



OFFICE OF THE DY. COLLECTOR & SUB-DIVISIONAL OFFICER,
SALCETE - GOA.

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No.SDO/SAL/CONV/FAT/54/2018/ 3630

Date: 18/ 5/2018

Read: Application dated 'Nil' of Mr. Anand Bhaurao Dalal, R/o Amba Bungalow Complex, Ambaji, Fatorda, Margao - 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 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 & 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 **Mr. Anand Bhaurao Dalal, R/o Amba Bungalow Complex, Ambaji, Fatorda, Margao, the occupant of the plot registered under P.T.S. No.35 Chalta No.8 situated in Margao city of Salcete 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 the plot of land (hereinafter referred to as the "said plot") described in the Appendix I hereto of **P.T.S. No.35 Chalta No.8 situated in Margao city, admeasuring 299.18 m²** be the same a little more or less for the purpose of **Residential** use only.

And whereas, the Town and Country Planning Department, Margao, has submitted report vide No.TPM/30285/Margao/35/8/2018/20 dated 03/05/2018, wherein, it is stated that the land under **P.T.S. No.35 Chalta No.8 of Margao city in Salcete taluka**, as per the Outline Development Plan for Margao, is located in partly in the **Settlement (S1)** having permissible F.A.R. 100 and the right of way of road is 15.00 mts., hence, front setback of minimum 7.5 mts. + 3.00 mts. = 10.5 mts. shall be kept from centre line of road and the conversion is **recommended for Residential purpose**, admeasuring an area of **299.18 sq. mts.**

And whereas, the Dy. Conservator of Forest, South Goa Division, Aquem, Margao, vide letter No.5/SGF/CONV/94/2018-19/361 dated 08/05/2018, has informed that their office has inspected the site and it is observed that the **P.T.S. No.35 Chalta No.8 of Margao city of Salcete taluka**, admeasuring an area of **299.18 sq. mts.**, is not a Govt. Forest and does not form a part of any compartment 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/South Goa Forest Division Committee. The Forest (Conservation) Act, 1980 is not applicable to the above area/plot.

And whereas, the Mamlatdar of Saclete, has submitted report vide NoMAM/SAL/CONV/AK/2018/125 dated 03/05/2018, wherein, it is stated that the use of the land would not affect public health, safety and convenience; the market value of the land is about Rs.8500/- per sq. mts.; the land was not tenanted prior to the enforcement of the Tenancy Act; the land proposed for conversion is for Residential purpose and there is excavation done in the area proposed for conversion; there is no Tenants/Mundkars on the proposed land for conversion as per Form No.D; there is no tenancy on the proposed land for conversion as on 02/11/1990; the land proposed for conversion is not low lying nor any water bodies exists; there is an access to the site in question; the land proposed for conversion is surveyed under **P.T.Sheet No.35 Chalta No.8 of Margao city of Salcete taluka**; there are no trees in the land proposed for conversion; it is not coming under C.R.Z. Regulation either 200 mts. or 500 mts. from HTL and the conversion application may be recommended.

And whereas, the Inspector of Survey and Land Records, Margao, has submitted report vide No.2/ISLR/CTS/10/2018/1364 dated 10/05/2018, wherein, it is stated that the land in question is plain land and foundation pits are excavated in the proposed conversion.

And whereas, after obtaining N.O.C./report for proposed conversion of use of land from the above mentioned authorities, the conversion of land under **P.T.S. No.35 Chalta No.8 in Margao city of Salcete taluka** was approved. The applicant has deposited conversion fees of Rs.26,927/- (Rupees twenty six thousand nine hundred & twenty seven only) vide Challan No.24/2018-19 dated 17/05/2018, in the State Bank of India, Margao.

