 2/ISLR/PON/CONV/12/15

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/reasons.

Appendix-I

Length & Breath		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
36.25 mts	46.60 mts	1467.00 Sq.mts	Survey No.105/1-H	North: S.no. 105/1 South: S.no.105/1 East: S.no. 105/1 West: S.no.105/1
Conversion is Sanctioned for Residential purpose with (S-3) having permissible F.A.R 60% based reports/NOC/Affidavit referred at page no: 1				

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 Smt. Mangla @ Vaishali Vasant Naik & Shri. Vasant Govind Naik, hereunto set his hand this day of May 2016.

मंगला म. वसन्त नाईक

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Smt. Mangla @ Vaishali Vasant Naik & Shri. Vasant Govind Naik, (applicant)

Signature and names of the witnesses:

1. Sagar Parvinda Patil
2. Ram Devidas Chari



(L.S.R. Pereira)
Additional Collector-II
South Goa District,
Margao- Goa

We declare that Smt. Mangla @ Vaishali Vasant Naik & Shri. Vasant Govind Naik, who has signed this sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature here to in our presence.

1. Sagar Parvinda Patil
2. Ram Devidas Chari

Copy to:

1. The Town and Country Planning Dept., Ponda-Goa.
2. The Dy. Conservator of Forest, Ponda-Goa.
3. The Mamlatdar of Ponda-Goa.
4. The Inspector of Survey & Land Records, Ponda-Goa.

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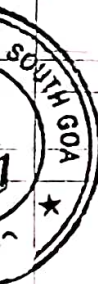
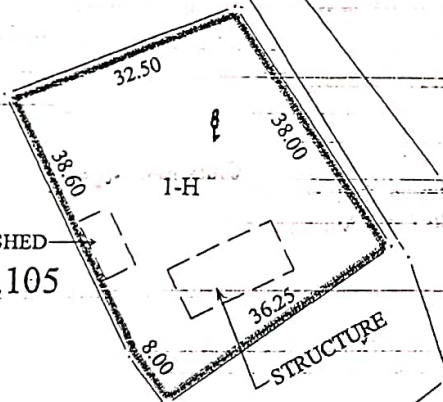
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A Matondkar
A Matondkar

Inspector of Survey &
Land Records.



1
SHED
SURVEY No.105



Nayana Kerkar

NAYANA KERKAR (F.S.)

PREPARED BY

SURVEYED ON:15/12/2015

Jayesh Naik

JAYESH NAIK (H.S.)

VERIFIED BY

File No.: 2/SLR/PON/CONV/12/15