

OFFICE OF ADDITIONAL COLLECTOR III

PONDA - GOA

Second Floor, Government Complex Building, Ponda - Goa Phone Nos :- 0832-2311000
Fax Nos :- Email :- ac3-south.goa@gov.in

No.CAD3PON11-22-78 / 33

Dated:- 03-Jan-2023

Read: 1. Application dated 30-Nov-2022 from Rahul alias Gaurish Krishna Shetve. 9/15/15 Dwarka Khadpabandh. Ponda - Goa

2) Circular issued by the Office of the Secretary (Revenue) vide No.34(Secy/Rev)/Conversion/2021 dated 08/03/2021 with regards to the Conversion application received u/s 32 of Land Revenue Code. 1968.

SANAD

S C H E D U L E - II

(See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non - agricultural Assessment) Rules, 1969)

Whereas an application has been made to the ADDITIONAL COLLECTOR III, Ponda - Goa (hereinafter referred to as "the Collector" which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under Section 32 of the Goa, Daman And 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 thereunder), by Shri/Smt. **Rahul alias Gaurish Krishna Shetve** inhabitant of being the occupant/tenant of **Survey No.17/9-A** in the village of **Ponda**, in the **Ponda Taluka** (hereinafter referred to as "the applicant", which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use for the plot of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, and indicated by the letters on the site plan annexed hereto, forming a part of **Survey No. 17/9-A** and **measuring 845 Square Metres** be the same a little more or less for residential use only.

Now, this is to certify that the permission to use for the said plots for residential use is hereby granted, subject to the provisions of the said Code, and rules thereunder, and on the following conditions, namely:-

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 - agriculture purpose for which the permission is granted and to prevent insanitary 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 **Residential** 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 contravene 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 used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector, and on such removal or alteration not being carried out within the specified time, he may cause the same to be carried out, and recover the cost of carrying out the same from the applicant as an arrears of land revenue.
6. a) If any information furnished by the applicant for obtaining the Sanad is found to be false at a later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the application.
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction / development carried out shall be at the cost and risk of the applicant.
c) The necessary road widening set-back is to be maintained before any development in the land.
d) Traditional access passing through the plot, if any, shall be maintained.
e) No tree shall be cut except with prior permission of the competent authority.
7. **Code provisions applicable** - Save as herein provided, the grant shall be subject to the provisions of the said Code and rules thereunder.

Appendix - i

Length and Breadth		Total superficial area	Forming Part of Survey No. / Sub Div No.	Boundaries
North to south	East to west			
---	---	845 sq.mts	Survey No. 17/9-A	As per attached Plan
Conversion is sanctioned for Residential purpose Settlement Zone FAR 100 based on reports/NOC referred at page no. 1 & 2				

Remarks :-

- The applicant has paid conversion fees of Rs.2,02,800/- (RUPEES TWO LAKHS TWO THOUSAND EIGHT HUNDRED ONLY) and Fine of Rs.72,000/- (RUPEES SEVENTY TWO THOUSAND ONLY) vide challan No. Conv/41/2022-23 dated 28-Dec-2022.
- The zoning information submitted by the applicant issued by the Member Secretary, South Goa Planning & Development Authority vide Ref No. SGPDA/ZON/252/22-23 dated 23-Nov-2022, informing that the property bearing Sy. No. 17/9-A of Ponda Town of Ponda Taluka admeasuring 845m² is Settlement S-1 zone (F.A.R. 100) as per ODP 2028 Ponda Planning Area.
- The Dy Conservator of Forest, Office of the Dy. Conservator of Forest-North Goa, Division Ponda Goa has given NOC for conversion vide report No.5/CNV/PON-893/DCFN/TECH/22-23/1123 dated 14-Dec-2022.
- The Mamlatdar, Office of Mamlatdar, Ponda, Ponda-Goa has submitted his report for conversion vide report No.MAM/PON/C.1(I)/AK/CONV/2022/150 dated 15-Dec-2022
- The development / construction in the plot shall be governed as per laws / rules in force.

In witness whereof the ADDITIONAL COLLECTOR III OF Ponda - Goa, SOUTH GOA district, has hereunto set his/her hand and the seal of his/her office on behalf of the Governor of Goa, Daman and Diu; and Rahul alias Gaurish Krishna Shetye has also hereunto set his/her hand this day 3rd of January, 2023.

(Signature)

(Rahul alias Gaurish Krishna Shetye)

(Signature)

(VISHAL C. KUNDAIKAR)
ADDITIONAL COLLECTOR III

Ponda - Goa

APPLICANT

Signature and Designature of witnesses :

Complete address of Witness

1. Ajit Vasant Pai

(Signature)

F/2, Khandeparkar Apts, Khadpabandh

1. Ponda Goa

2. Vinod S. Panwar

(Signature)

2. H.No.78, Vaghme pada Goa

We declare that Rahul alias Gaurish Krishna Shetye who has signed this Sanad is, to our personal knowledge, the person he/she represents themselves to be, and that he/she has affixed his/her signature hereto in our presence.

