



OFFICE OF THE COLLECTOR OF SOUTH GOA DISTRICT,
Room No. 449 Fourth Floor Matanhy Saldanha Administrative Complex, Margao-Goa.
Email: ac1-cols.goa@nic.in Phone No.2794431

No: COL/SAL/SG/CONV/10/2017/13294

Date: 16/11/2018.



READ: Application dated 20/02/2017 w/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 Neizel Antao & Roanna Savia Antao, r/o.H.no.20/A, Olvado, Carmona, Salcete-Goa, being the occupant of the plot registered Land under Survey No. 229/7 of Carmona Village of Salcete Taluka, Goa, admeasuring an area 1675.00 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. 229/7 of Carmona Village of Salcete Taluka, Goa, admeasuring an area 1675.00 sq.mts be the same a little more or less, for the purpose of Residential use only.

And whereas, the Town Planner, Margao, has submitted the report of land under Survey No. 229/1 of Carmona Village of Salcete Taluka, as per the Regional Plan of Goa 2001 A.D. and 2021, the area proposed for conversion is located in Settlement Zone, having permissible F.A.R.60 & recommended the conversion of Land for Residential purpose admeasuring an area 1675.00Sqmts vide report no: TPM/29272/CONV/Carmona/229/7/117/1905 dated 11/05/2017.

And whereas, the Inspector of Survey & Land Records, Margao has submitted the six copies of plan and copy of details in appendix I to schedule II of Survey No.229/7 of Carmona Village of Salcete Taluka vide letter No.2/ISLR/44/2017/1385 dated 04/07/2017.

And whereas, the Dy. Conservator of Forest, South Goa Division, Margao vide

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letter no: 5/SGF/CONV/24/17-18/1025 dated 29/06/2017, has informed that his office has inspected the area through Sub-Divisional Forest Officer, Quepem and it is observed that the area land under Survey No: 229/7 of Carmona Village of Salcete Taluka admeasuring area of 1003.00sq.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 and also Forest (Conservation) Act, 1980 is not applicable to the said area. In continuation to above letter the Dy. Conservator of Forest, South Goa Division, Margao vide letter no: 5/SGF/CONV/24/17-18/2762 dated 10/11/2017 has recommended for an area 1675.00 sq.mts.

And whereas, the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CONV/AK/2017/1295 dated 22/06/2017, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land is about Rs.2585/- per sq.mts., there is an access to the site in question, there is no tenants/Mundkars on the proposed land for conversion, as per form I & XIV that there doesn't exist tenants name in the Tenant column, the proposed land for conversion is surveyed under Survey No.229/7 of Carmona Village of Salcete Taluka, the land proposed for conversion is for Residential purpose, it is not coming under C.R.Z. Regulation either of 200 mts. or 500 mts. HTL, there are 2 coconut trees, 2 mango trees, 1 jackfruit tree, 1 drumstick tree & 1 acacia tree in the proposed land for conversion.

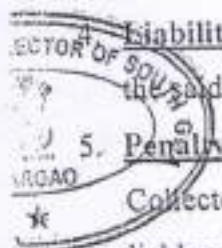
Subsequently, the Mamlatdar of Salcete has submitted revised report vide no: MAM/SAL/CONV/AK/2018/34 dated 28/01/2018, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land is about Rs.4000/- per sq.mts., there is an access to the site in question, there is no tenants/Mundkars on the proposed land for conversion, as per form I & XIV that there doesn't exist tenants name in the Tenant column, the proposed land for conversion is surveyed under Survey No.229/7 of Carmona Village of Salcete Taluka, the land proposed for conversion is for Residential purpose, it is not coming under C.R.Z. Regulation either 200 mts. or 500 mts. HTL, there are 2 coconut trees, 2 mango trees, 1 jackfruit tree, 1 drumstick tree & 1 acacia tree in the proposed land for conversion.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Sy. No. 229/7 of Carmona Village of Salcete Taluka, Goa, was approved and applicant has deposited Conversion fees of Rs.2.26,125/- (Rupees Two lakh twenty six thousand one hundred twenty five only) vide e-challan no COL/12/2018-19 dated 13/08/2018, in the State Bank of India, D.H.Q. Margao-Goa & and applicant has submitted Affidavit cum Indemnity Bond, Notary before, Ravindra F. Ayir, Reg. No.5159 dated 28/08/2018.

