

OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA  
Revenue Branch, Collectorate Bldg., Panaji - Goa - 403001.  
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(Ext. No. 210 & 212) Fax No: - 2426492  
Email:- dycrev-north.goa@nic.in

No. RB/CNV/BAR/COLL/37/2014/719

Date: 10/5/2017

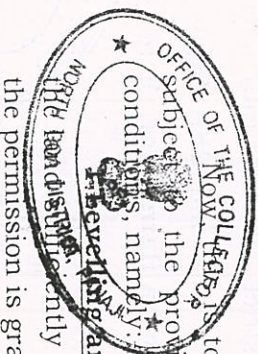
Read: Application dated 14/08/2014 from Satyawar Harischandra Harmalkar, r/o  
H.No. 1110, Volvonem, Tivim Village Panchayat, Bardez Goa.

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 by **Satyawan Harischandra Harmalkar**, being the occupant of the plot registered under **Survey No. 13/14** Situated at **Tivim Village, Bardez 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 plots of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, forming a part **Survey No. 13/14 total admeasuring an area 1250 Square Metres** be the same a little more or less for the purpose of **Residential with 80 F.A.R.**



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. Revenue and clearing of the land. The applicant shall be bound to level and clear the land suitably 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** without the previous sanction of the Collector.

**4. Liability for rates** - The applicant shall pay all taxes, rates and cesses liable on the said land.

**5. Penalty clause** - (a) If the applicant contravene 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, recover the cost of carrying out the same from the applicants as arrears of land revenue.

**6. a)** If any information furnished by the applicant for obtaining the Sanad is found to be false at a 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 applicant.

c) The necessary road widening set-back is 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 Super ficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES					Remarks
North to South	East to West			5					
				North	South	East	West		
1	2	3	4					6	
36.00 mts	35.00 mts	1250 Sq. mts	Sy. No. 13 Sub Div No. 14	Sy. No. 13 Sub Div No. 13	Sy. No. 13 Sub Div No. 16	Sy. No. 13 Sub Div No. 15, 12	Road	NIL	


Village: Tivim  
Taluka : Bardez

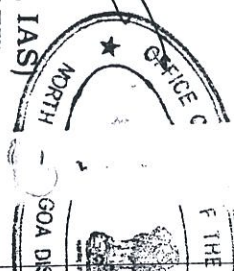
Remarks:-

1. The applicant has paid on 03/03/2017 conversion fees of Rs. 1,56,250/- and a fine of Rs. 3,59,688/- total amounting to Rs. 5,15,938/- (Rupees Five Lakhs Fifteen Thousand Nine Hundred Thirty Eight Only) vide e-challan No. 201700156750 dated 02/03/2017.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/1010/TCP-14/3059 dated 20/09/2014.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR/DCFN/TECH/2014-15/682/1937 dated 23/09/2014
4. The development/construction in the plot shall be governed by laws/rules in force.
5. The conversion sanad issued should not be treated as a permission to regularize the existing structures already constructed.



In witness whereof the **COLLECTOR OF NORTH GOA** District, has hereunto set her hand and the seal of this Office on behalf of the Governor of Goa and **Shri Vijay V. Dharwadkar, Power of Attorney Holder for Satyawan Harischandra Harmalkar**, here also herunto set his hand on this 10<sup>th</sup> day of March, 2017.

  
(Vijay V. Dharwadkar)  
Power of Attorney Holder

  
(NILA MOHANAN, IAS)  
COLLECTOR NORTH



Signature and Designation of Witnesses

1. SMAILESH M. S. KARKAR 
2. Subhash S. Shirodkar 

Complete address of Witness  
1. M/S-L, Komol Kverno, Miamel, Panaji, Goa-403102

2. H.No 1114-33, Egoal Housing Board, Marges, Bardez

We declare **Shri Vijay V. Dharwadkar**, who has 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 Tivim, Bardez -Goa.

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Remarks

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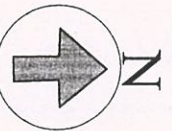
NIL,

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

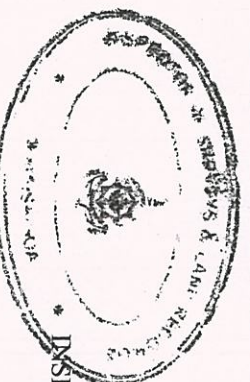
PLAN


Of the Land bearing Sub. Div. No.14 of Survey No.13  
Situated at Tivim village of Bardez Taluka,  
Applied by Satyawan Harischandra Hammalkar,  
Conversion of use of land from agricultural into non-agricultural  
purpose, vide Case No. RB/CNV/BAR/COLL/37/2014 dated 08-02-2017,  
from the Office of the Collector, North Goa District, Panaji-Goa.

SCALE 1:1000



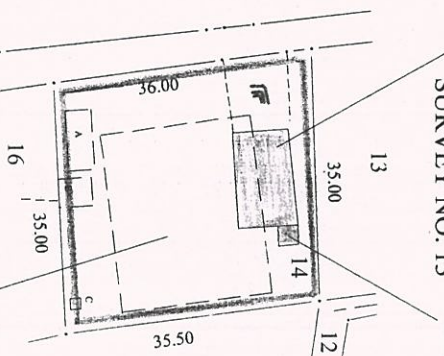
 AREA APPLIED TO BE CONVERTED -----1250 Sq. Mts.



  
(ANAND V. VAIGANKAR)  
INSPECTOR OF SURVEYS & LAND RECORDS  
CITY SURVEY MAPUSA

Structure shown as per existing survey records  
(demolished) included in the area to be converted.

Well as per existing survey records  
in the area to be converted.



- A- Newly constructed structure admeasuring plinth area- 30 Sq.Mts.
- B- Newly constructed structure admeasuring plinth area- 18 Sq.Mts.
- C- Newly constructed structure admeasuring plinth area- 2.50 Sq.Mts.

Excavation done upto 2.00 mts. depth  
admeasuring an area of 525 sq.mts. in the area to be converted.

PREPARED BY

  
SAMIR A. NAIK  
Field Surveyor

VERIFIED BY

  
RESHMA DHARGALKAR  
Head Surveyor

SURVEYED ON: 15/02/2017

FILE No. 8/CNV/MAP/12/17



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inversion

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403001  
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