



OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 449, 4th Floor, Additional Collector-I Section,
Matanhy Saldanha Administrative Complex, Margao- Goa.

Phone No: 0832-2794431

Fax No: 0832- 2794402

Email: cols.goa@nic.in

No: AC-I/MOR/SG/CONV/71/2016/12015

Date: 22/11/2016.

READ: Application dated 06/07/2016 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 **ANS Constructions Limited** represented by **Mr. Gurunath Dhaku Naik** of **M-Tech Housing Project, Near MES Crossing, Zuarinagar-Goa**, being the occupant of the plot registered Land under Survey No. 178/1-A-L of **Sancoale Village Mormugao Taluka, Goa**, admeasuring an area 21016.00 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. 178/1-A-L of **Sancoale Village Mormugao Taluka, Goa**, admeasuring an area 21016.00 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- Goa, vide letter No 5/SGF/CONV/259/2016-17/1286 dated 05/08/2016, has inform that his office has inspected the area and it is observed that the area under Sy. No.178/1-A-L of Sancoale Village of Mormugao Taluka admeasuring an area of 21016.00 sq.mts. is not a Govt. Forest and does not form part of nay compartment of South Goa Division Working Plan. The area also does not figure in the list of Forest land under the Forest Department.

Level Expert Committee and newly appointed committee. Forest (Conservation) Act, 1980 is not applicable to the above area.

And whereas, the Town Planner, Mormugao submitted report stating that the land under Survey no: 178/1-A-L of Sancoale Village, Mormugao Taluka is located in settlement zone as per Outline Development Plan for Vasco-da-Gama, Goa, planning area 2011, the plot in question is located in the settlement Zone (S1) having permissible F.A.R.100 & recommended the conversion of Land for Residential purpose admeasuring an area 21016.00Sq.mts vide report no: DH/5809/3/MTP/16/579 dated 10/08/2016.

And whereas, the Mamlatdar of Mormugao vide letter No.50/CI-II/CONV/2016/544 dated 29/07/2016, has informed that such use of land will not affect public helath, safety and convenience, the present market value of land in-question is around Rs.4000/- per sq.mts. approximately. There is 10.00meter wide road, as per Form I & XIV of survey 178/1-A-L of Sancoale Village of Mormugao Taluka and as per local inquiry there are no tenant/mundkar/lease holders in the said property, there is no entry in the column of Tenants. As per Form I & XIV no entry is found to be deleted, the land is not a low lying and there are no water bodies, there is no structure existing in the proposed land, the plot is located in Survey NO.187/1-A-L of Sancoale Village of Mormugao Taluka, the plot is not within 500mts. from the HTL & 200 mts., hence no violation of CRZ/Regulations, the change of use of land for residential purpose, the conversion application may be considered.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No: 178/1-A-L of Sancoale Village of Mormugao Taluka, was approved and applicant has deposited Conversion fees of Rs.44,13,360/- Rupees Forty four lakh thirteen thousand three hundred sixty only) vide e-challan no AC-I/64/2016-17 dated 18/11/2016, 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 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 right of way of the road/ access is 10.00 mts hence front setback of minimum $5.00+3.00=8.00$ mts. shall be kept from centre line of road.
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.
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			
125.00 mts	180.00 mts	21016.00 Sq.mts	Survey No. 178/1-A-L Village:- Sancoale Taluka:- Mormugao	North: Road South: S.No.178/3 East: S.No.178/3 West: S.No.178/1
Conversion is Sanctioned for Residential purpose with (S-1) having permissible F.A.R 100% based reports/NOC 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 ANS Construction Limited represented by Mr. Gurunath Dhaku Naik of M-Tech Housing Project, Near MES Crossing, Zuarinagar-Goa, hereunto set his hand this 22nd day of November 2016.

Gurunath
ANS Construction Limited represented by Mr. Gurunath Dhaku Naik, (applicant)

Signature and names of the witnesses:

1. Apparam Ringane

2. Dattaprasad Bardoollen



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

We declare that ANS Construction Limited represented by Mr. Gurunath Dhaku 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.

