

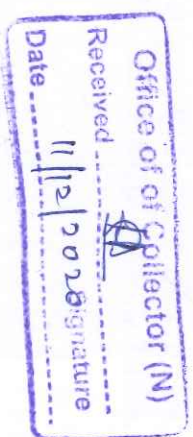
ADARSH CO-OPERATIVE HOUSING SOCIETY LTD.

[Registered]

CODE SYMBOL: No. HSG-[b] -4-/Goa  
CARANZALEM. GOA.403002

Date: 9<sup>th</sup> December 2020

To,  
The Deputy Collector (Revenue),  
Collector, North Goa,  
The Collectorate Building,  
Panaji, Goa-403 001.



Subject : Application under section 32 (1) of the Goa Land Revenue Code 1968, for Conversion and redevelopment of the Society's property bearing surveyed under the Chalta no. 5 to 19 and 36 of P.T. Sheet No. 143, Panaji, Goa.

Reference: Letter dated 24/11/2020 under no. RB/CNV/TIS/COLL/15/2020/328 issued to Deputy Town Planner, Town and Country Planning Department, Tiswadi Taluka, Panaji, Goa.

Sir,

As given to understand by the Town and Country Planning Department, Tiswadi office, the subject property is classified as Commercial C1 Zone. We are directed by the TCP that the application for conversion before the Collector has to applied for Commercial C1 Zone instead of Residential and accordingly the request from the collector, North Goa for the report also has to be for Commercial C1 Zone instead of Residential.

Therefore, in view of what is stated hereinabove, for conversion purpose and the re-development of the property for residential purpose of the Society members, we hereby request you to kindly consider the amended Schedule I appended hereto for all future purpose in terms of the conversion of the subject property. Kindly issue us a fresh letter directing the Deputy Town Planner, Tiswadi Taluka, only for report to convert the area of the property surveyed under chalta no.5 to 19 and 36 of P. T. Sheet No.143, City Survey, Panaji, Goa, for commercial purpose.

Thanking you,

Yours faithfully

For Adarsh Co-operative Housing Society Ltd.

MR. ARVIND A. KAMAT WAGH  
SECRETARY



TO BE SUBMITTED IN  
QUADRIPPLICATE

**SCHEDULE I**  
(See rule 3)

COURT FEE  
STAMP OF  
RS.0.50 P ON  
THE ORIGINAL  
ONLY

**FORM OF APPLICATION UNDER SUB SECTION (I) OF SECTION  
32 OF THE GOA DAMAN AND DIU LAND REVENUE CODE, 1968.**

To,  
The Collector of North Goa,  
Sub Divisional Officer,  
Tiswadi, Goa.

Sir,

We **ADARSH CO-OPERATIVE HOUSING SOCIETY LIMITED**, duly registered under the Goa State Co-operative Societies Act 2001, registered under no. **HSG-(b)-4-/Goa** having its registered office at Caranzalem, Tiswadi, Goa, 403002, hereby apply for permission to use the land described below which is:-

1. (a) assessed or held for the purpose of ~~agricultural~~ for the ~~non-agricultural~~ /purposes of **RESIDENTIAL**.
- (b) assessed or held for non-agricultural purpose of COMMERCIAL for the ~~non-agricultural purpose/purposes of~~ Nil
- (c) assessed or held for the non agricultural purpose of COMMERCIAL for the same purpose but in relaxation of conditions imposed at the time of grants of land or permission for such non-agricultural use viz RE-DEVELOPMENT FOR RESIDENTIAL PURPOSE.

2. I annex to this application:-

- (a) Certified copy of the record of right in respect of land as it is existed at the time of application. - **Attached Form D of the property surveyed under chalta no 5 to 19, 36 of P. T. Sheet No.143 of the City Survey, Panaji, Goa.**
- (b) A sketch or lay out of the site in question (in Quadruplicate) showing the location of the proposed building or other works for which permission is sought and the nearest roads or means of access. **Attached Site Plan of the property surveyed under chalta no 5 to 19, 36 of P. T. Sheet No.143 of the City Survey, Panaji, Goa.**
- (c) Written consent of the tenant/superior holder occupant. --NA

3. I also furnish following instruction:-

1. Full name of applicant : **ADARSH CO-OPERATIVE HOUSING SOCIETY LIMITED**
2. Full postal address : **Caranzalem, Tiswadi, Goa 403002**
3. Occupation : **Registered Co-operative Housing Society Limited,**
4. Village, Taluka and District where the land is situated:-  
City : **Caranzalem** Taluka : **Tiswadi** District **North**
5. Survey No. Hissa No. P.T. Sheet No. **143** Chalta No: **5 to 19,36**  
area and assessment/ Area sq.mts. **6887** sq.mts. assessment/rent  
rent of the land ----- sq.mts

\* Score out portion not applicable

**P.T.O.**

\*\*Here state in brief the gist of conditions



6. Area of the site of (5) above proposed to be used:-

Purpose Re-development of residential bldgs. on property adm 6887 sq.mts.  
Plinth area of existing Residential Bldgs/structures 1845.70 sq.mts.  
Proposed area for conversion 5041.30 sq.mts.

7. Whether the applicant is occupant Class I or Class II tenant or a Government lessee:- **Occupant class I**

8. Present use of land whether any Building Exists thereon if so, its use:- **Yes - Residential Flats.**

9. Whether the land is situated or included:-

a. In municipal area; **Yes - Corporation of City of Panaji, Goa.**

b. In city surveyed area; **Yes**

c. In or near cantonment area; **NO**

d. Near Air port or Railway station or Railway lines or Rly line or Jail or Prison or Local Public Office or Cremation or Burial ground. **NO**  
If so, its approximate distance therefrom.

