

**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/MOR/SG/CONV/92/2017/4957

Date: 17/05/2021.



**READ:** Application 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 Davinder Singh, through PoA Mr. Narendra V. Toraskar, r/o. Flat No.4, 1<sup>st</sup> floor, Sunder Co-op. Housing Society, Near GSL Officer Club, Chicalim, Goa, being the occupant of the plot registered **under Survey No. 61/1-D and 61/1-E of Dabolim Village of Mormugao Taluka, Goa**, admeasuring an area **1672.00 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. 61/1-D and 61/1-E of Dabolim Village of Mormugao Taluka, Goa**, admeasuring an area **1672.00 sq.mts** be the same a little more or less, for the purpose of **Residential** use only.

AND WHEREAS, the Mamlatdar of Mormugao, has informed that use of land from agricultural to non agricultural purpose will not will not affect public health, safety and convenience, the present market value of the land in question is around Rs.10000/- per sq.mts. approximately, the proposed is accessed by 8mts. wide road, , there are no Tenants/Mundkars/Lease Holders in the said property bearing Survey No. 61/1-D and 1-

E Village of Mormugao Taluka, there are no any cases running under Agricultural Tenancy Act/Mundkar Act, on the proposed for conversion, the land in question is not low lying area and there are no water bodies within the proposed area sought for conversion, there does not exists any structure in the proposed land sought for conversion, the plot applied for conversion is located under Survey No.61/1-D & 1-E of Dabolim village of Mormugao Taluka, the land proposed for conversion falls beyond CRZ distance of 200 mts. and 500 mts. from High Tide Line, the proposed land sought for conversion is falling in the flight landing zone, the conversion, the proposed conversion application may be considered by taking into consideration point no. 9. Vide letter No.MAM/MOR/AK/CONV//2018/289 dated 27/04/2018 (168/C).

AND WHEREAS, the Town Planner, Mormugao, has reported that the land under Survey No.61/1-D & 1-E of Dabolim village of Mormugao Taluka, Goa as per the Outline Development Plan, Vasco-da-Gama planning area 2026, the plot in question is located in the Settlement Zone (S2) having permissible FAR of 80 and recommended the conversion of said land for Residential purpose admeasuring an area 807.00 sq.mts. & 865.00 sq.mts. further informed that the plot under reference falls within funnel zone, hence NOC from Commanding Officer (Aviation) shall be obtained before proposing secondary development within the plot, vide report no: DH/6068/2/MTP/2018/300 dated: 24/04/2018.

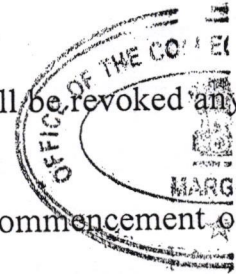
AND WHEREAS, the Dy. Conservator of Forest, South Goa Division, Margao-Goa, vide letter No 5/SGF/CONV/752/2017-18/385 dated 15/03/2018, informed that after his has inspected the area, and it observed that the area under Sy.No. No.61/1-D & 1-E of Dabolim Village of Mormugao Taluka admeasuring an area of 1672.00 sq.mts. it 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.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey no: 61/1-D & 1-E of Dabolim Village of Mormugao Taluka, Goa, was approved and applicant has deposited Conversion fees of ₹2,25,720/- (Rupees two lakh twenty five thousand seven hundred twenty only) vide e-challan no COL/07/2021-22 dated 12/04/2021, in the State Bank of India, and the applicant has submitted Affidavit cum Indemnity Bond, executed before Surajkumar N. Naik, Notary State of Goa, Reg. 6336/2021 dated 15/04/2021 .

NOW THEREFORE, 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.
  1. *The applicant has submitted the NOC from the Commander, Senior Staff Officer, Headquarters Goa Naval Area, Vasco-da-Gama, Goa.*
  2. 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.
  3. If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.
  4. 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.
  5. Any further development in the plot shall be strictly as per the rules in force.
  6. 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.

