



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. AC-I/MOR/SG/CONV/7/2018/10455

dated: 05/09/2018.

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 **Saney Josef Barreto, r/o. H.no.293/A, Near Baina Church, Vasco-da-Gama**, being the occupant of the plot registered under **P.T.S. No.153 of Chalta No. 38 of Vasco City of Mormugao 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 **P.T.S. No.153 of Chalta No. 38 of Vasco City of Mormugao Taluka**, admeasuring an area **917.00 Sq. mts.** be the same a little more or less, for the purpose of for **Commercial Purpose** only.

AND WHEREAS, the Asst. Conservator of Forest, South Goa Division, Margao- Goa, has submitted report vide letter No 5/SGF/CONV/674/2017-18/3925 dated 26/03/2018, has informed that his office has inspected the area and it is observed that the area under P.T.S. No.153 of Chalta No. 38 of Vasco City of Mormugao Taluka admeasuring an area of 917.00. is not a Government Forest, does not form part of any compartments of South Goa Division Working Plan also the area does not figure in the list of survey numbers identified as private forest by State level Expert Committee & newly appointed committee Forest(Conservation)

Act, 1980, is not applicable to the said area/plot .

AND WHEREAS, the Mamlatdar of Mormugao, has submitted report vide no: MAM/MOR/AK/CONV/2018/347 dated 04/05/2018, wherein he has stated such use of land will not affect public health, safety and convenience, the present market value of the land in question is around 10,000/- per sq.mts. approximately, there is an access 06.00 mts. wide road to the site in question, the applicant has submitted the plan showing the proposed 10.00 mts. wide road to the site, there are no Tenants/Mundkars/Lease Holders in the said property, there are no cases running under Agricultural Tenancy Act/Mundkar Act. On the proposed for conversion, the land in question is not low lying and there are no water bodies however the part of land is sloppy, there exists structures of plinth area 51.00 sq.mts. within the proposed area sought for conversion, the plot applied for conversion is located under P.T.S. No.153 of Chalta No. 38 of Vasco City of Mormugao Taluka, the land proposed for conversion does not falls under 200 mts and 500 mts. from HTL, the conversion application may be considered after taking all the points into account and submitted the six copies of the plan along with details in appendix I of Schedule-II.

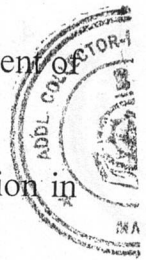
AND WHEREAS, the Town Planner, Mormugao, has submitted report stating that the **Land under** P.T.S. No.153 of Chalta No. 38 of Vasco City of Mormugao Taluka, as per the Outline Development Planning Area 2026, the plot in question is located in the Commercial (C1), having permissible F.A.R. 200, has recommended the conversion for Commercial purpose, an admeasuring area of 917.00 sq.mts. vide report No.DH/6070/1/MTP/2018/261 dated 05/04/2018.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land P.T.S. No.153 of Chalta No. 38 of Vasco City of Mormugao Taluka, was approved, the applicant has credited Conversion fees Rs.11,00,400/- (Rupees eleven lakh and four hundred only) and Fine of Rs.1,22,400/- (Rupees one lakh twenty thousand and four hundred only) total comes to Rs.12,22,800/- (Rupees twelve lakh twenty two thousand eight hundred only) vide e-challan no AC-I/39/2018-19 dated 31/08/2018, 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:

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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 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 10.00 mts. hence front setback of minimum 5.00 mts.+3.00 sq.mts. shall be kept from centre line of the road for Secondary Development.
14. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
- 15.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.
- 16.N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
- 17.Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
- 18.Low lying land, water bodies be protected and should not be harmed due to any development/construction activity.
- 19.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.
- 20.In case of inadvertent mistake in calculation of the fees for conversion, then the applicant shall be liable 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/refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersigned to revoke the said Sanad and/or recover the balance as arrears of Land Revenue from Applicant.
- 21.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.
- 22.In future, if any dispute arises regarding the ownership, title, etc, then 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.

