



**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

Email: [cols.goa@nic.in](mailto:cols.goa@nic.in)

No.COL/SAL/SG/CONV/81/2018/6970

Date: 13/06/2019

**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) **M/S. Palmeira Constructions, H.No. 737, Ganapoga Raia Salcete Goa**, had applied for Conversion of land under Survey, being the occupant of the plot registered **under Ch.No. 18 of P.T.S No. 30 of Margao City Salcete Taluka, Goa**, (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 **under Ch.No. 18 of P.T.S No. 30 of Margao City Salcete Taluka, Goa** admeasuring area **587.00Sq.mts.** be the same a little more or less for the purpose of **Residential** use only.

**And whereas,** The Dy. Conservator of Forest, South Goa Division, Margao vide letter no: 5/SGF/CONV/385/2018-19/1790 dated 12/10/2018, informed that his office has inspected the area and it is observed that the area land under **Ch.No. 18 of P.T.S No. 30 of Margao City Salcete Taluka, Goa** admeasuring area of **587.00sq.mts** is not a Government Forest, does not form of any compartments of South Goa Division Working Plan. The said area/plot 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 above area/plot.

The Town Planner, Margao, reported that the land under **Ch.No. 18 of P.T.S No. 30 of Margao City Salcete Taluka, Goa**, as per the Outline Development plan for Margao, the plot in question is located in the Residential (S-1) having permissible F.A.R.100 & recommended the conversion of Land for **Residential purpose** admeasuring an area **587.00Sqmts** vide report no. TPM/30892/CONV/Margao/130/18/18/6077 dated 22/10/2018.

**And whereas**, the Mamlatdar of Salcete has submitted report vide no:MAM/SAL/CONV/AK-II/2018/427 dated 03/10/2018, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land is about Rs.8000/- per sq.mts., there is a road/access to the site in question, there is no tenants/mundkars on the proposed land for conversion as on till date, there is no originally Comunidade/ Aframento land, there is no originally Government/Alvara land, the the land proposed for conversion is not low lying nor water bodies exists, there is no structure in the proposed land, the proposed for conversion is surveyed under Ch.No. 18 of P.T.S No. 30 of Margao City Salcete Taluka, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL, conversion may be recommended.


**And whereas**, the Inspector of Survey & Land Records, Margao, has submitted the 6 copies plan and details in appendix to schedule-II of **Ch.No. 18 of P.T.S No. 30 of Margao City Salcete Taluka** and further informed that the land in question is open land requested for conversion, vide letter NO.2/ISLR/CTS/22/2018/46 dated 07/01/2019

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Ch.No. 18 of P.T.S No. 30 of Margao City Salcete Taluka, is approved & applicant has deposited conversion fees of Rs.1,23,270/- (Rupees One lakh twenty three thousand two hundred seventy only) vide e-Challan No.COL/49/2018-19 dated 04/02/2019, in the State Bank of India, Margao.

The applicant has submitted the Affidavit cum Indemnity Bond, Executed before Ravindra F. Ayir , Notary Margao, Salcete Taluka, Reg. No.699 dated 06/02/2019.

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 has paid 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.
  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 road is 10.00mts hence front setback of minimum  $3.00+3.00=8.00$ mts shall be kept from centre line of road.
14. Traditional access, passing through the plot, if any shall be maintained.
15. The further development/construction in the plot shall be governed as per prevailing rules & regulations in force.
16. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department.
17. 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.
18. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
19. Adequate arrangement shall be made so as not to affect any drainage portion in the area and flow of natural water.
20. Low lying land, water bodies be protected and should not be harmed due to any activity
21. 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.
22. 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.
23. 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.
24. In future if any dispute arises regarding the ownership, title, etc, than the applicant shall be solely responsible and the Collector or any other

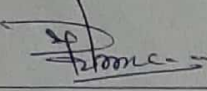
authorized officer on his behalf shall be at liberty to revoke the Conversion Sanad granted without giving any notice/reasons.

**Appendix-I**

Length & Breadth		Total Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
30.25 Mts	20.00 Mts.	587.00 sq.mts.	<b>Ch.No. 18 of P.T.S No. 30 of Margao City Salcete Taluka</b>	<b>North:</b> Ch.No. 16 P.T.S.No. 30 <b>South :</b> Ch.No. 20 P.T.S.No. 30 <b>East:</b> Ch.No. 17,19 P.T.S.No. 30 <b>West :</b> Ch.No. 8 P.T.S.No. 30

Conversion is Sanctioned for Residential purpose with permissible F.A.R 100 based on above mentioned reports/NOC & Affidavit cum Indemnity Bond mentioned at page 1 & 2.