To,

1. The Dy Town Planner, The Town & Country Planning Department, Ponda Goa

2. The Mamlatdar, Office of Mamlatdar, Ponda , Ponda - Goa

3. The Sarpanch, Village Panchayat / Municipal Council Ponda, Ponda-Goa

4. The Talathi of Ponda

5. Rahul alias Gaurish Krishna Shetye, 9/15/15 Dwarka, Khadpabandh Ponda, Ponda-Goa

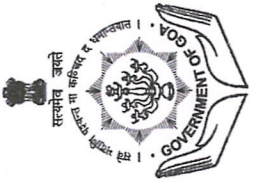
taken against the application

(c) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand null and void and the cost and risk of the applicant.

(d) The necessary road widening self-pack is to be maintained before any development in the land.

(e) No tree shall be cut except with prior permission of the competent authority.

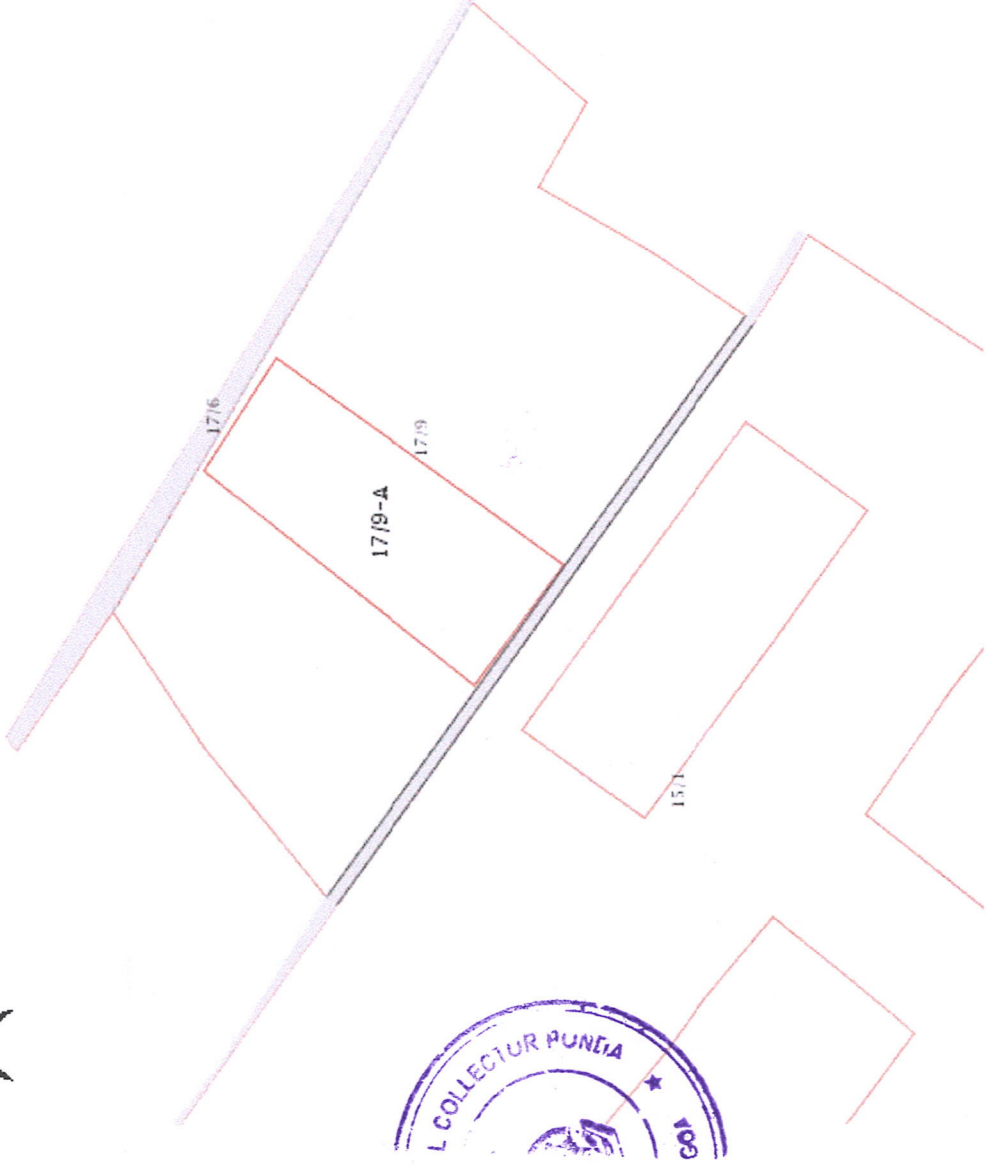
7. Code provisions applicable - Same as herein provided, the grant shall be subject to the provisions of the said Code and rules thereunder.



Government of Goa
Directorate of Settlement and Land Records
Survey Plan
Ponda Taluka, Ponda Village
Survey No.: 17 , Subdivision No.: 9-A

Scale 1:1000

Reference No.: CPON222-8457-1031776



Conversion issued vide no.
CAD3 PON 11 -22-78/33
dt. 03/01/2023

Additional Collector Ponda
Ponda-Goa

This record is computer generated on 29-11-2022 10:14:31. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