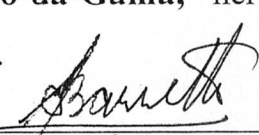


23. All the conditions imposed by Mormugao Planning and Development Authority issued shall be strictly followed.

Appendix-I

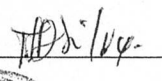
Length & Breath		Total Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
21.10	52.45	917.00	Land under Chalta No.38 of PTS No.153 of Vasco City of Mormugao Taluka,	North: Ch.No.37 of PTS No.153 South : Ch. No.39 of PTS No.153 East: Ch. No.77 of P.T. S No.153 West : Ch No.42 of P.T. S. No.195
Conversion is Sanctioned for Commercial purpose with permissible F.A.R 200 based on above mentioned reports/NOC/ mentioned at page 1 & 2.				

In witness whereof the Additional Collector-I of South Goa District, Margao, has hereunto set his hand and seal of her Office on behalf of the Government of Goa and the Applicant **Saney Josefát Barreto**, r/o. H.no.293/A, Near Baina Church, Vasco-da-Gama, hereunto set his hand this 5th day of September, 2018.

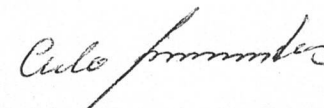

Saney Josefát Barreto, (Applicant)

Signature and designation of the witnesses:

1. Richard Da Costa Rheostas

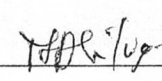
2. Toni Jose D' Silva 




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

We declare that **Saney Josefát Barreto**, 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. Richard Da Costa Rheostas

2. Toni Jose D' Silva 

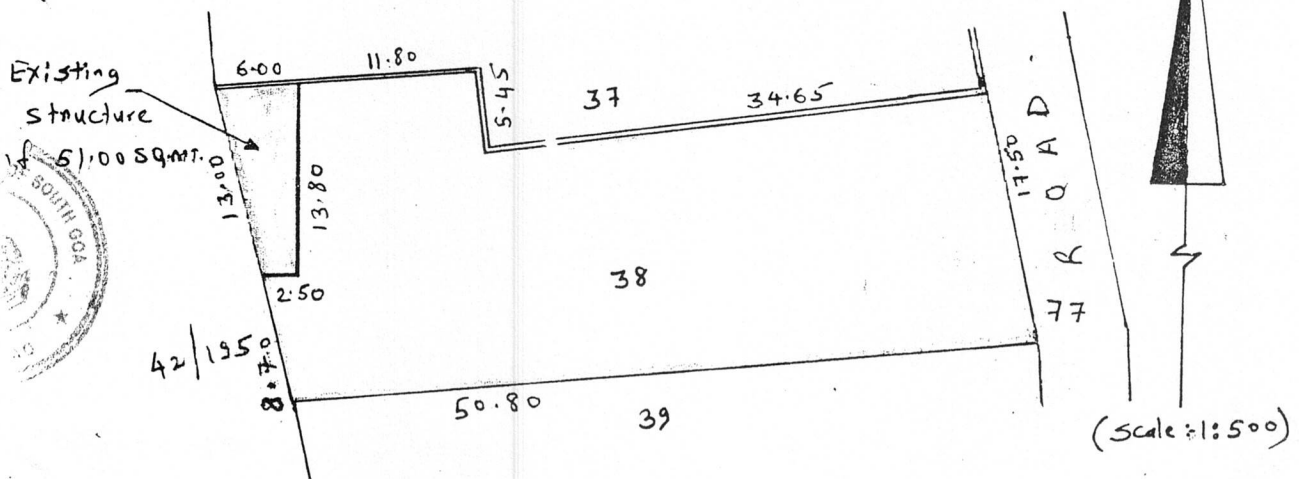
Copy to:

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

SITE PLAN

SHOWING THE AREA PROPOSED FOR CONVERSION
UNDER CHALTA NO. 38 OF P.T. SHEET NO. 153
OF VASCO CITY MARMUGAO TALUKA, GOA. BELONGING
TO MR. SANEY JOSEFAT BARRETO.

CASE No. - AC-I/MOR/SG/CONV/07/2018/1840 dtd 06/02/2018
FROM THE OFFICE OF THE COLLECTOR OF
SOUTH GOA DISTRICT, MARGAO-GOA.



-  - AREA PROPOSED FOR CONVERSION = 917.00 SQ.MT.
-  - EXISTING STRUCTURE AREA = 51.00 SQ.MT.

VERIFIED & PREPARED BY

(AMEY V. PRABHU GAONKAR)
Field Surveyor

O/o Mamlatdar of Mormugao
Vasco-da-Gama

Dtd - 14/02/2018.