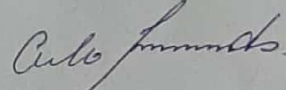
In witness whereof the Collector of South Goa District, Margao has hereunto set his hand and sent seal of his Office on behalf of the Government of Goa and the **M/S. Palmeira Constructions, H.No. 737, Ganapoga Raia Salcete Goa**, hereunto set his hand this 13<sup>th</sup> day of June 2019.

  
**Freddy Palmeira and Isabela Palmeira Partners of M/S. Palmeira Constructions, (applicant)**

Signature and designation of the witnesses:

1. Jerson Veronha Junes
2. Maria Aramita Fernandes Fernandes



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

We declare, **Freddy Palmeira and Isabela Palmeira**, who has signed this sanad is, to our personal knowledge, the persons represents himself to be, and that both has affixed his signature hereto in our presence.

1. Jerson Veronha Junes
2. Maria Aramita Fernandes Fernandes

Copy to:

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



GOVERNMENT OF GOA  
DIRECTORATE OF SETTLEMENT & LAND RECORDS  
MARGAO- GOA

PLAN

OF THE PROPERTY BEARING CHALTA NO. 18 OF P. T. SHEET NO. 30 SITUATED AT MARGAO CITY OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY M/S PALMEIRA CONSTRUCTIONS WIDE ORDER NO.COL/SAL/SG/CONV/81/2018/12498 DATED 30-10-2018 ISSUED BY DEPUTY COLLECTOR (REVENUE) MARGAO GOA.

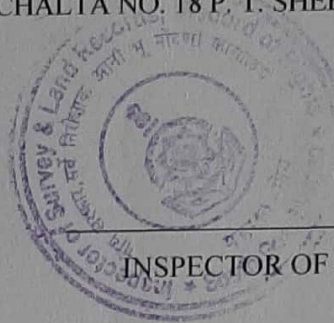
N



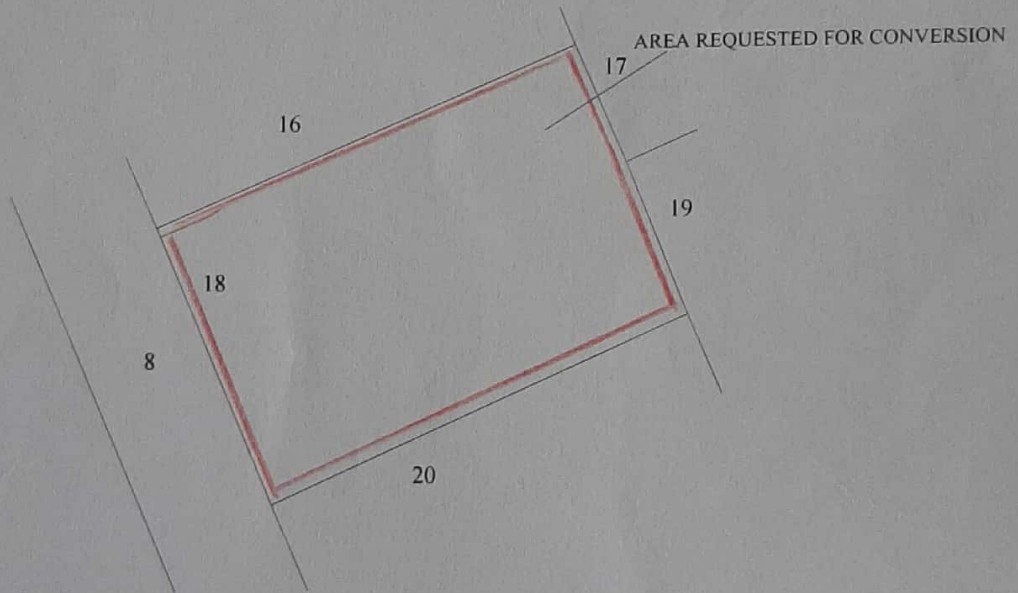
SCALE : 1:500



AREA TO BE CONVERTED OF CHALTA NO. 18 P. T. SHEET NO. 30 587.00 SQ. MTS.



INSPECTOR OF SURVEY & LAND RECORDS



*Sushma K. Naik*

SUSHMA K. NAIK (F.S.)

PREPARED BY

*Priti Bondbagkar*

PRITI BONDBAGKAR (H.S.)

VERIFIED BY

SURVEYED ON: 26-11-2018

File No.: 2/ISLR/CTS/22/2018