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 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-agricultural purpose for which the permission is granted 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 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 is 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. **Code provisions applicable** - Save as herein provided, the grant shall be subject to the provisions of the said Code and thereunder.
7. The applicant shall comply with the provisions of Town and Country Planning Act in force in Goa. Any violation 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 Mundkarial/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 u/s 17A of T.C.P. 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. Traditional access, passing through the plot, if any, shall be maintained. The right of way of road is 15.00 mts., hence, front setback of minimum 7.5 mts. + 3.00 mts. = 10.5 mts. shall be kept from centre line 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 concerned 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. Low lying land and water bodies, be protected and should not be harmed due to any activity.

19. 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.
20. In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees before issuing of Challan then the Applicant is liable 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, in affecting the payment thereof shall give the liberty to the undersigned to revoke the said Sanad and/or recover the balance as arrears of Land Revenue from Applicant.
21. 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.
22. If in future, any dispute arises in respect of said plot regarding the ownership, title, etc., then the Applicant shall be solely responsible and the Dy. Collector & S.D.O., Salcete, 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 and Breath		Total Superficial Area	Forming part of Survey No. and Sub-Division No.	BOUNDARIES	Remarks
North to South	East to West			North, South, East, West	
1	2	3	4	5	6
29.05 M	11.70 M	299 m ²	P.T.S. No.35 Ch. No.8 (part)	As per the plan attached	
Conversion is sanctioned for Residential purpose with permissible F.A.R. 100 based on above mentioned reports/N.O.C.'s mentioned on 1 st & 2 nd page.					

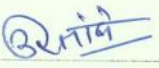

In witness whereof the Dy. Collector & S.D.O., Salcete, has hereunto set his hand and the seal of his office on behalf of the Administrator of Goa, Daman & Diu and the applicant, i.e., **Mr. Anand Bhaurao Dalal, R/o Amba Bungalow Complex, Ambaji, Fatorda, Margao**, has also hereunto set his hand, this day of **18th May, 2018**.

Signature of the applicant



(Uday Prabhudessai)
Dy. Collector & S.D.O.,
Margao, Salcete - Goa.

Signature of the witnesses:

- 1)  Umesh Tambe.
- 2)  Sanjay Setaskare

We declare that **Mr. Anand Bhaurao Dalal, R/o Amba Bungalow Complex, Ambaji, Fatorda, Margao**, who has signed this sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature hereto in our presence.

To,

- 1) The applicant, i.e., Mr. Anand Bhaurao Dalal,
R/o Amba Bungalow Complex, Ambaji, Fatorda, Margao - Goa.
- 2) The Mamlatdar of Salcete, Margao, Salcete - Goa.
- 3) The Dy. Town Planner, T.C.P. Department, Margao - Goa.
- 4) The Inspector of Survey & Land Records, Margao, Salcete - Goa.
- 5) The V.P. Secretary/Municipal Council.

