



**OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT**

Room No: 449, 4<sup>th</sup> Floor, Conversion Cell,

Matanhy Saldanha Administrative Complex, Margao- Goa.

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No: AC-I/SAL/SG/CONV/69/2017/2308

Date: 15/02/2018.

**READ:** Application dated 09/10/2017 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 **Felicity Real Infra Pvt. Ltd, Goa Office:- office no.201, 2nd floor Anand Chambers near State Bank of India Vasco-Da-Gama**, being the occupant of the plot registered **Land under Survey No. 115/3 of Chicalim Village of Mormugao Taluka**, admeasuring an area **2000.00 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. 115/3 of Chicalim Village of Mormugao Taluka**, admeasuring an area **2000.00 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/445/17-18/3060 dated 21/12/2017, has informed that this office has inspected and it is observed that the area under Sy. No. 115/3 of Chicalim Village of Mormugao Taluka, admeasuring area of 2000.00 Sq.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 & Forest(Conservation) Act, 1980 is not applicable to the above area.

**And whereas,** the Mamlatdar of Mormugao, Vasco-da-Gama, has submitted report vide no: MAM/MOR/AK/CONV/01/2018/145 dated 01/01/218, wherein he has stated that, such of land will not affect the public health, safety and convenience, the present market value of the land in question is around Rs.10000/- per sq.mts. approximately, there is of 03.00 mts. wide road to the site in question, there are no Tenants/Mundkars/Lease Holders in the said property, 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 exist any structure in the proposed land sought for conversion, the plot applied for conversion is located under Survey No.115/3 of Chicalim Village of Mormugao Taluka, the proposed land for conversion falls beyond CRZ distance of 200 mts and 500 mts. from the High Tide Line., there are five teak wood trees, 1 Bhendi tree and five coconut trees within the area proposed for conversion, the conversion application may be considered after taking all the above mentioned points into account.

**And whereas,** the Town Planner, Mormugao, has submitted report stating that the land under Sy. No. 115/3 of Chicalim Village of Mormugao Taluka, as per the Outline Development Plan Vasco-da-Gama Planning Area 2026, the plot in question is located in the Settlement Zone having permissible F.A.R.60 has recommended the conversion of Land for Residential purpose admeasuring an 2000.00sqmts. vide report no: DH/6004/2/MTP/2018/38 dated 09/01/2018.

**And Whereas,** after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under **Sy. No. 115/3 of Chicalim Village of Mormugao Taluka**, was approved and applicant has deposited Conversion fees of Rs.2,70,000/- Rupees Two lakh seventy thousand only) vide e-challan no AC-I/80/2017-18 dated 01/02/2018, 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 access serving the plot under reference is 10.00mts hence front setback of minimum  $5+3\text{mts}=8.00\text{mts}$  shall be kept from the centre line of the road for secondary Development.
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			
47.00 mts	42.60 mts	2000.00 Sq.mts	<b>Survey No. 115/3</b> <b>Village : Chicalim</b> <b>Taluka : Mormugao</b>	<b>North:</b> 3 mts. wide tar road <b>South:</b> Nallah <b>East:</b> Sy. No.115/4, Sy. No. 115/6 of Chicalim Village <b>West:</b> Sy. No. 115/2 of Chicalim Village
Conversion is Sanctioned for <b>Residential purpose</b> with (S-3) having permissible F.A.R 60% based reports/NOC referred at page no: 1&2				

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 **Felicity Real Infra Pvt. Ltd, Goa Office:- office no.201, 2nd floor Anand Chambers near State Bank of India Vasco-Da-Gama**, hereunto set his hand this 15<sup>th</sup> day of February 2018.

*For Felicity Real Infra (P) Ltd.*  
*N*  
*Director / Auth. Sign*  
**Shri. Nazir Khan PoA Holder for Felicity Real Infra Pvt. Ltd, (applicants)**

Signature and names of the witnesses:

1. *Bhavesh Pendh* *Bendh*
2. *Muklās Shaikh* *Muklās*



*Agnelo A.J. Fernandes*  
**(Agnelo A.J. Fernandes)**  
Additional Collector-I  
South Goa District,  
Margao- Goa

We declare that Shri. Nazir Khan PoA Holder for Felicity Real Infra Pvt. Ltd, 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.

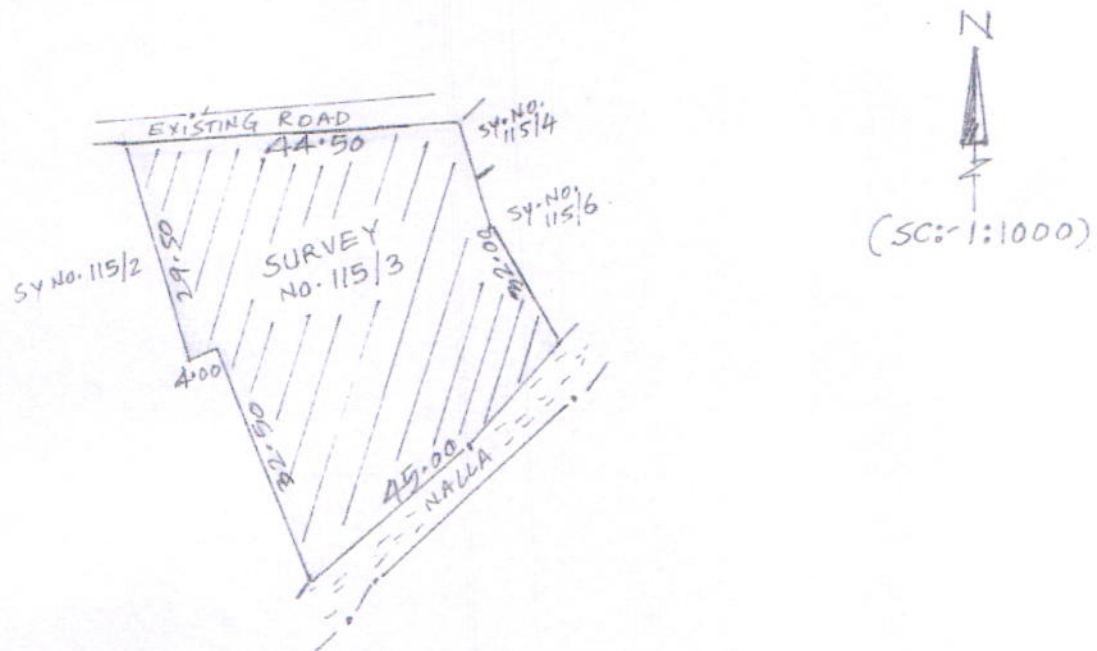
1. *Bhavesh Pendh* *Bendh*
2. *Muklās Shaikh* *Muklās*

Copy to:

1. The Mamlatdar of Mormugao-Goa.


SITE PLAN SHOWING THE AREA PROPOSED FOR CONVERSION UNDER 94/ SURVEY NO. 115/3 OF CHICALIM VILLAGE OF MORMUGAO TALUKA BELONGING TO FELICITY REAL INFRA PRIVATE LIMITED.

CASE NO:- ACI/MOR/SG/CONV/69/2017/11628.



 - AREA PROPOSED FOR CONVERSION = 2000.00 SQ. MTS.

Verified & prepared By :-

  
(F.M. PINTO)

Field Surveyor,  
a/o Mamlatdar of Mormugao,  
Vasco-da-Gama  
OTD:- 27/12/2017.