7. 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.
8. The Right of way of road/access serving the plot under reference is 8.00 mts hence front setback of minimum  $4.00 + 3.00$  mts = 7.00 mts shall be kept from the Centre line of the road for secondary development.
9. Traditional access, passing through the plot, if any shall be maintained.
10. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
11. 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.
12. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
13. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
14. Low lying land, water bodies be protected and should not be harmed due to any activity.
15. 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.
16. In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees after issuance of e-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 undersign to revoke the said Sanad and/or recover the balance as arrears of land Revenue from Applicants.
17. 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.
18. 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 & Breadth		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
37.00	25.50	865.00	Survey No. 61/1-D and 61/1-E of Dabolim Village of Mormugao Taluka	North: Road South: Sancoale village boundary East: Sy.No.61/1-E & 61/1-F West: Sy.No.61/1-C & 61/1-D
37.00	26.00	<u>807.00</u>		
mts	mts	1672.00 Sq.mts		

Conversion is Sanctioned for Residential purpose (S-2) with having permissible F.A.R 80 based reports/NOC referred at page no: 1 & 2 in this sanad

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 Shri Davinder Singh, through PoA Mr. Narendra V. Toraskar, r/o Flat No.4, 1<sup>st</sup> floor, Sunder Co-op. Housing Society, Near GSL Officer Club, Chicalim, Goa, hereunto set her hand this 17<sup>th</sup> day of May, 2021.

*(Signature)*

**Shri Narendra V. Toraskar PoA for Davinder Singh, (applicant)**

Signature and designation of the witnesses:

1. *Rahul* - RAHUL SINGH.

2. *Umaykar* - VINOD MAYEKAR



*(Signature)*  
17/5/2021  
**(Ruchika Katyal, I.A.S.,)**  
Collector,  
South Goa District,  
Margao- Goa.

We declare that Narendra V. Toraskar, who has signed this sanad is, to our personal knowledge, the persons he represents himself to be, and that she has affixed his signature here to in our presence.

1. *Rahul* - RAHUL SINGH.

2. *Umaykar* - VINOD MAYEKAR

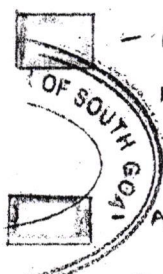
Copy to:

1. The Mamlatdar of Mormugao-Goa.
2. The Town Planner, Mormugao, Goa.
3. The Dy. Conservator of Forests, Margao, Goa.
4. The Inspector of Survey & Land Records, Mormugao, Goa.



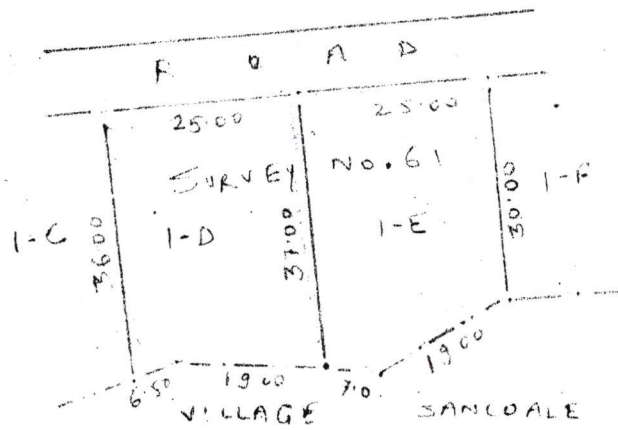
# SITE PLAN

SHOWING THE AREA PROPOSED FOR CONVERSION OF  
 AREA 865.00 SQ. MT. AND 807.00 SQ. MT. IN  
 SURVEY NO. 61/1-D AND 61/1-E OF DABOUM  
 VILLAGE OF MORMUGAO TALUKA BELONGING TO  
 DAVINDER SINGH.


 - AREA PROPOSED FOR CONVERSION  
 IN SURVEY NO. 61/1-D = 865.00 SQ. MT.  
 AREA PROPOSED FOR CONVERSION IN  
 SURVEY NO. 61/1-E = 807.00 SQ. MT.




(Scale: 1:1000)



CASE NO: - COL/MOR/conv/92/2017/3802 dated 09/03/2018  
 FROM THE OFFICE OF THE COLLECTOR OF SOUTH  
 GOA DISTRICT, MARGAO-GOA.

PREPARED & VERIFIED BY:-

  
 22/03/18  
 Arney V. Prabhu Gaunkar  
 Field Surveyor  
 o/o Mamlatdar of Mormugao  
 Vasco da Gama  
 dated - 22/03/2018