10. Whether the electrical high transmission lines pass over the land and if so, what is the distance thereof from proposed building or other work:- **NO**

11. Is the land under acquisition. If so, state details:- **NO**

12. Is there a road from where the land is easily accessible? **YES - MIRAMAR**  
State the name of the road and whether it is highway, **TALEIGAO Village**  
Major district road or village road:- **Road -**  
What is the distance of the proposed building or **19.87 mts**  
Other works from the centre of the road:-

13. Is there no road adjoining the land, how it is proposed to provide for access to the site? **NA**

14. Was a similar application made in the past for non-agricultural Use of this land and was it rejected? **NO -**  
If yes, why? **EXISTING RESIDENTIAL FLATS**

I solemnly affirm that the information given above is true to the best of my knowledge and belief

Place: Panaji, Goa

Date:

ADARSH CO-OP HSG SOCIETY LTD.,



*[Signature]*  
*[Signature]*  
*[Signature]*

(TO BE FILLED BY THE REVENUE OFFICER)

Date of receipt of the application

Stamp of the officer

GREATER PANAJI PLANNING AND DEVELOPMENT AUTHORITY  
Archdiocese Bldg., 1<sup>st</sup> floor, Mala Link Road,  
PANAJI-GOA

Ref. No. GPPDA T.G./P/104

19

Date: 3 MAY 2019

To,

Afash Co-operative Housing  
Society Ltd., Caranzalem Goa

Sub: Issue of "Zoning Certificate" of property bearing Survey No. / Chalta No.  
5 to 9 and 36 of P.T.S No. 143 of Taleigao Planning  
Area.

Ref. Your Inward No. 2924 dated 26.2.2019

Sir,

With reference to the above, this is to inform you that the above referred property bearing

Survey No./Chalta No. 5 to 9 and 36 of PTS No. 143 of Panaji City /Village Taleigao, is earmarked as  
Commercial zone as per Final ODP 2028 of Taleigao/Panaji Planning area in  
force.

Yours faithfully,

(R. K. PANDITA)  
MEMBER SECRETARY







## OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA

Revenue Branch, Collectorate Bldg., Panaji - Goa - 403001

Phone Nos :- 2225383, 2225083, 2225383(EPBX)

Fax Nos :- 2427690/2225083/2225383 (Ext. No.210 &amp; 212)

Email :- dycrev-north.goa@nic.in

No.:RB/CNV/TIS/COLL/15/2020

1328

Dated:24-Nov-2020

To,  
Dy Town Planner,  
The Town & Country Planning Department, Panaji Goa,  
Goa.

Sub: Conversion of use of agricultural land to non-agricultural purpose in the property surveyed under PT Sheet / Chalta No. 143/5, 143/6, 143/7, 143/8, 143/9, 143/10, 143/11, 143/12, 143/13, 143/14, 143/15, 143/16, 143/17, 143/18, 143/19, 143/36 of Panaji Village of Tiswadi Taluka-Goa, for an area of 6887 sq.mts. for RESIDENTIAL purposes.

Sir,

I am enclosing herewith the application u/s 32(1) of the Goa Land Revenue Code, 1968 dated 24-Aug-2020 received by this office on 24-Aug-2020 from ARVIND A KAMAT WAGH SECRETARY OF ADARSH CO OPERATIVE HOUSING SOCIETY LTD., on the above noted subject.

In this connection you are requested to offer your specific comments on the proposed conversion of use of land as required under section there under:-

Your comments may please be given specifically on the following points: -

1. Whether zoning plan has been prepared for land under consideration ? If so, whether it is located in the residential / commercial / industrial / orchard / Forest or Undeveloped zone or suitable to the locality? Under what zone and category is the land proposed for conversion classified?.
2. In case of land which is to be used as building site, whether dimensions arrangements and accessibility of the site are adequate for the convenience of the Occupier or suitable to the locality.
3. Whether such use is contrary to any scheme for the planned development of the site village/Town or city in force or under any law for the time being in force( here give specific reference of Government and copy of such reference if any to be furnished as evidence).
4. If there are any objections, the Town Planning Department may specify the law / code, rules, regulations etc, on which their objections is/ are based.
5. It may please be noted that in no case conversion on temporary basis may be recommended as there is no provision for sanction of conversion of such nature.
6. Whether any set back is to be maintained for the land proposed to be converted?
7. Whether any traditional way, nalla or easementary right is being affected by the proposed conversion?

Recd  
20/11/2020  
25/11/20

Please submit the report within 20 days from the date of receipt of this letter , for taking further action by this office, in terms of the provisions of the Goa(Right of Citizens to Time Bound Delivery of Public Services Act, 2013 notified wide Notification No.3 dated 16/4/2015).

It may be noted that the joint inspection of Mamlatdar, Town and Country Planning and Dy Conservator of forest office is fixed on 16-Dec-2020 at 11:00 AM. Please ensure that the designated officer/staff reports to Mamlatdar office of Tiswadi without fail..

Yours faithfully,



(Sagar B. Gaude)

Deputy Collector (Revenue)

Collector - North Goa, Panaji - Goa

Encl: As above

Copy To:

ARVIND A KAMAT WAGH SECRETARY OF ADARSH CO OPERATIVE HOUSING SOCIETY LTD.,, HSG (B) 4 GOA CARANZALEM GOA., Tiswadi - Goa, with a request to remain present at the office of the Mamlatdar Tiswadi at the above mentioned date and time.