

No.COL/SG/CONV/25/2011/2348  
Office of the Collector,  
South Goa District,  
Margao-Goa

Date: 20/02/2013

- Ref: 1) 5/SGF/CONV//287/2011-12/1768 dated 28/11/11 of Forest Dept., Margao.  
2) TPM/CONV/Margao/PTS127/Ch.2,3&32/2011/6381 dated 11/11/2011 of Dy.Town Planner, Salcete.  
3) MAM/SAL/CON/531/2011/401 dated 23/09/2011 Mamlatdar Salcete.  
4) 2/ISLR/CTS/21/12/1292 dated 05/11/12 of ISLR, Margao-Goa

READ: Application dated 18/03/2011 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) by **Shri Shrivallabh V. Kare, Smt Indira Shrivallabh Kare, Shri Vaikunth V Kare & Smt. Shanta V Kare**, C/o Alcon Developers, Sukerkar Mansion, 1st Floor, Panaji-Goa, being the occupant of the plot registered under **Chalta no: 2, 3 & 32 of P. T. Sheet no: 127, 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 **Chalta no: 2, 3 & 32 of P. T. Sheet no: 127, Margao City, Salcete Taluka, Goa** admeasuring an area **3526 Square meters** be the same a little more or less, for the purpose of Commercial/Industrial Housing use only.

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 been credited non-agricultural assessment fees of Rs. 211560/- (Two lakh eleven thousand five hundred & sixty only) vide challan no 72/11-12 in the State Bank of India, Margao for non agricultural purpose 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 Residential 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 Right of way of access is 10.00 mts hence front setback of minimum 8.0mts shall be kept from centerline of road.
14. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
15. 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.
16. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
17. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
18. 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.
19. 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 of refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersign to revoke the said Sanad and/or recover the balance as arrears of land Revenue from Applicant .
20. 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.
21. 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 & Breath		Total Superficial Area in Sq.mts	Forming (part of) P.T.Sheet No: /Chalta No.	BOUNDARIES			
North to South in mts	East to West in mts			North	South	East	West
14.25	252.24	1605	2/PTS127	28, 9 to 22/PTS122	8, 23 to 31/PTS127	2, 3/PTS127	1/PTS127
19.91	50.35	540	32/PTS127	2/PTS122	2, 3/PTS127	2, 3/PTS127	31/PTS127
23.25	94.95	1381	3/PTS127	1, 2, 3, 43, 46, 47/PTS122	2, 3/PTS127	1/PTS127	21, 22/PTS122
Total Area		3526.00					

**Conversion is Sanctioned for Commercial/Industrial Housing purpose with permissible F.A.R 100%** based on the reports referred at Sr. no; 1 to 4 of page no: 1. Applicant has credited Conversion fees of Rs. 211560/- (Two lakh eleven thousand five hundred & sixty only) vide challan no 72/11-12 in the State Bank of India, Margao

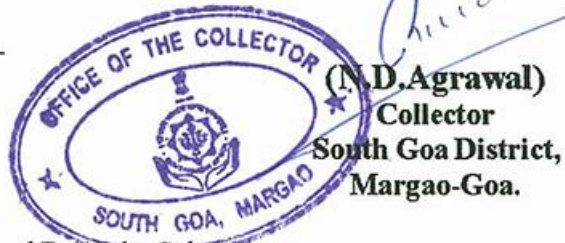
In witness whereof the Collector of South Goa District, Margao has hereunto set his hand and sent seal of his Office on behalf of the Government of Goa and the Applicant **Shri Shrivallabh V. Kare, Smt Indira Shrivallabh Kare, Shri Vaikunth V Kare & Smt. Shanta V Kare**, C/o Alcon Developers, Sukerkar Mansion, 1st Floor, Panaji-Goa, hereunto set his hand this <sup>February</sup> 20<sup>th</sup> day of ~~January~~ 2013.

*Shrivallabh V. Kare*

**Shri Shrivallabh V. Kare, for self & PoA of others**  
C/o Alcon Developers, Sukerkar Mansion,  
Panaji-Goa

Signature and designation of the witnesses:

- Surya N. Prabhudesai*
- Jayma S. Shet Ramani*



Copy to:

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

GOVERNMENT OF GOA  
DIRECTORATE OF SETTLEMENT & LAND RECORDS  
PANAJI, GOA

PLAN  
OF THE PROPERTY BEARING P.T. 3006 N.O. 1372/332 SITUATED AT MARGAO CITY  
OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM  
AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY VAKUNTHI KARE AND OTHERS.  
VERS. ORDER NO. COLS/CONV/2008/10331 DATED 25/04/2012 BY THE COLLECTOR  
& SDO MARGAO GOA.



