OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 449, Fourth Floor,
Matanhy Saldanha Administrative Complex, Margao– Goa.
Phone No: 0832-2794431 Fax No: 0832- 2794402

No: COL/CAN/SG/CONV/86/2019/87/ Date: 16/11/2022

READ: Application U/s 32 of Land Revenue Code, 1968

THE COLLECTOR OF SOUTH GOA MARGAO

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) **Mrs Harsha Vishwas Dessai, r/o.Char Rasta, Canacona-Goa**, being the occupant of the plot registered **under Survey No.227/9-B of Nagorcem-Palolem Village of Canacona Taluka,** admeasuring an area **800.00sq.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 **under Survey No.227/9-B of Nagorcem-Palolem Village of Canacona Taluka**, admeasuring area **800.00sq.mts.**, be the same a little more or less for the purpose of **residential** use only.

AND WHEREAS, the Dy. Town Planner, Town & Country Planning Department, Canacona-Goa, vide letter No.TPC/2147/Nag-Pal/227/9/20/308 dated 7/8/2020 wherein it is reported that the plot under reference is earmarked as Settlement Zone, having permissible 100 F.A.R., as per the Regional Plan for Goa 2021 and the conversion is recommended for planning point of view for residential purpose, admeasuring an area 800.00m2 as per site plan enclosed.

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CANACONA-GOA

AND WHEREAS, the Mamlatdar of Canacona, has submitted report vide No.MAM/CAN/CONV//2020/359 dated 21/02/2020, wherein it is stated that the applicant is Private Owner as per Form I & XIV; The land is situated in Municipal area; the said property within 02 kilometer from Railway line; the information may be obtained from Health Officer, CHC, Canacona as regards to public health; the market value of the land at present is approximately Rs.6,000 to 7,000per sq.mts.; the proposed land is having public road access-i.e. Tar Road; There are no tenants on the proposed land of conversion in computerize I & XIV forms; as per manual copy of land index no name of the tenant was deleted at any time; as per manual copy of index of land, no names appearing in the other rights column; There is no any tenancy on the proposed land for conversion as on till date; The said property originally Communidade land; the proposed land does not fall in Command area; the proposed land does not fall under National Highway; the land proposed for conversion is not low lying nor water bodies noticed; the conversion proposal does not violates any provision of Goa land Use Act, 1991; there exists no any structure in the proposed land; the proposed land for conversion falls in survey No.227/9-B of Village Nagarcem-Palolem of Canacona Taluka; no electrical line is passing through proposed plot; the proposed land does not falls under 500mts of HTL and 200mts; the proposed land is required leveling for use residential purpose and conversion is recommended.

The Dy. Conservator of Forests, South Goa Division, Margao-Goa, vide letter No.5/SGF/CONV/678/19-20/2020-21/153 dated 08/04/2020, has informed that the survey No.227/9-B of Nagorcem-Palolem Village in Canacona Taluka admeasuring an area of 800.00sq.mtrs is not a Govt. Forest and does not form part of any Compartment 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. Forest Conservation Act, 1980 is not applicable to the above area.

The Inspector of Survey & Land Records, Canacona vide letter No.2/ISLR/CAN/23/2022/537 dated 25/10/2022 has submitted copies of plan and Appedix-I to Schedule II.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No.227/9-B of Nagarcem-Palolem Village of Canacona Taluka, is approved & applicant has deposited an amount of Rs.1,92,000/-(Rupees One lakhs Ninety two thousand only) on 15/11/2022 in the State Bank of India, Margao, towards conversion fee vide e-Challan No.COLL/184/2022-23 dated 10/11/2022.

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ARLEM, SALCETE - 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 has paid 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) above, also, 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 applicant as 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.
10. Any further development in the plot shall be strictly as per the rules in force. 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.

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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, passing through the plot, if any shall be maintained.

14. The further development/construction in the plot shall be governed as per prevailing rules & regulations in force.

15. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department.

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 concerned 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 after 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 NOC 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, then 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.

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Appendix-I

Length & Breadth		Total Super-ficial Area	Forming (part of) Survey No: & Sub Div number	BOUNDARIES
North to South	East to West			
17.00 .mts	49.75 mts.	800.00 sq.mts.	Survey No.227/9-B(part) of Nagorcem-Palolem Village of Canacona Taluka	North: Sy.No.227 /9-C South: Sy.No.227/9 East : Sy.No.227/9 & 1 West : Sy.No.227/9-B
Conversion is sanctioned for settlement zone with 100 F.A.R based on above mentioned reports/NOC mentioned at page 1 & 2.				

In witness whereof the Collector of South Goa District, Margao, has hereunto set her hand and seal of her Office on behalf of the Government of Goa and the Applicant **Mrs Harsha Vishwas Dessai, r/o. Char Rasta, Canacona-Goa**, hereunto set their hand this 16 day of November, 2022.

