



OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA
 Revenue Branch, Collectorate Bldg., Panaji - Goa - 403001.
 Phone Nos: 2225383, 2225083, 2225383(EPBX)
 Fax No:- 2427690/2225083/2225383 (Ext. No.210 & 212)
 Email:- dycrev-north.goa@nic.in

No. RB/CNV/BAR/COLL/52/2013

Date: 16/06/2014

Read: Application dated 13/06/2013 from Mr. Renato Veloso & other, r/o. S23, 1st Floor, Karma Point, Vasco Da Gama, Goa.

**SANAD
 SCHEDULE-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 Collector of North 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) **1. Mr. Natividade Renato Veloso & 2. T.T. Shreedharan Keeranthalam** being the occupants of the plot registered under **Survey No. 19/18(Part)** known as **Atafondem** Situated at **Moira, Bardez Taluka** (hereinafter referred to as "the applicants, which expression shall, where the context so admits include his/her 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 a part **Survey No. 19/18(Part) admeasuring 1370 Square Metres** be the same a little more or less for the purpose of **Residential**.

Now, this is to certify that the permission to use for the said plots 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 applicants 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 to prevent insanitary conditions.

2. Assessment – The Applicants 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 applicants shall not use the said land and buildings erected thereon for any purpose other than **Residential** without the previous sanction of the Collector.

4. Liability for rates – The applicants shall pay all taxes, rates and cesses leviable on the said land.

5. Penalty clause – (a) if the applicants contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicants 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 applicant as an arrears of land revenue.

6. a) The Information, if any, furnished by the applicant for obtaining the Sanad is found to be false at later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

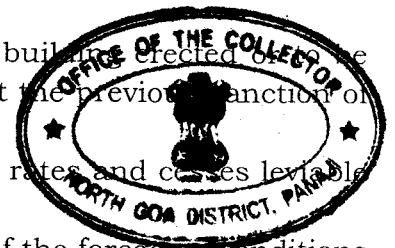
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the Construction/Development carried out shall be at the cost and risk of the applicants.

c) The necessary road widening set-back to be maintained before any development in the land

d) Traditional access passing through the plot, if any, shall be maintained.

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

Contd....2



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 Superfi cial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West							
1	2	3	4	5				6
				North	South	East	West	
11.50 mts	98.20 mts	1370 Sq.mts	Sy.No. 19/18 (Part)	Sy.No. 19/20 & 11	ROAD	Sy.No. 19/11	Sy.No. 19/18	NIL
village : Moira Taluka : Bardez								

Remarks:-

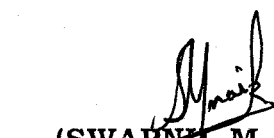
1. The applicant has paid conversion fees of Rs. 1,09,600/- (Rupees One Lakh Nine Thousand Six Hundred Only) vide receipt No. CN060620143133 dated 06/06/2014.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/368/TCP/13/4613 dated 27/11/2013.
3. The Dy.Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR/DCFN/TECH/2013-14/846 dated 31/12/2013.
4. The development/construction in the plot shall be governed as per laws/rules in force.

In witness whereof the **ADDITIONAL COLLECTOR-I** district, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and **Mr. Phiroze Loran, Power of Attorney Holder for 1. Mr. Natividade Renato Veloso &**

2. T.T. Shreedharan Keeranthalam here also hereunto set their hands on this 16th day of June, 2014


(Phiroze Loran)

Power of Attorney Holder


(SWARNIL M. NAIK)
ADDITIONAL COLLECTOR

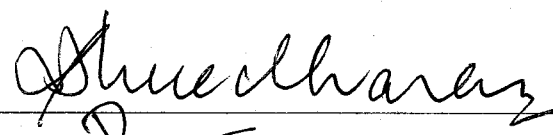
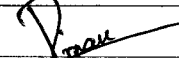

Signature and Designature of Witnesses

1. Loretta Shreedharan 
2. Kiran Krishnan

Complete address of Witness

1. Flat no 601, 3rd Charisma, Bana Vasco
2. S-41B-BLOUS, LOUASO ARCADE, VASCO, GOA

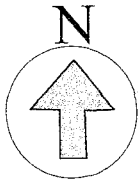
We declare **Mr. Phiroze Loran** who have signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be, and that he/She has affixed his/her signature hereto in our presence.

1. 
2. 

To,

1. The Town Planner, Town and Country Planning Department Mapusa
2. The Mamlatdar of Bardez Taluka.
- 3 The Inspector of Survey and Land Records, Mapusa - Goa
4. The Sarpanch, Village Panchayat, Moira, Bardez -Goa

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of The Inspector of Survey and Land Records
MAPUSA - GOA

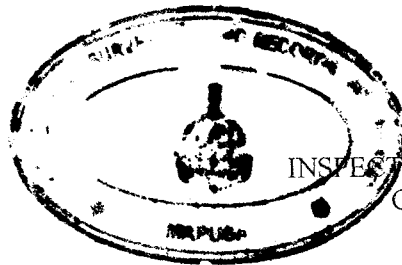


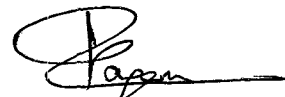
PLAN

Of the Land bearing Sub. Div. No. 18-Part of Survey No.19
Situated at Moira village of Bardez Taluka,
Applied by Shri Natividade Renato Veloso & T.T Shreedharan Keeranthalam
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No.RB/CNV/BAR/COLL/52/2013 dated 05-01-2014
from the Office of the Collector, North Goa District, Panaji-G oa.