SCALE : 1:500

- AREA TO BE CONVERTED OF CHALTA NO.2 1665.00 SQ. METERS
- AREA TO BE CONVERTED CHALTA NO. 3 112.00 SQ. METERS
- AREA TO BE CONVERTED CHALTA NO.32 548.00 SQ. METERS



MAHESI KHEDKAR (P.S.)  
PREPARED BY

VERIFIED BY  
P.N. 268/ACT/2012

No.COL/SG/CONV/24/2011/4361  
Office of the Collector,  
South Goa District,  
Margao-Goa

Date: 09/05/2013

- Ref: 1) 5/SGF/CONV//289/2011-13/1771 dated 28/11/11 of Forest Dept., Margao.  
2) TPM/CONV/Margao/PTS127/Ch 8/2011/6380 dated 11/11/2011 of  
Dy.Town Planner, Salcete.  
3) MAM/SAL/CON/521/2011/399 dated 23/09/2011 Mamlatdar Salcete.  
4) 2/ISLR/CTS/20/12/1290 dated 05/11/12 of ISLR, Margao-Goa

READ: Application dated 18/03/2011 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) by **Shri Vaikunth V. Kare & Smt Shanta Kare**, C/o Alcon Developers, Sukerkar Mansion, 1st Floor, Panaji-Goa, being the occupant of the plot registered under Chalta no: 8, 10, 12, 14, 16, 18, 20, 22, 25, 27, 29, 31 of P. T. Sheet no: 127, 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 Chalta no: 8, 10, 12, 14, 16, 18, 20, 22, 25, 27, 29, 31 of P. T. Sheet no: 127, Margao City, Salcete Taluka, Goa admeasuring an area 4482 Square meters be the same a little more or less, for the purpose of Commercial/Industrial Housing use only.

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 been credited non-agricultural assessment fees of Rs. 268920/- (Two lakh sixty eight thousand nine hundred & twenty only) vide challan no 83/11-12 in the State Bank of India, Margao for non agricultural purpose 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 Residential 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 Right of way of access is 10.00 mts hence front setback of minimum 8.0mts shall be kept from centerline of road.
14. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
15. 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.
16. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
17. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
18. 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.
19. 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 of refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersign to revoke the said Sanad and/or recover the balance as arrears of land Revenue from Applicant.
20. 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.
21. 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











**OFFICE OF THE COLLECTOR & DISTRICT MAGISTRATE  
SOUTH GOA DISTRICT**

Matanhy Saldanha Administrative Complex,  
Revenue Branch, Margao- Goa.

Phone No: 0832-2794381

Fax No: 0832- 2794402

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

No: COL/SG/CONV/24/2011/11792

Dated: 30/11/2015.

**CORRIGENDUM**

**Sub: Conversion of use of Land surveyed under Chalta  
No. 8, 10, 12, 14, 16, 18, 20, 25, 27, 29 & 31 of P.T.Sheet  
No. 127 & Chalta No. 28 of P.T.Sheet No. 128 of Margao  
City of Salcete Taluka.**


**Read :- 1. This office Sanad No. COL/SG/CONV/24/2011/4361  
dt. 09/05/2013.  
2. No. 2/ISLR/CTS/20/2012/1451 dated 09/07/2015 of  
Inspector of Survey & Land Records, Margao.**

In continuation to this office Sanad, Schedule-II of even number dated 09/05/2013, on the above cited subject, the words **“P.T.S. No. 128 of Chalta No. 28 of Margao City of Salcete Taluka, with an admeasuring area 413.00 sq.mtrs may br added at 4<sup>th</sup> line of the first para and Appendix-I, the area may be read as 4895.00”** instead of 4482.00 sq.mtrs.

The applicant has deposited conversion fees of Rs. 49,560/- vide e-challan No. COL/31/15-16 dated 27/10/2015.

**Other contents in the Sanad remain same.**



  
**(Dr. Sachin Shinde, I.A.S.)**  
Collector of South Goa,  
South Goa District,  
Margao Goa.

To,  
Shri. Vaikunth V. Kare & Smt. Shanta Kare,  
C/o. Alcon Developers, Sukerkar Mansion,  
1<sup>st</sup> floor, Panaji Goa.

