



OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

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

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Email: cols.goa@nic.in

No: AC-I/SAL/SG/CONV/50/2016 | 11494

Date: 03 / 11 /2016.

READ: Application dated 29/04/2016 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) **Shri. Caxinath Babusso Naik, R/o. 176, Pirwaddo, Betul, Salcete-Goa**, being the occupant of the plot registered **Land under Sy.No.117/1 of Talaulim of Salcete Taluka, Goa**, admeasuring an area **577.25 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 **Sy. No. 117/1 of Talaulim of Salcete Taluka, Goa**, admeasuring an area **577.25 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/250/2016-17/1332,dated 26/07/2016, informed that his office has inspected the area and it is observed that the area land under **Survey No: 258/1-AO, Loutolim Village of Salcete Taluka** admeasuring area of **1219.00sq.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 said area.

And whereas, the Dy. Conservator of Forest, South Goa Division, Margao vide letter no: 5/SGF/CONV/345/2016-17/1900 dated 18/10/2016, informed that his

office has inspected the area through Sub-Divisional Forest Officer, Quepem and it is observed that the the area land under **Survey No: 117/1 of Talaulim Village of Salcete Taluka** admeasuring area of **577.25.00sq.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 said area.

And whereas, the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CON/AK/328/2016/373 dated 10/10/2016, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land is about Rs.4,000/- per sq.mts., there is an access to the site in question, as per the form I & XIV there are no tenants/Mundkars on the proposed land, there is no any Tenancy/Mundkar case is running on the land proposed, as per form No.I&XIV the said are area is Garden area and thee is no sign of paddy cultivation, the said land is not low lying area nor exist water bodies, there does not exist any structure in the proposed land, the plot in question falls in **Survey No.117/1 of Talaulim Village of Salcete Taluka**, it is not coming under C.R.Z. Regularization eighter 200 mts. or 500 mts. HTL, hence the proposed conversion may be considered , there exist 5 coconut trees on the proposed site for conversion.

And whereas, the Superintendent of Survey & Land Records, Margao, has submitted the 6 copies plan and details in appendix to schedule-II of Survey No.117/1(part) of Talaulim Village of Salcete Taluka and further informed the land in question is Garden vide letter NO.2/SSLR/113/2016/2138 dated 08/07/2016.

And whereas, the Town Planner, Margao, reported that the land under Survey No. 117/1 of Talaulim Village of Salcete Taluka, as per the Regional Plan of Goa 2001 & 2021(kept on hold), the plot is located in Settlement Zone, having permissible F.A.R.60% & recommended the conversion of Land for **Residential purpose** admeasuring an area **577.25.00Sqmts** vide report no: TPM/28740/Talaulim/117/1/16/4633 dated 04/10/2016.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Sy. No. 258/1-AO, Loutolim of Salcete Taluka, Goa was approved and applicant has deposited Conversion fees of Rs.91,425/- Rupees Ninety one thousand four hundred twenty five only) vide e-challan no AC-I/61/2016-17 dated 02/11/2016, 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.

S2/C


GOVERNMENT OF GOA
OFFICE OF SUPERINTENDENT OF SURVEY & LAND RECORDS
MARGAO - GOA

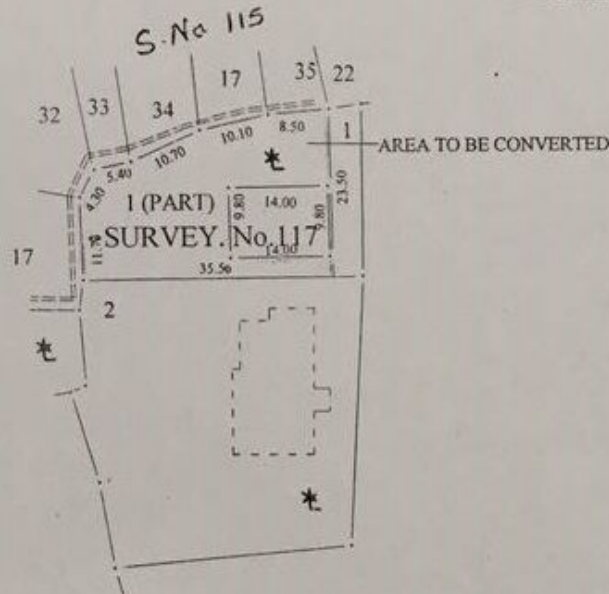
PLAN

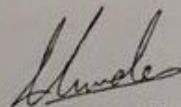
OF THE PROPERTY BEARING SURVEY No.117/1(PART) SITUATED AT TALAULIM
VILLAGE OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND
FROM AGRICULTURE INTO NON AGRICULTURE PURPOSE BY MR. CAXINATH
BABUSSO NAIK VIDE ORDER NO. AC-I/SAL/SG/CONV/50/2016/8693 DATED 12/08/2016
BY ADD. COLLECTOR -I SOUTH GOA DISTRICT, MARGAO, SALCETE- GOA.



SCALE : 1:1000

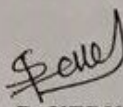
 AREA TO BE CONVERTED 577.00 SQ. MTS.




LUIS MIRANDA (F.S.)

PREPARED BY

SURVEYED ON: 26/09/2016


DIGVITA . D. KERKAR (H.S.)

VERIFIED BY

File No.: 2/SSLR/173/2016

Appendix-I

Length & Breath		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
23.50 mts	35.50 mts	577.00 Sq.mts	Survey No. 117 Sub. Div. No. 1(part) Village:-Talaulim Taluka:- Salcete	North: Sy. No 115, Sub. Div. No. 32,33,34,17,35 South: Sy. No 117, Sub. Div. No. 2 East: Sy. No 117, Sub. Div. No. 1 West: Sy. No 115, Sub. Div. No. 32,17
Conversion is Sanctioned for Residential purpose with (S-3) having permissible F.A.R 60% based reports/NOC/Affidavit referred at page no: 1				

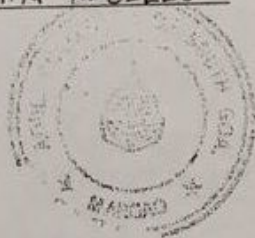
In witness whereof the Collector of South Goa District, Margao, has hereunto set his hand and sent seal of his Office on behalf of the Government of Goa and the Applicant **Shri. Caxinath Babusso Naik, R/o. 176, Pirwaddo, Betul, Salcete-Goa,** hereunto set his hand this 23rd day of November 2016.

Naik

Shri. Caxinath Babusso Naik, (applicant)

Signature and names of the witnesses:

1. *Monteiro* João Monteiro
2. *Rebello* ALLAN REBELLO



Johnson B. Fernandes
(Johnson B. Fernandes)
Additional Collector-I
South Goa District,
Margao- Goa

We declare that **Shri. Caxinath Babusso 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. *Monteiro* João Monteiro
2. *Rebello* ALLAN REBELLO

Copy to:

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