



OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 449, Fourth Floor,

Margao Saldanha Administrative Complex, Margao- Goa.

Phone.No: 0832-2794431

Fax No: 0832- 2794402

No: COL/SAL/SG/CONV/73/2020/1507

Date: 10 / 12 / 2021.

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) Mrs. **Catarina Martinho Gonsales & Agnelo Barreto, H.No. 243/A, Chando Naik Waddo, Orlim Salcete Goa**, had applied for Conversion of land under Survey, being the occupant of the plot registered **under Survey No. 57/1-C of Orlim Village of Salcete Taluka**, (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 Survey No. 57/1-C of Orlim Village of of Salcete Taluka**, admeasuring area **891.00Sq.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/357/2020-21/2112 dated 18/12/2020, informed that his office has inspected the area and it is observed that the area land under **Survey No. 57/1-C of Orlim Village of Salcete Taluka** admeasuring area of **891.00sq.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 above area.

AND WHEREAS, the Town Planner, Margao, reported that the land under Survey No. **57/1-C of Orlim Village of Salcete Taluka**, as per the Regional Plan of Goa 2021, the plot in question is located in **Settlement Zone(S3)** having permissible F.A.R. 60 having **village status as VP-2** & recommended the conversion of Land for **Residential purpose** admeasuring an area **891.00 Sqmts** vide report no: TPM/32214/Orlim/57/1-C/2020/5500 dated 08/12/2020.

AND WHEREAS, the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CONV/AK-11065/2020/322 dated. 23/11/2020, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land is about Rs.8,000/- per sq.mts., there is an access Pacca road to the site in question, there was no tenants/Mundkars on the proposed land for conversion, there was no Tenancy case running on the land proposed conversion, the said land is not low lying area nor exist water bodies, There exist no structure in the proposed land for conversion, the land proposed for conversion is surveyed under Survey No. 57/1-C of Orlim Village of Salcete Taluka, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL,.

AND WHEREAS, the Inspector of Survey & Land Records, Margao, has submitted the 6 copies plan and details in appendix to schedule-II of Survey No. 57/1-C, Orlim Village of Salcete Taluka and further informed that the land in question is Garden vide letter NO.2/ISLR/12/2021/154 dated 20/01/2021.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. 57/1-C of Orlim Village of Salcete Taluka, is approved & applicant has deposited conversion fees of Rs. 1,00,683/- (Rupees One lakh six hundred eighty three only) vide e-Challan No.COL/56/2020-21 dated 21/01/2021, in the State Bank of India, Margao, The applicant has submitted the Affidavit cum Indemnity Bond, Executed before Adv. (Mrs.) Omega Afonso, Notary Salcete Goa, Reg. No.830/2021 dated 25/01/2021.

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-

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) above, also 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 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.

Appendix-I

Length & Breadth		Total Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
26.70 Mts.	42.10 Mts.	891.00 sq.mts.	under Survey No. 57/1-C, Orlim Village of Salcete Taluka	North: Sy.No. 57/1 South : Sy. No.57/1 East: Sy. No.57/1 West : Varca Village
Conversion is Sanctioned for Residential purpose settlement zone (S3) having permissible F.A.R 60 having village status as VP-2, 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 applicant) Catarina Martinho Gonsales & Agnelo Barreto, H.No. 243/A, Chando Naik Waddo, Orlim Salcete Goa, hereunto set his hand this 10th day of Feb 2021.

Barreto

Agnelo

Catarina Martinho Gonsales & Agnelo Barreto (applicants)

Signature and designation of the witnesses:

1. Krishna Hanijam [Signature]

2. Merino Joe Evanisto D'Silva [Signature]

[Signature]
(Ruchika Katyal, I.A.S)
Collector,
South Goa District,
Margao- Goa.

We declare, Catarina Martinho Gonsales & Agnelo Barreto, who has signed this sanad is, to our personal knowledge, the person both represents himself to be, and that both has affixed his signature hereto in our presence.

1. Krishna Hanijam [Signature]

2. Merino Joe Evanisto D'Silva [Signature]

Copy to:

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