No.COL/SG/CONV/23/2011/2350  
Office of the Collector,  
South Goa District,  
Margao-Goa

Date: 20/02/2013

- Ref: 1) 5/SGF/CONV//290/2011-12/1770 dated 28/11/11 of Forest Dept., Margao.  
2) TPM/CONV/Margao/PTS127/Ch.9/2011/6379 dated 11/11/2011 of  
Dy. Town Planner, Salcete.  
3) MAM/SAL/CON/532/2011/401 dated 23/09/2011 Mamlatdar Salcete.  
4) 2/ISLR/CTS/19/12/1290 dated 05/11/12 of ISLR, Margao-Goa

READ: Application dated 18/03/2011 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) by **Shri Shrivallabh V. Kare & Smt Indira Shrivallabh Kare , C/o Alcon Developers, Sukerkar Mansion, 1st Floor, Panaji-Goa**, being the occupant' of the plot registered under **Chalta no: 9, 11, 13, 15, 17, 19, 21, 23, 24, 26, 28 & 30 of P. T. Sheet no: 127, 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 **Chalta no: 9, 11, 13, 15, 17, 19, 21, 23, 24, 26, 28 & 30 of P. T. Sheet no: 127, Margao City, Salcete Taluka, Goa** admeasuring an area **4531 Square meters** be the same a little more or less, for the purpose of Commercial/Industrial Housing use only.

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 been credited non-agricultural assessment fees of Rs. 271860/- (Two lakh seventy one thousand eight hundred & sixty only) vide challan no 71/11-12 in the State Bank of India, Margao for non agricultural purpose 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 Residential 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 used 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 Right of way of access is 10.00 mts hence front setback of minimum 8.0mts shall be kept from centerline of road.
14. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
15. 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.
16. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
17. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
18. 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.
19. 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 of refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersign to revoke the said Sanad and/or recover the balance as arrears of land Revenue from Applicant .
20. 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.
21. 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 & Breath		Total Superficial Area in Sq.mts	Forming (part of) P.T.Sheet No: /Chalta No.	BOUNDARIES			
North to South in mts	East to West in mts			North	South	East	West
22.90	16.0	372	9/PTS127	14/PTS122	2/PTS127	10/PTS127	28/PTS122
17.05	16.0	281	11/PTS127	1,25/PTS122	2/PTS127	12/PTS127	10/PTS127
16.80	16.0	276	13/PTS127	2,25/PTS122	2/PTS127	14/PTS127	12/PTS127
15.55	16.0	247	15/PTS127	2/PTS122	2/PTS127	16/PTS127	14/PTS127
18.55	15.90	256	17/PTS127	2,31/PTS122	2/PTS127	18/PTS127	16/PTS127
21.0	15.30	311	19/PTS127	31/PTS122	2/PTS127	20/PTS127	18/PTS127
15.0	21.0	309	21/PTS127	1,28/PTS122	2/PTS127	22,2/PTS127	20/PTS127
18.0	15.90	277	23/PTS127	2/PTS127	24/PTS127	25/PTS127	8/PTS127
18.90	16.25	307	24/PTS127	23/PTS127	6,7/PTS127	25/PTS127	8/PTS127
36.00	16.50	573	26/PTS127	2/PTS127	6/PTS127	27/PTS127	25/PTS127
34.00	26.90	881	28/PTS127	2/PTS127	6/PTS127	Nalla	27/PTS127
29.75	16.0	441	30/PTS127	2/PTS127	2/PTS127	31/PTS127	29/PTS127
Total Area		4531.00					

**Conversion is Sanctioned for Commercial/Industrial Housing purpose with permissible F.A.R 100%** based on the reports referred at Sr. no; 1 to 4 of page no: 1. Applicant has credited Conversion fees of Rs. 271860/- (Two lakh seventy one thousand eight hundred & sixty only) vide challan no 71/11-12 in the State Bank of India, Margao

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 **Shri Shrivallabh V. Kare & Smt Indira Shrivallabh Kare , C/o Alcon Developers, Sukerkar Mansion, 1st Floor, Panaji-Goa**, hereunto set his hand this ~~20~~<sup>February</sup><sup>January</sup> day of 2013.