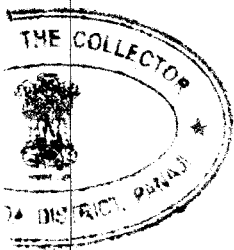
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 AREA APPLIED TO BE CONVERTED ----- 1370.00 Sq. Mts.

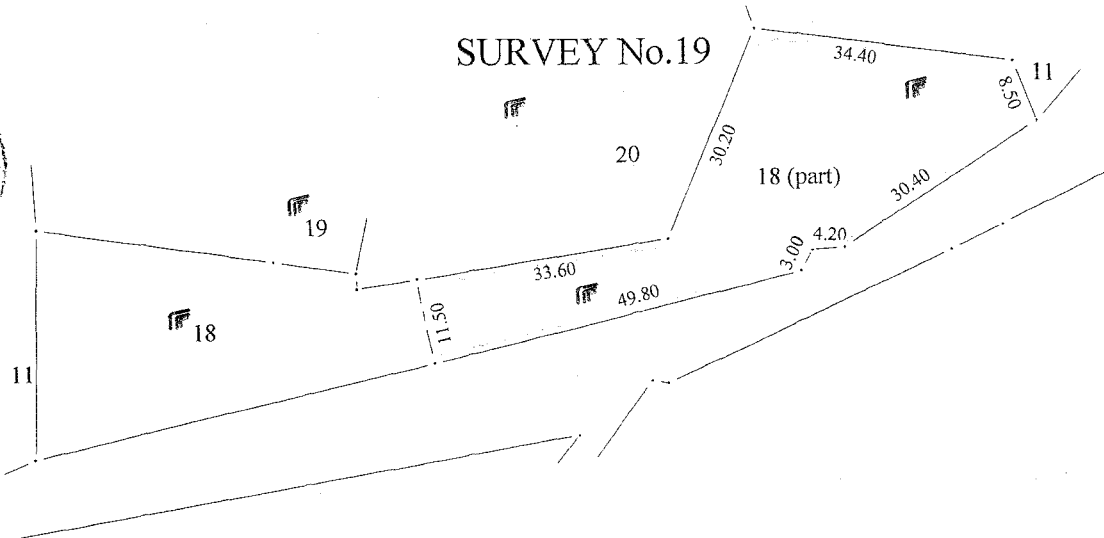




K.S.PANGAM
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA



SURVEY No.19

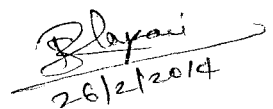


PREPARED BY



SAMIR A. NAIK
Field Surveyor

VERIFIED BY

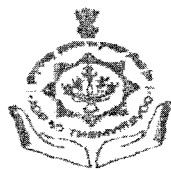

26/2/2014

RESHMA DHARGALKAR
Head Surveyor

SURVEYED ON: 19/02/2014

FILE No. 8/CNV/MAP/57/14

Ref No: TPB/368/TCP-14/995
Town & Country Planning Dept.,
302, Govt. Building Complex,
Mapusa - Goa.
Dated: 7 / 4 / 2014.



OFFICE OF THE SENIOR TOWN PLANNER, MAPUSA GOA.
TECHNICAL CLEARANCE ORDER

Ref No: Inward No. 4266

Dated. 29/10/2013.

Technical Clearance is hereby granted for carrying out the **construction of building & compound wall** as per the enclosed approved plans in the property Zoned as **'Settlement Zone'** in **Regional Plan for Goa 2001 A.D. & Regional Plan for Goa 2021** situated at Village **Moirá** bearing Survey No. **19/18** with the following conditions:-

1. Construction shall be strictly as per the approved plans. No change shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
3. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
4. The Developer/applicant should display a sign board of minimum size 1.00 mts. X 0.50 mts. with writing in black color on a white background at the site, as required under the Regulations.
5. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before the Commencement of any development/construction as per the permission granted by this order.
6. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
7. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
8. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
9. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
10. In case of any cutting of sloppy land or filling of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town & Country Planning Act, 1974.
11. The ownership of the property shall be verified by the licensing body before the issuing of the license.

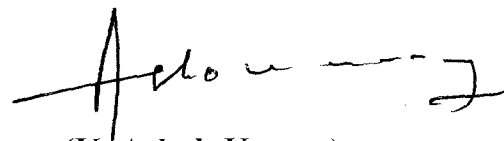
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12. The adequate arrangement for collection and disposal of solid waste generated within the complex shall be arranged to satisfaction of Village Panchayat.
13. Panchayat shall verify the infrastructural requirements such as water and power supply before issue of construction license.
14. Adequate storm water network shall be developed up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.

The above technical clearance order is issued based on the order issued by Chief Town Planner vide no. **29/8/TCP/2012-13/RPG-21/Status/1803** dated **04/06/2012** pertaining to guide line for processing various application.

This order is issued with reference to the application dated **29/10/2013** from **Sancoale developers.**

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE.OF CONSTRUCTION LICENCE PROVIDED THE CONSTRUCTION LICENCE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.


(K. Ashok Kumar)
Dy. Town Planner

✓ To,
Sancoale developers
S - 23, first floor, Karma point,
Vasco - Goa. 403802.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of **Moirā**,
Bardez Goa.

Applicant has paid infrastructure tax of **Rs. 2, 08,338/- (Rupees Two Lakhs Eight Thousand Three Hundred Thirty Eight only)** vide challan no. 707 dated **28/3/2014.**

This permission is granted subject to the provisions of Town & Country Planning Act 1974 and the rules & Regulation framed there under: