

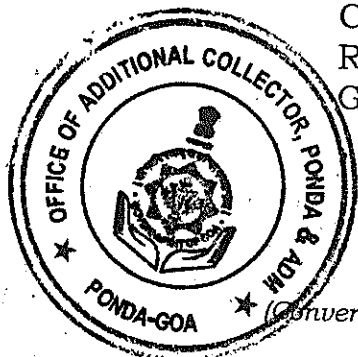
OFFICE OF THE ADDITIONAL COLLECTOR-III, PONDA  
Second Floor, Government Complex Building,  
Tisk, Ponda-Goa,

Phone: 0832-2311000, Fax: 0832- 2311000  
Email: ac3-south.goa@gov.in

No: AC/PON/SG/CONV/11/2019 / 616

Date: 30/08/2019

READ: Application dated 4/3/2019 u/s 32(1) of Land Revenue Code, 1968, received from Shri Dinesh alias Vinay Ramchandra alias Shrikant Totekar r/o H. no 740, Mardol Goa.



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) by **Shri Dinesh alias Vinay Ramchandra alias Shrikant Totekar r/o H. no 740, Mardol Goa** being the occupant of the plot registered under Survey No. **302/1-A, Priol Village** in the **Ponda Taluka** admeasuring an area **832 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. **302/1-A, Priol Village** in the Ponda Taluka, admeasuring an area **832 sq. mts.** be the same a little more or less, for the purpose of **Residential** use only.

**And whereas**, the Town and Country Planning Department, Ponda, reported that land under survey **No.302/1-A of Priol village of Ponda Taluka** as per the Regional Plan for Goa 2021, the plot in question is located in the **Settlement Zone, classified under village category with VP-2. F.A.R. 60.** The conversion of use of land is recommended for **Residential purpose** for area admeasuring **832 sq.mts.** vide report

**And whereas,** the Asst. Conservator of Forest, North Goa Division, Ponda- Goa, vide letter No.5/CNV/PON-1217/DCFN/TECH/2018-19/301, dated 07/05/2019 informed that the area under survey No. 302/1-A Priol village of Ponda Taluka admeasuring an area of 832 Sq. mts. is not a Government Forest and does not form part of any Compartment of North Goa Division Working plan. The area also does not figure in the list of survey numbers finally confirmed as Private Forest as per the reports of the State Level Expert Committees headed by Sawant/Dr. Karapurkar. Tree canopy density of the horticultural crop of the plot is more than 0.10. Since the area is less than 1 Ha. it does not come under purview of Hon'ble Supreme Court Order dated 04/02/2015. Forest (Conservation) Act, 1980 is not applicable to the above area.

**And whereas,** the Mamlatdar of Ponda, has submitted report vide no: MAM/PON/C.I.(II)/CONV/2019/1097 dated 14/05/2019 informing that such use would not affect public health, safety and convenience. The present market value is Rs. 800/-per sq.mts. There is a Internal village Road linked to Ponda Panaji N.H. There are no tenants & Mundkars. **There are two old structures in the plot adm. an area of 343 sq.mts.** The land is not falling under low lying area and does not exist any water bodies. The land is situated in survey **No.302/1-A** of **village Priol of Ponda Taluka**. The land does not fall under 500 mts HTL and 200 Mts. Proposed conversion may be considered.



**And whereas,** Inspector of Survey and Land Records, Ponda Goa vide letter dated 4/07/2019 submitted six copies of plan along with a copy of the details in appendix I to schedule II and informed that the land in question is Garden land. The Survey is carried out as per the site plan & same tallies with the survey plan & ground measurements.

**And Whereas,** after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land of Survey No. **302/1-A** of **village Priol** village in the Ponda Taluka was approved and applicant has deposited conversion fees of Rs. 56,160/- (Rupees fifty six thousand one hundred sixty only) vide e-challan No.201900899423 dated 31/07/2019 in the State Bank of India, Ponda.

Now, this is to certify that the permission to use 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 plot is located along 15 mts existing road and construction will be permitted at a distance of 7.50 mts + 3.00 mts = 10.50 mts from the Centre line of the existing road.
14. Traditional access, rain water drains passing through the plot if any shall not be blocked, easement rights in any shall be protected.
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 any 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 or 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.

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/reason.

24. The Affidavit cum indemnity bond executed by the applicant before Notary of Ponda dated 29<sup>th</sup> day of August 2019, is placed on record.

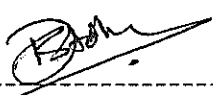
25. Any dispute, mis-information, litigations shall gives right to the issuing authority to revoke the Sanad without issuing any notice.

26. The applicant shall solely be responsible in case of any breach of condition narrated in the aforesaid paras of this Sanad.