*Shrivallabh V. Kare*

**Shri Shrivallabh V. Kare  
for self & PoA of Smt Indira Shrivallabh Kare ,  
C/o Alcon Developers, Sukerkar Mansion,  
Panaji-Goa**

Signature and designation of the witnesses:

- Surya Suraj A. Prabhu Desai*
- Jayman S. Shet Goonkar*



*(N.D. Agrawal)*  
**Collector  
South Goa District,  
Margao-Goa.**

Copy to:

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

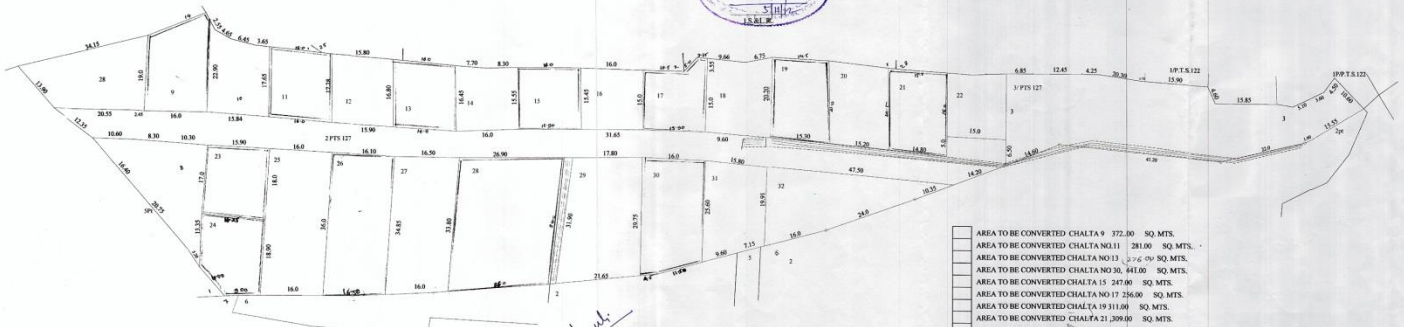
GOVERNMENT OF GOA  
DIRECTORATE OF SETTLEMENT & LAND RECORDS  
PANAJI, GOA

PLAN  
OF THE PROPERTY BEARING P.T SHEET No. 127, CHALTA NO 9, 11, 13, 15, 17, 19, 21, 23, 24, 26, 28, 30, SITUATED AT MARGAO CITY  
OF TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM  
AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY SHIBYALLABI V. KARE AND OTHERS.  
VIDE ORDER NO. CO/SG/CONV/23/2011/5129 DATED 25/04/2011. BY DY COLLECTOR  
& SDO MARGAO GOA.

SCALE : 1:500



I - S - P - L - R



□	AREA TO BE CONVERTED CHALTA 9	372.00	SQ. MTS.
□	AREA TO BE CONVERTED CHALTA NO.11	281.00	SQ. MTS.
□	AREA TO BE CONVERTED CHALTA NO.13	276.00	SQ. MTS.
□	AREA TO BE CONVERTED CHALTA NO.30	441.00	SQ. MTS.
□	AREA TO BE CONVERTED CHALTA 15	247.00	SQ. MTS.
□	AREA TO BE CONVERTED CHALTA NO.17	256.00	SQ. MTS.
□	AREA TO BE CONVERTED CHALTA 19	311.00	SQ. MTS.
□	AREA TO BE CONVERTED CHALTA 21	209.00	SQ. MTS.
□	AREA TO BE CONVERTED CHALTA 23,27,28	SQ. MTS.	
□	AREA TO BE CONVERTED CHALTA 24,27,28	SQ. MTS.	
□	AREA TO BE CONVERTED CHALTA 26,27,28	SQ. MTS.	
□	AREA TO BE CONVERTED CHALTA 28	381.00	SQ. MTS.

MAHESH KHEDKAR (S.S.)  
PREPARED BY  
SODHAR K. N. BHARDELA (S.P.)  
VERIFIED BY  
P.M. No. 288/2010





The Chief Officer,  
Margao Municipal Council,  
Margao- Goa.

