



**OFFICE OF THE COLLECTOR & DISTRICT MAGISTRATE,
SOUTH GOA DISTRICT,
Room no: 449, 4th floor, Matanhy Saldanha Administrative Complex,
Margao-Goa.**

Email:Cols @nic.in

Phone No.2794431

No. COL/SAL/SG/CONV/48/2017/267

dated: 05/01/2018.

READ: Application U/s 32 of Land Revenue Code, 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) **Mr. Joaquim Santana Martins and Maria Marta Vermy Martins, R/o. H.No. 177 Oliazote Sarzora , P.O Chinchinim Salcete-Goa**, being the occupant of the plot registered under **Survey No. 58/3 of Navelim Village of Salcete Taluka**, 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 **Survey No. 58/3 of Navelim Village of Salcete Taluka**, admeasuring an area **1750.00 Sq. mts.** be the same a little more or less, for the purpose of for **Residential Purpose** only.

And Whereas, the Town Planner, Margao, reported that the land under Survey No. **58/3, of Navelim Village of Salcete Taluka**, as per the Regional Plan of Goa 2001 and Regional Plan for Goa, 2021 the plot in question is located in Settlement Zone, with F.A.R. 60 & recommended the conversion of Land for **Residential purpose** admeasuring an area **170.00Sqmts** vide report no: TPM/29611/Nav/58/3/17/4336 dated 03/11/2017.

And Whereas, the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CONV-AK/354/16/49 dated 12/12/2016, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land is about Rs.5,000/- per sq.mts., there is no construction in the proposed land for conversion, there is an access to the site in question, there does not exist Tenants/Mundkars on the proposed land for conversion, as per I & XIV, Form, that there doesn't exist tenant's name in the tenant column, the land proposed for conversion is surveyed under survey No.58/3 of village Navelim Village of Salcete Taluka, the land proposed for conversion is for residential purpose and the land is not low lying area nor exist any water bodies, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL, there is no tree in proposed land for conversion, hence conversion application may be decided .

And Whereas, the Dy. Conservator of Forest, South Goa Division, Margao vide letter no: 5/SGF/CONV/329/2017-18/2819 dated 16/11/2017, informed that his office has inspected the area, through Range Forests Officer, Mobile Squad Margao, and it is observed that the area land under **Survey No: 58/3 of Navelim Village of Salcete Taluka** admeasuring area of **1750.00sq.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, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land Survey No: **58/3 of Navelim Village of Salcete Taluka**, was approved The applicant has credited Conversion fees Rs.1,78,500/- (Rupees One lakh seventy eight thousand five hundred only) vide challan no COL/52/2017-18 dated 26/12/2017, in the State Bank of India, 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. **Levelling 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 Mundkarial/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

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Appendix-I

Length & Breath		Total Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
26.80 mts.	84.40 mts.	1750.00	Survey No. 58/3 of Navelim Village of Salcete Taluka	North: Road South : Sy.No. 58/6,7 East: Sy.No. 58/4 West : Sy.No.58/1,2
Conversion is Sanctioned for Residential purpose with permissible F.A.R 60 based on above mentioned reports/NOC/ mentioned at page 1 & 2.				

In witness whereof the Collector of South Goa District, Margao, has hereunto her hand and seal of her Office on behalf of the Government of Goa and the Applicant **Mr. Joaquim Santana Martins and Maria Marta Vermy Martins, R/o. H.No. 177 Oliazote Sarzora , P.O Chinchinim Salcete-Goa,** hereunto set her hand this 4TH day of January, 2018.

J Martins

Vermy Martins

Mr. Joaquim Santana Martins & Maria Marta Vermy Martins, (Applicants)

Signature and designation of the witnesses:

1. CRUZ SILVA Att

2. VAILAN A. D'SILVA. Att



Anjali
(Anjali Sehrawat, I.A.S.,)
Collector,
South Goa District,
Margao- Goa

We declare that Mr. Joaquim Santana Martins & Maria Marta Vermy Martins, 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. CRUZ SILVA Att

2. VAILAN A. D'SILVA. Att

Copy to:

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

GOVERNMENT OF GOA
OFFICE OF THE MAMLATDAR OF SALCETE
SALCETE-GOA.

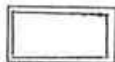
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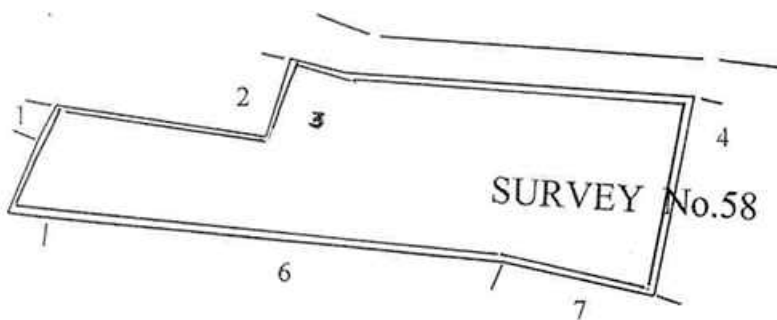
SCALE 1/1000

PLAN

OF THE PROPERTY BEARING SURVEY NO. 58 SUB DIV NO.3 SITUATED
AT NAVELIM VILLAGE OF SALCETE TALUKA APPLIED FOR CONVERSION
OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL
PURPOSE APPLIED BY JOAQUIM SANTANA MARTINS, VIDE
MEMORANDUM NO. COL/SAL/SG/CONV/48/2017/9645, DATED
04.09.2017, ISSUED BY COLLECTOR, SOUTH GOA DISTRICT,
MARGAO-GOA



AREA TO BE CONVERTED = 1750.00 Sq.mts.



SURVEYED AND PREPARED BY
SMT. ANGELA ARAUJO (F.S.)

SURVEYED ON DATE: 02.11.2017

CASE NO. COL/SAL/SG/CONV/48/2017/9645