



OFFICE OF THE COLLECTOR OF SOUTH GOA DISTRICT.

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No: AC-II/SAL/SG/CONV/83/2017 / TS72 Date: 03 / 07 / 2018.

READ: Application dated 14/11/2017 u/s 32 of FLRC, 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 Piedade Assumpcao Baptista & Cecilia D. D'Souza e Baptista, R/o. H.No. 278/32/326, Tontem Morod, Cansaulim Mormugao Goa, being the occupant of the plot registered Land under Survey No. 15/5 of Calata Village of Salcete Taluka, Goa, admeasuring an area 825.00 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. 15/5 of Calata Village of Salcete Taluka, Goa, admeasuring an area 825.00 sq.mts be the same a little more or less, for the purpose of **Residential** use only.

**And whereas**, the Dy. Conservator of Forest, South Goa Division, Margao vide letter no: 5/SGF/CONV/582/17-18/3306 dated 22/01/2018, informed that his office has inspected the site and it is observed that the area land under Survey No: 15/5 of Calata Village of Salcete Taluka admeasuring area of 850.00sq.mts is not a Government Forest, does not form of any compartments of South Goa Division Working Plan. The area also does not figure in the list of Survey Numbers identified as private forest by State Level Expert Committee and also Forest (Conservation) Act, 1980 is not applicable to the above area.



**And whereas,** the Inspector of Survey & Land Records, Margao, has submitted the 6 copies plan and details in appendix to schedule-II of Survey No. 15/5 of Calata Village of Salcete Taluka and further informed that land in Question is Garden, well area of 25.00Sq.mts excluded from conversion vide letter No.2/ISLR/1/2018/389 dated 02/02/2018.

**And whereas,** the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CON/CI-II/2017/139/1586 dated 2/1/2018, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land is about Rs.8000/- per sq.mts., there is no construction in the land proposed for conversion, there is an access to the site in question, there is no tenants/mundkars on the proposed land for conversion, as per the form I & XIV that there doesn't exist tenants name in tenant column, the proposed for conversion is surveyed under survey No. 15/5 of Calata Village of Salcete Taluka, the land proposed for conversion is for Residential purpose and the land is not low lying area nor exist nay water bodies, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL, there is no tree in the proposed land for conversion, hence the conversion application may be decided at your office end.



**And whereas,** the Town Planner, Margao, reported that the land under Survey No. 15/5 of Calata Village of Salcete Taluka, as per the Regional Plan of Goa 2001 and 2021 the plot in question is located Settlement Zone, having permissible F.A.R.60 & recommended the conversion of Land for Residential purpose admeasuring an area 850.00Sqmts vide report no: TPM/29920/Calata/15/5/18/1402 dated 26/ 03/ 2018.

**And Whereas,** after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Sy. No. 15/5 of Calata Village of Salcete Taluka, Goa, was approved and applicant has deposited Conversion fees of Rs.1,14,750/- Rupees One lakh fourteen thousand seven hundred fifty only) vide e-challan no AC-II/12/2018-19 dated 29/06/2018, in the State Bank of India, D.H.Q. Margao-Goa.

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 Mundacaria/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 right of way of road is 15.00mts hence front setback of minimum 7.5mts + 3mts shall be kept from centre line of road.
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 the 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 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.
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/reasons.





# Appendix-1

Length & Breath		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West	825.00 Sq.mts	Survey No. 15/5 (Part) Village : Colva Taluka: Salcete	North: Road South: S.No. 15/10 East: S.No. 15/6 West: S.No. 15/4 & 9
26.10 mts	59.00mts			

Conversion is Sanctioned for Residential purpose with (S-3) having permissible F.A.R 60% based 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 Piedade Assumpcao Baptista & Cecilia D. D'Souza e Baptista, R/o. H.No. 278/32/326, Tontem Morod, Cansaulim Mormugao Goa, hereunto set his hand this day of 2018.

*[Signature]*

*[Signature]*

Piedade Assumpcao Baptista (applicant) Cecilia D. D'Souza e Baptista,  
(applicant)  
Signature and names of the witnesses:

1. Elean Mergante *[Signature]*
2. José F. Camilo *[Signature]*



*[Signature]*  
(Johnson Bedy Fernandes)  
Additional Collector-II  
South Goa District,  
Margao-Goa

We declare that Piedade Assumpcao Baptista & Cecilia D. D'Souza e Baptista, 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. Elean Mergante *[Signature]*
2. José F. Camilo *[Signature]*

Copy to:  
The Mamlatdar of Salcete-Goa.