NO OBJECTION CERTIFICATE

Report of Health Officer from Sanitation Point of View for proposed construction of building in Chalta No: 28 of P.T.S. No.128 & Chalta No. 9 of P.T.S No. 127. Ref: SGPDA/P/ 6009/1629/17-18 dated 30/01/2018 of Ref Application No. 1887 Dtd: 31/01/2018 of Mr. Vaikunth V. Kare, Mr. Shrivallabh V. Kare & Others. This is to certify that the Health Officer along with the Sanitary Inspector has inspected the site of the proposed construction of building in Chalta No: 28 of P.T.S. No.128 & Chalta No. 9 of P.T.S No. 127 at Gogol, Margao-Goa and this office No Objection for the construction from the sanitary point of view as under:-

- a) No. of unit for residential:- 2  
b) No. of unit for commercial:- -  
c) Total:- -  
d) Size of the septic tank & soak pit :- As per enclosed plan for the above person.  
e) Whether the septic tank/Soak pit :- Yes Northern side has been shown on the plan. So at which site  
f) Whether the size of the Septic tank/ Soak pit is adequate to the above unit and persons, if not what should be the size Yes so person  
g) Whether the drains in the complex:- Yes have been properly shown to discharge of rain water  
h) Whether there is any possibility of :- No contaminating the water by the near by wells due to the construction of septic tank Soak pit.

The Applicant/ Builder shall further observe the following conditions: -

- 1) The Applicant/ Builder should ensure that all the labourers posses cards and the same should be renewed every three months. No labour shall be engaged by the Contractor/ Builder at the construction sites unless he/she has a Health Card.
- 2) The soak pit of the septic tank should be constructed at minimum distance of 15.00meters away from any well, whose water is used for domestic purpose or for providing water.
- 3) The N.O.C. shall be revoked if the construction of the Septic tank/ Soak pit drainage system of the building as not existing as per the approved plans.
- 4) The Applicant should construct a separate soak pit in order to absorb in the sullage water from Kitchen and other non sewage sources.
- 5) Accumulation of water shall be prevented in pits in around the site so as to avoid breeding of Mosquitoes.
- 6) The Builder/ Contractor etc. to take adequate anti- larval measures at to construction sites in consultation with the concerned Health officer.
- 7) N.O.C. from this Authority be obtained before issuing Occupancy Certificate.
- 8) The N.O.C. Certificate issued is liable to be withdrawn is conditions stipulated above are not complied with.
- 9) Temephos (Abate/Nolar) mixing proportion 2.5ml in 10 lit of water to be sprayed once in 7 days.
- 10) Board should be displayed with builder name & contact no. Municipal License No. / Health NOC No., SPDA Order/ License No.



Arumayal  
Health Officer,  
HEALTH OFFICER  
URBAN HEALTH CENTRE  
MARGAO

Copy to,

1. Mr. Vaikunth V. Kare, Mr. Shrivallabh V. Kare & Others, Shikhar H.No.3/5376, Plot No.D-4, Vasant Nagar, Gogol, Fatorda, Margao-Goa.
2. The Dy. Labour Commissioner, South Goa.

**South Goa Planning &  
Development Authority**



Ph:2731781

2714495

4<sup>th</sup> Floor, D Wing, Osia Commercial Arcade,  
Near S.G.P.D.A. Market Complex, MARGAO – GOA.

Ref.: SGPDA/P/ 6009/1629/17-18

Date: 30/1/18

**Development Permission under Section 44 of the  
Goa Town and Country Planning Act, 1974.**

Development permission is hereby granted for carrying out the

\*~~(a) Land sub-division (Provisional/Final)~~

\***(b) Construction of Building and amalgamation of chalta no. 28 of P.T. Sheet No. 128 & chalta no.9**  
-of P.T.Sheet No. 127.

\***(c) Construction of compound wall.**

\*~~(d) Change of use of (building/Land)...../as per the enclosed approved plans in the property zoned as~~  
**S-1 zone** in ODP/CDP/~~Regional Plan~~ situated at **Gogal/Village/Town** bearing ~~Survey no/Chalta no.~~  
**28 & 9** of PTS no. **128 and 127** Plot no.- of approved sub-division reference ~~no/development~~  
permission no.-- dated -- with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes 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 permission shall be revoked if found expedient to such an action under the provision of Section 50 of the Goa Town and Country Planning Act, 1974.
4. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
5. The Developer/applicant should display a sign board of minimum size 1.00mts x 0.50mts with writing in black color on a white background at the site, as required under the regulations.
6. 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.
7. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
8. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
9. Completion certificate has to be obtained from this Authority before applying for Occupancy certificate from the licensing authority.
10. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
11. Adequate Utility space for the dustbin, Transformer etc should be reserved within the plot area.
12. The applicant/occupier of any hilly or sloppy land or any low lying land shall by himself or through his servants or agents or any other persons, shall not undertake the work of cutting of any hilly or