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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 thereunder 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.

 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) above 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 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 and 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 construction shall be carried out after leaving a minimum setback of 15.50mts and 6.00mts from the centre line of the existing road towards the western side and Northern side respectively.
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 concerned 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 after 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/reasons.



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Appendix-1

Length & Breadth		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
23.30 mts	29.50mts	1675.00 Sq.mts	Survey No. 229/7 Village : Carmona Taluka: Salcete	North: S.No. 229/2 South: S.No. 229/17 East: S.No. 229/12 West: Road
Conversion is Sanctioned for Residential purpose 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 Neizel Antao & Roanna Savia Antao, r/o.H.no.20/A, Olvado, Carmona, Salcete-Goa, hereunto set his hand this 15th day of November 2018.

Mr. Teofilo R. Antao PoA Holder for Neizel Antao & Roanna Savia Antao, (applicants),

Signature and names of the witnesses:

1. Narayan Varik N.v. Varik
2. Mohan T. Aolekar Aolekar



(Dr. Tariq Thomas, I.A.S)
Collector
South Goa District,
Margao- Goa

We declare that Mr. Teofilo R. Antao PoA Holder for Neizel Antao & Roanna Savia Antao, 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. Narayan Varik N.v. Varik
2. Mohan T. Aolekar Aolekar

Copy to:

The Mamlatdar of Salcete-Goa.

The Town Planner, Margao-Goa

The Inspector of Land Survey & land Records, Margao- Goa.

The Dy. Conservator of Forest, Margao-Goa

GOVERNMENT OF GOA
OFFICE OF THE MAMLATDAR OF SALCETE
SALCETE-GOA.

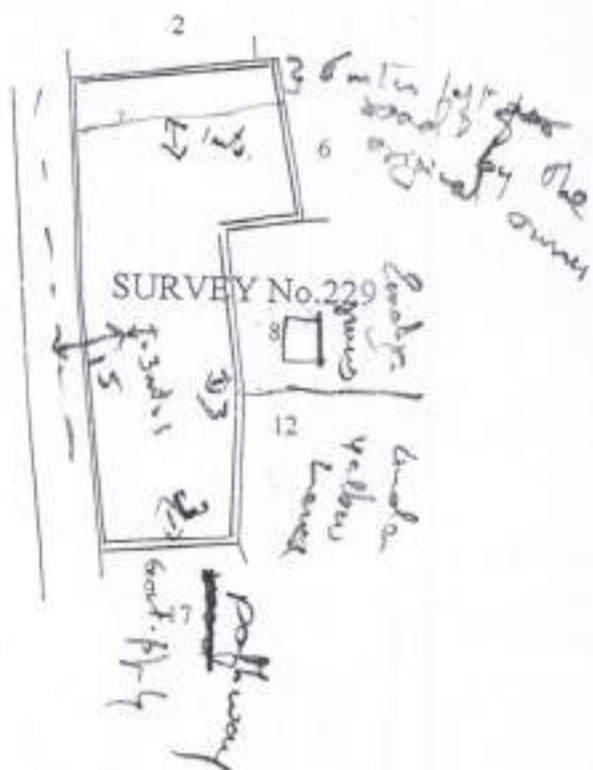


PLAN

OF THE PROPERTY BEARING SURVEY NO. 229 SUB DIV NO.7 SITUATED AT CARMONA VILLAGE OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL PURPOSE APPLIED BY NEIZEL ANTAO AND ROANNA SAVIA ANTAO, VIDE MEMORANDUM NO. COL/SG/CONV/10/2017/ 10887, DATED 04.10.2017, ISSUED BY COLLECTOR(REV), SOUTH GOA DISTRICT, MARGAO-GOA



AREA TO BE CONVERTED = 1675.00 Sq.mts.



SURVEYED AND PREPARED BY
SHRI VINAY H. NAIK (F.S.)
SURVEYED ON DATE: 17/01/2018

CASE NO. COL/SG/CONV/10/ 2017/10887