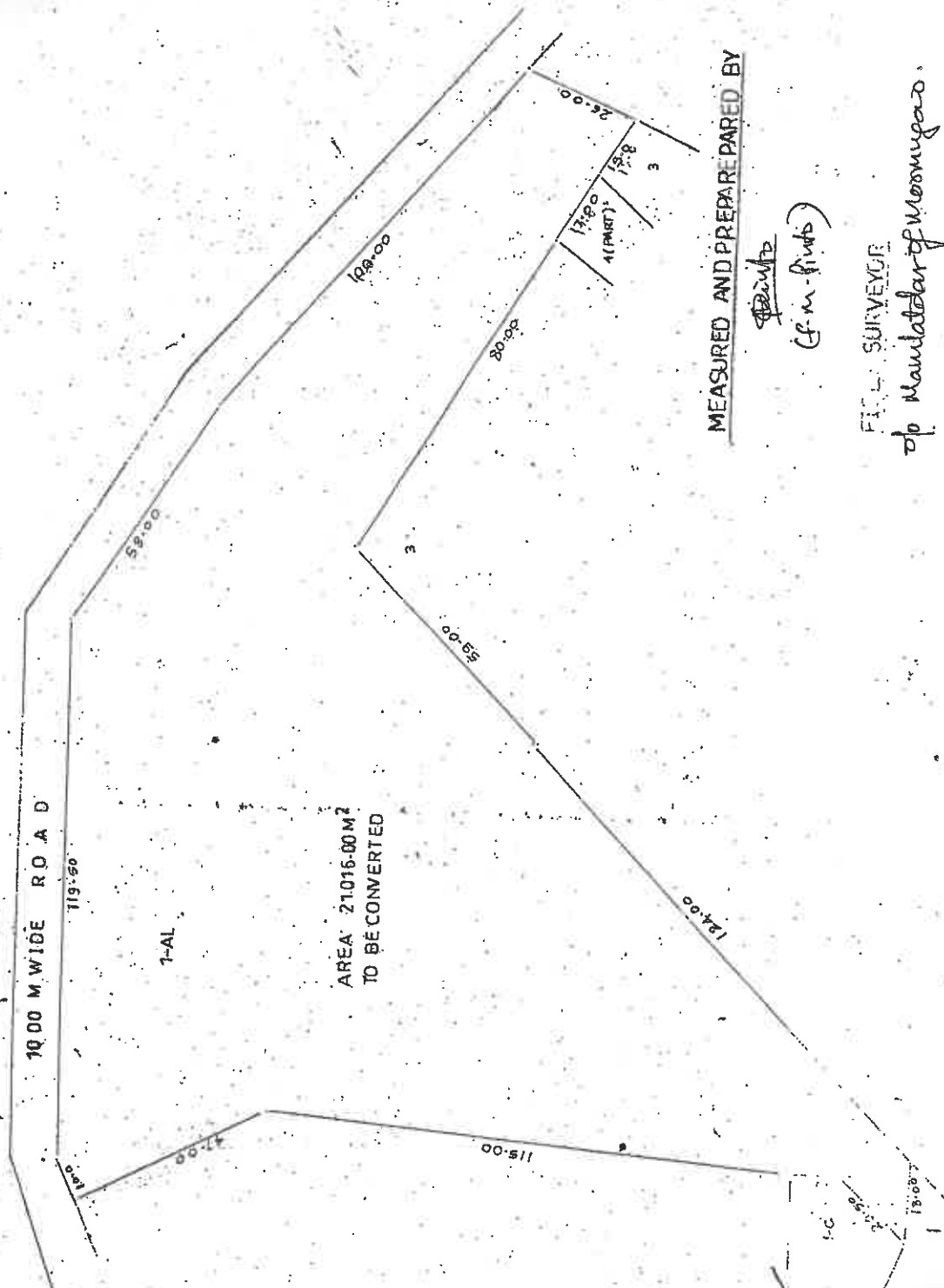
1. Apparam Ringane

2. Dattaprasad Bardoollen

Copy to:

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

SHOWING PROPOSED CONVERSION OF THE
PROPERTY BEARING SURVEY № 178/1-1-1
SITUATED AT SANKOALE VILLAGE OF
MORMUGAO TALUKA OF A N S CONSTRUCTION
SCALE-1:1000



MEASURED AND PREPARED BY

Pink
(f. in - Pinks)

F. L. SURVEYOR

of Mandatar of Moomgaro.



TV-15

MCMLXV
MCDLXXV