13. In case of compound wall, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
14. The Ownership of the property shall be verified by the licensing body before the issuing of the licence.
15. The road widening area shall be gifted to MMC/local authority before applying for completion certificate in case the same is utilized for FAR.
16. The setbacks, coverage & F.A. R shall be strictly maintained as per approved plans & as per rules in force.
17. All the areas shown as stilt parking shall be kept open and shall not be covered by any means at any point of time.
18. The structure that is shown for demolition shall be demolished before applying for completion certificate.
19. The tenancy/mundkarial right if any shall be protected as per Tenancy prevailing rules.
20. The incorporation of "Rain Water Harvesting is mandatory and building shall be planned, designed and constructed with provisions for "Rain Water Harvesting" as guidelines issued by Government.
21. Minimum 15% open space will have to be strictly maintained exclusively for recreational use.
22. The building shall be planned, designed and constructed with barrier free access and non discriminatory access as required under Section 44, 45 and 46 of "The Persons with Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act 1995 (in case of public buildings).
23. The building shall be designed & constructed in accordance with Part IV of Fire Protection of National Building Code of India. The provisions of fire fighting requirements, arrangements and installations such as Fire escape staircase shall be mandatory for high rise buildings and NOC from Fire Department shall be obtained for high rise buildings.
24. Sufficient arrangement shall be made within the plot itself for collection and onward disposal/treatment of the garbage and that proper arrangement should also be made for segregation of biodegradable waste and non-biodegradable waste caused by the residential/commercial activities in the plot and the same shall be treated within the plot by creating adequate waste/garbage treatment facilities like vermi-compost etc., such that the same shall not be detrimental to the surrounding residential area by emission of smoke, noise, offensive odour or harmful waste. This arrangement shall be made available from hygiene point of view. This arrangement/composting unit shall be developed and made available on site as per directives issued by Hon' ble high Court.
25. The access to the rear shall be kept free from all obstructions at all times.
26. 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 commencement of the works as per provision of section 17(A) of Town and Country Planning Act, 1974.
27. This development permission shall not in any way construed to be a document confirming any or all of the following:
  - i. Title or interest of the holder of the permission to the relevant land or building or both

- ii. Boundaries of the relevant site for which permission has been obtained or.
  - iii. Any easement thereon or there from
28. Adequate care shall be taken so as to make available the parking provisions as approved and it shall be seen that the proposed development does not create any traffic congestion by virtue of parking of vehicles along the public roads.
  29. Parking of the vehicles shall be strictly carried out as per provision shown in basement and stilt and the entire parking arrangement shown on the plan shall be strictly developed and made available on site inclusive of all the entry, exit points, ramps with required gradient etc; complete and free from any obstruction/hindrances of any type which may in any way reduce the parking availability.
  30. In case of any area acquired by any government/other depts. adjoining the property or through the property the same shall be duly verified and confirm with the concerned acquiring department before commencement of work.
  31. All drains existing on the site shall be strictly maintained with dimensions in width and depth as per the site conditions and as per prevailing storm water flow during monsoons at the time of filling the land in question.
  32. No openings of any type shall be allowed along the dead wall and at no stage the rain water from slopping roof or otherwise shall ever be allowed to flow into adjacent property.
  33. The road widening area shall be properly developed along with the gutter constructed before applying for completion.
  34. The development has to be strictly carried out in accordance with the provisions of the Goa Land Development and Building Construction Regulations 2010.
  35. The developer shall take all precautionary measures to ensure that no damage is caused to the adjoining buildings while carrying out basement construction.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 31/10/17 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, FROM SHRI/ Shrivallabh V. Kare, Mr. Vaikunth V. Kare & ors;

THIS PERMISSION IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF THIS PERMISSION



(K. Ashok Kumar)  
Member Secretary

To  
Shrivallabh V. Kare, Mr. Vaikunth V. Kare & ors;  
Plot no. D/3, Shakunt, Near Muthgram Mutt,  
Vasant Nagar,  
Gogol, Margao-Goa.

Copy to : (a) Chief Town Planner, Town & Country Planning Dept., Panaji  
(b) Chief Officer, Margao/Ponda Municipal Council, Margao/Ponda

**PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN.**