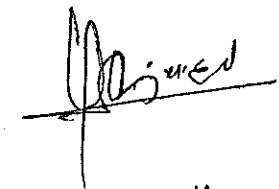
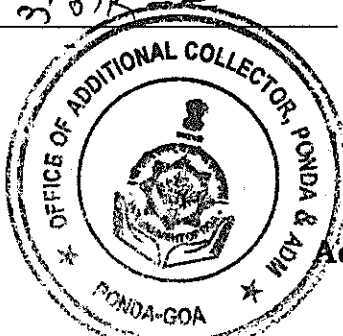
#### Appendix-I

| Length & Breath                                                                                                                                     |                    | Total Superfi<br>cial<br>Area | Forming part<br>of Survey<br>no: & Sub<br>Div number | BOUNDARIES                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------|------------------------------------------------------|--------------------------------------------------------------------------------|
| North to<br>South                                                                                                                                   | East<br>to<br>West |                               |                                                      |                                                                                |
| 75.13                                                                                                                                               | 24.85              | 832<br>Sq.mts                 | 302/1-A                                              | North: 302/2<br>South: 302/6,Nala, 302/1<br>East : 302/2,3,6<br>West : 303/2,4 |
| Conversion is sanctioned for Residential purpose with settlement Zone having permissible F.A.R.60% based on reports/NOC referred at page no. 1 & 2. |                    |                               |                                                      |                                                                                |

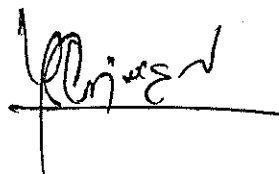
In witness whereof the Collector of South Goa District, Margao has hereunto set his hand and sent seal of his Office on behalf of the Government of Goa and the Applicant, i.e **Shri. Dinesh alias Vinay Ramchandra alias Shrikant Totekar r/o H. no. 740, Mardol Goa** has hereunto set his hand on this 30th day of August, 2019.

  
-----  
(Shri Dinesh alias Vinay Ramchandra alias Shrikant Totekar)

Name and Signature of the witnesses:

1. Santosh V. Naik   
2. Anup S. Piroikar   
  
  
(Arvind B. Khutkar)  
Additional Collector-III  
Ponda- Goa.

We declare that **Shri Dinesh alias Vinay Ramchandra alias Shrikant Totekar r/o H. no 740, Mardol Goa** who has signed this sanad are, to our personal knowledge, the person they represents themselves to be, and that he/she/they have affixed his signatures here to in our presence.

1. Santosh V. Naik   
2. Anup S. Piroikar 

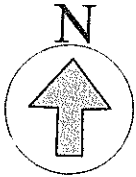
Copy to:

- ✓ 1. Shri. Dinesh alias Vinay Ramchandra alias Shrikant Totekar r/o H. no 740, Mardol Goa.
2. The Dy. Town Planner, Town and Country Planning Dept., Ponda.
3. The Dy. Conservator of Forest, Ponda-Goa.
4. The Mamlatdar of Ponda.
5. The Inspector of Survey & Land Records, Ponda- Goa.
6. The village Panchayat, Priol.

GOVERNMENT OF GOA  
OFFICE OF THE INSPECTOR OF SURVEY & LAND RECORDS  
PONDA - GOA

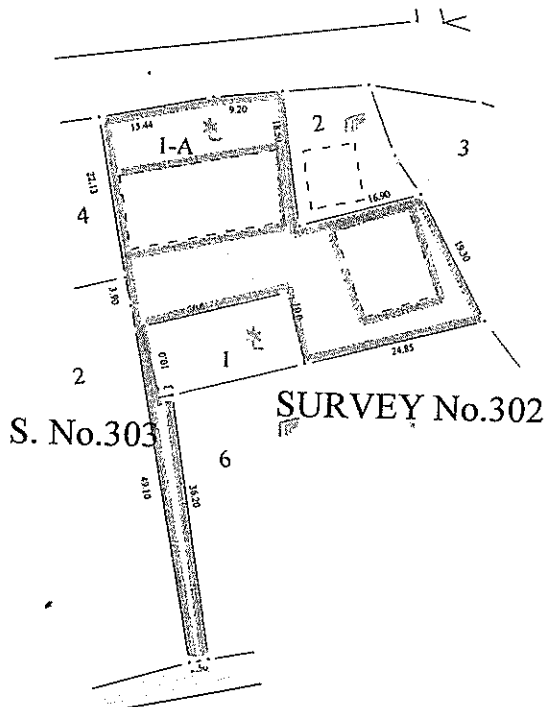
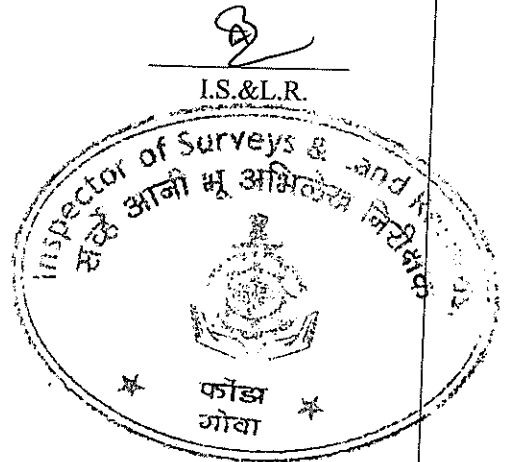
PLAN

OF THE PROPERTY BEARING SURVEY No.302/1-A PART, SITUATED AT PRIOL VILLAGE  
OF PONDA TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM  
AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY DINESH ALIAS VINAY RAMCHANDR  
RAMCHANDRA ALIAS SHRIKANT TOTTEKAR, VIDE ORDER NO.AC/PON/SG/CONV/111/2019/274.  
DATED 22/03/19. BY ADDL COLLECTOR & SDO PONDA GOA.



SCALE : 1:1000

 AREA TO BE CONVERTED 832 SQ. MTS.



*cul*

MAHESH KHEDEKAR (F.S.)

PREPARED BY

SURVEYED ON:

*Scull*

DIGVITA KERKAR (H.S.)

VERIFIED BY

File No.: 2/ISLR/PON/8/19