H Vdessai

Mrs Harsha Vishwas Dessai, (applicant)

Signature and designation of the witnesses:

1. Shri Antonio Menino Santana Fernandes

2. Shri Micky Martinho Cardozo

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THE GOA ... CULTURAL PRODUCE ... STOCK MARK... ARLEM, ... GOA

OFFICE OF THE COLLECTOR OF SOUTH GOA MARGAO

Jyoti Kumari

(Jyoti Kumari, I.A.S.,)
Collector,
South Goa District, Margao-Goa.

We declare, **Mrs Harsha Vishwas Dessai, r/o.Char Rasta, Canacona-Goa,,** who have signed this sanad is, to our personal knowledge, the person she represents herself to be, and that she has affixed her signature hereto in our presence.

1. Shri Antonio Menino Santana Fernandes

2. Shri Micky Martinho Cardozo

Copy to: 1. The Inspector of Survey & Land Records, Canacona-Goa.
2. The Mamlatdar of Canacona, Canacona-Goa.

Office of Inspector of Survey and Land Records
CANACONA -GOA

PLAN

OF THE PROPERTY BEARING SURVEY NO. 227 SUB DIV NO. 9-B (PART) SITUATED AT NAGORCEM-PALOLEM VILLAGE OF CANACONA TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON - AGRICULTURAL PURPOSE

APPLIED BY Mrs. HARSHA VISHWAS DESSAI

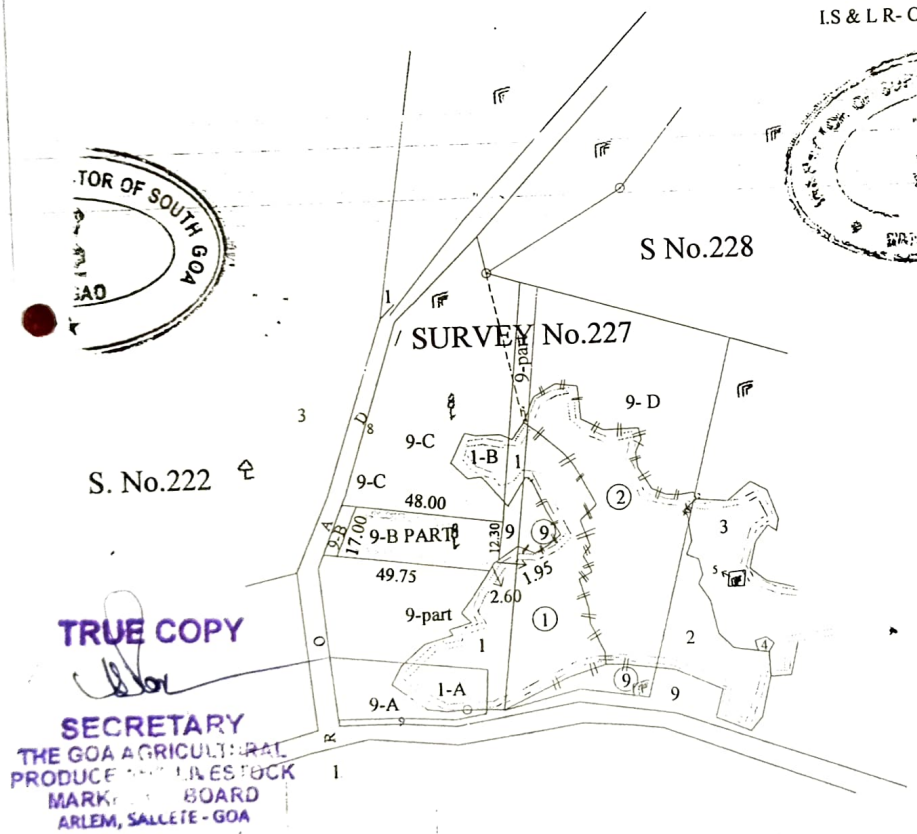
VIDE MEMORANDUM NO. COL/SAL/SG/CONV/86/2019/12421, DT 22/09/2022 FROM THE DEPUTY COLLECTOR (Rev) & SOUTH GOA DISTRICT., MARGAO -GOA

SCALE : 1:2000

N

1 AREA TO BE CONVERTED = 800.00 Sq. Mts.

SUDESH K.N. BHAIRELI
I.S & L R- CANACONA.



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THE GOA AGRICULTURAL PRODUCE ... LIVESTOCK MARK... BOARD
ARLEM, SALCETE - GOA

VANCHANA SAWANT, (F.S.)
PREPARED BY

(F.S)
VERIFIED BY

SURVED ON 10-10-2022

File No. 2/ISLR/CAN/ 23 /2022