GOVERNMENT OF GOA
OFFICE OF THE SUPERINTENDENT OF SURVEY & LAND RECORDS
MARGAO - GOA

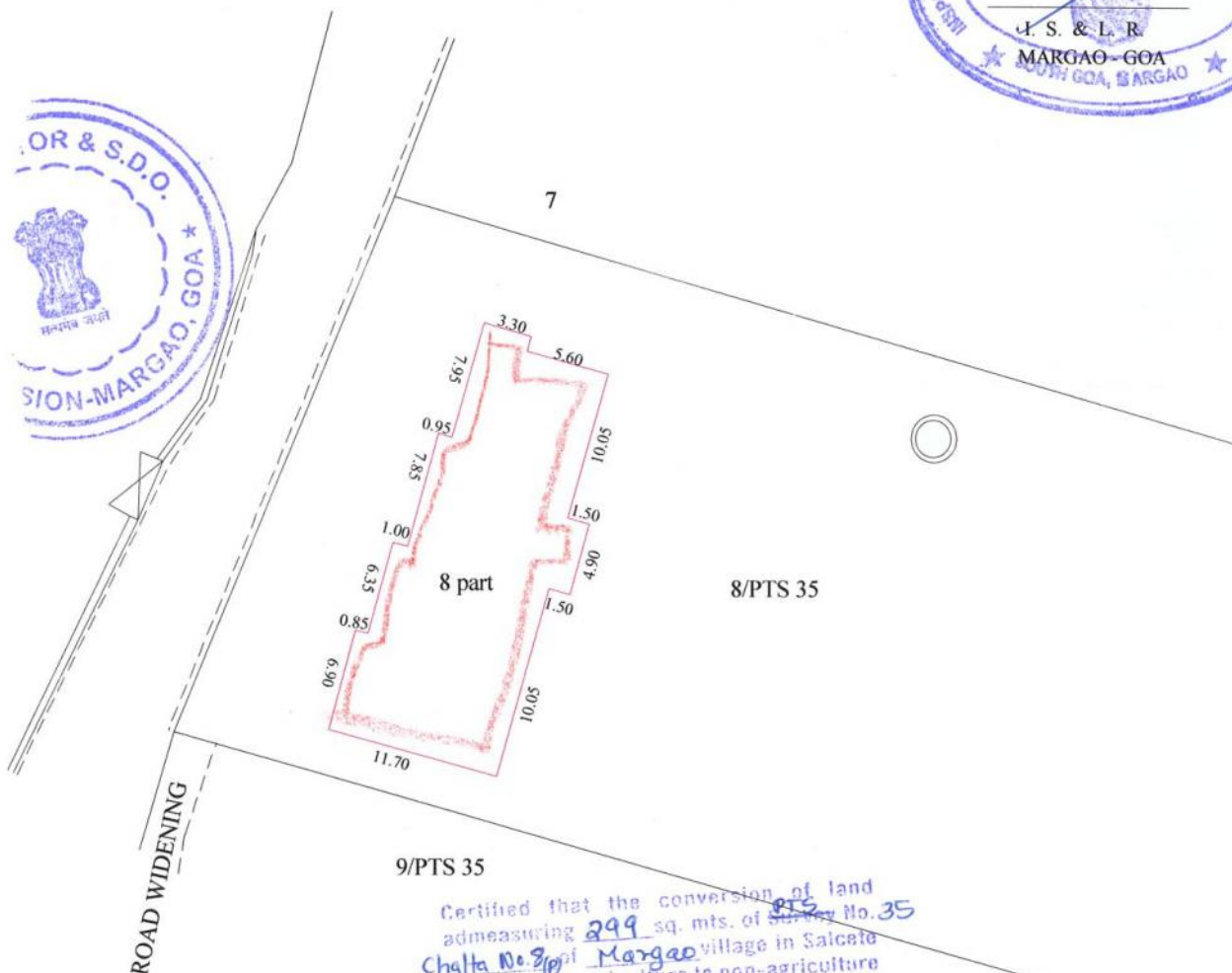
PLAN

OF THE PROPERTY BEARING P.T.SHEET NO.35 CHALTA NO. 8 (PART) SITUATED
AT MARGAO CITY OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF
LAND FROM AGRICULTURAL INTO NON AGRICULTURE PURPOSE APPLIED BY
SHRI. ANAND BHAURAO DALAL, VIDE ORDER NO. SDO/CONV/FAT/54/2018/6211;
DATED 30/04/2018, ISSUED BY THE DY. COLLECTOR & S.D.O., MARGAO, SALCETE - GOA,

SCALE : 1: 500



- AREA TO BE CONVERTED P.T.S. 35 CHALTA NO. 8 part = 299. SQ. MTS.



Certified that the conversion of land
admeasuring 299 sq. mts. of Survey No. 35
Chalta No. 8 of Margao village in Salcete
taluka, from agriculture to non-agriculture
has been granted vide Sanad No.
SDO/SAL/CONV/FAT/54/2018/3630
dtd. 18/5/18.

Dy. Collector & S.D.O.,
Margao, Salcete-Goa

PRASAD P. S. DESSAI, (F.S.)

PREPARED BY

PRITI BONDBAGKAR, (H.S.)

VERIFIED BY