



OFFICE OF THE ADDITIONAL COLLECTOR-III,
SOUTH GOA DISTRICT
PONDA-GOA,

Phone No: 0832-2311000

Fax No: 0832- 2311000

No: RB/CNV/PON/COLL/04/2011/1039

Date: 21/12/2018.

READ: Application U/S 32 of LRC, 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) Matches Goa Pvt. Ltd., r/o. Post Box No.07, Anand Bhavan, Old Station Road, Margao, Salcete, Goa, being the occupant of the plot registered under Survey No. 5/0 (p) of Curti Village of Ponda Taluka, Goa, admeasuring an area 40799.00 sq.mts (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 Land under Survey No. 5/0 of Curti Village of Ponda Taluka Taluka, Goa, admeasuring an area 40799.00 sq.mts be the same a little more or less, for the purpose of Residential use only.

AND WHEREAS, the Town Planner, Ponda, reported that the land under Survey No. 5/0 of Curti Village of Ponda Taluka Taluka, as per the Regional Plan Goa 2001 and Regional plan for Goa 2021, 2021, the plot in question is located in Settlement Zone, having permissible F.A.R.80 & recommended the conversion of Land for Residential purpose admeasuring an area 40799.00Sqmts vide report no: TPP/Conv/Curti/5/12/176 dated 21/03/2012.

AND WHEREAS, the Mamlatdar of Ponda, Goa has submitted report vide No: 13/C.I.(II)/CONV/2010 dated 30/11/2011, wherein he has stated such use

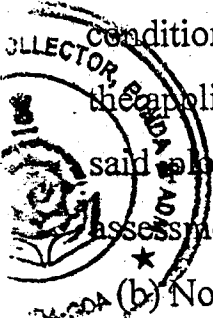
will not affect public health, safety and convenience, the market value would range from Rs.2200 to Rs.2300/- per sq.mts. approx. There is an access by link road. It is not a part of divided property. There is no tenants/mundkars/Lease holder on the proposed land for conversion. The proposed land for conversion is located in 5/0(P) of Village Curti, there is no any entry in the Tenant column as on 02/11/1990 and thereafter. Conversion of land will not violate the provision of Goa land use Act/Directives of Hon'ble High Court in writ petition No.71/2000. It not a Tenanted land under Section 18K/18/C of Goa Daman Diu, Agricultural Tenancy Act, 1964 & does not attract High Court Directives. There no any construction on the land proposed for conversion & presently. The land is not put to any other use. It is a dry crop land. There is no crematorium/cemetery within the radius of 30 mts. from the land proposed for conversion. There are no fruit bearing trees on the land proposed for conversion. There no electric/telephone transmission lines passing the plot/passing over the plot. The land in question does not attract the Sawant & Karapurkar report in W. P. No. 286/2003. The facilities like water and electricity are existing in the plot.

AND WHEREAS; the Dy. Conservator of Forest, North Goa Division, Ponda-Goa vide letter no: 5/CNV/PON/DCFN/TECH/2012-13/46/262 dated 24/04/2012, has informed that the matter has been examined by his office and it is observed that the area under survey No.5/0 (P) of Curti Village of Ponda Taluka, admeasuring area of 40799.00sq.mts is not a Government Forest & it does not form part 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 headed by Sawant/Dr. Karapurkar. Tree canopy density of the plot is less than 0.1 Forest (Conservation) Act, 1980 is not applicable to the said area.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No: 5/0(P) of Curti Village of Ponda Taluka, Taluka, Goa, was approved and applicant has deposited Conversion fees of ₹67,31, 835/- (Rupees sixty seven lakhs thirty one thousand eight hundred thirty five only) vide e-challan No AC-III/29/2018-19 dated 07/12/2018, in the State Bank of India.

NOW THEREFORE, this is to certify that the permission to use 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 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 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) 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 road/access is 10.00 mts. wide front setback of minimum $5+3=8$ shall be kept from the centre line of road.
14. Traditional access, passing through the plot, if any shall be maintained.
15. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
16. 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.
17. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
18. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
19. Low lying land, water bodies be protected and should not be harmed due to any activity.
20. 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.
21. In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees after issuance of e-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 or 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 Applicants.
22. 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.

23. 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.

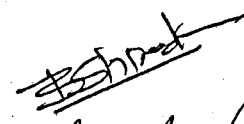
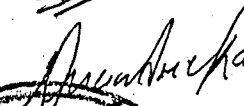
Appendix-I

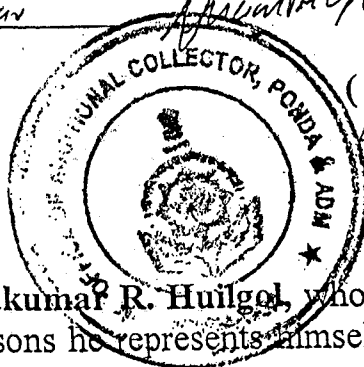
Length & Breadth		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
As per enclosed plan	As per enclosed plan	40,799.00 Sq.mts	Survey No. 5/0 of Curti Village of Ponda Taluka, Goa.	North: Road South: S. No.6 East: Road West: Sy.No.5/0 part
Conversion is Sanctioned for Residential purpose with (S-2) having permissible F.A.R 80% based reports/NOC referred at page no: 1 & 2 in this sanad				

In witness whereof the Additional Collector-III of South Goa District, Ponda, Goa, has hereunto set his hand and sent seal of his Office on behalf of the Government of Goa and the applicant Matches Goa Pvt. Ltd., r/o. Post Box No.07, Anand Bhavan, Old Station Road, Margao, Salcete, Goa, hereunto set his hand this 18th day of Dec 2018.

Chandrakumar R. Huilgol
Chandrakumar R. Huilgol PoA for Matches Goa Pvt. Ltd., r/o. Post Box No.07, Anand Bhavan, Old Station Road, Margao, Salcete, Goa (applicant)

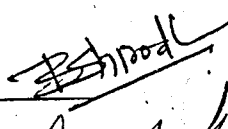
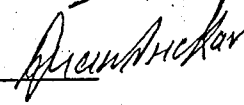
Signature and names of the witnesses:

1. Umesh Z. Shirodkar 
2. Deepak Mandrekar 



(Johnson B. Fernandes)
Additional Collector-III,
South Goa District,
Ponda- Goa

We declare that Chandrakumar R. Huilgol, who has signed this sanad is, to our personal knowledge, the persons he represents himself to be, and that he has affixed his signature here to in our presence.

1. Umesh Z. Shirodkar 
2. Deepak Mandrekar 

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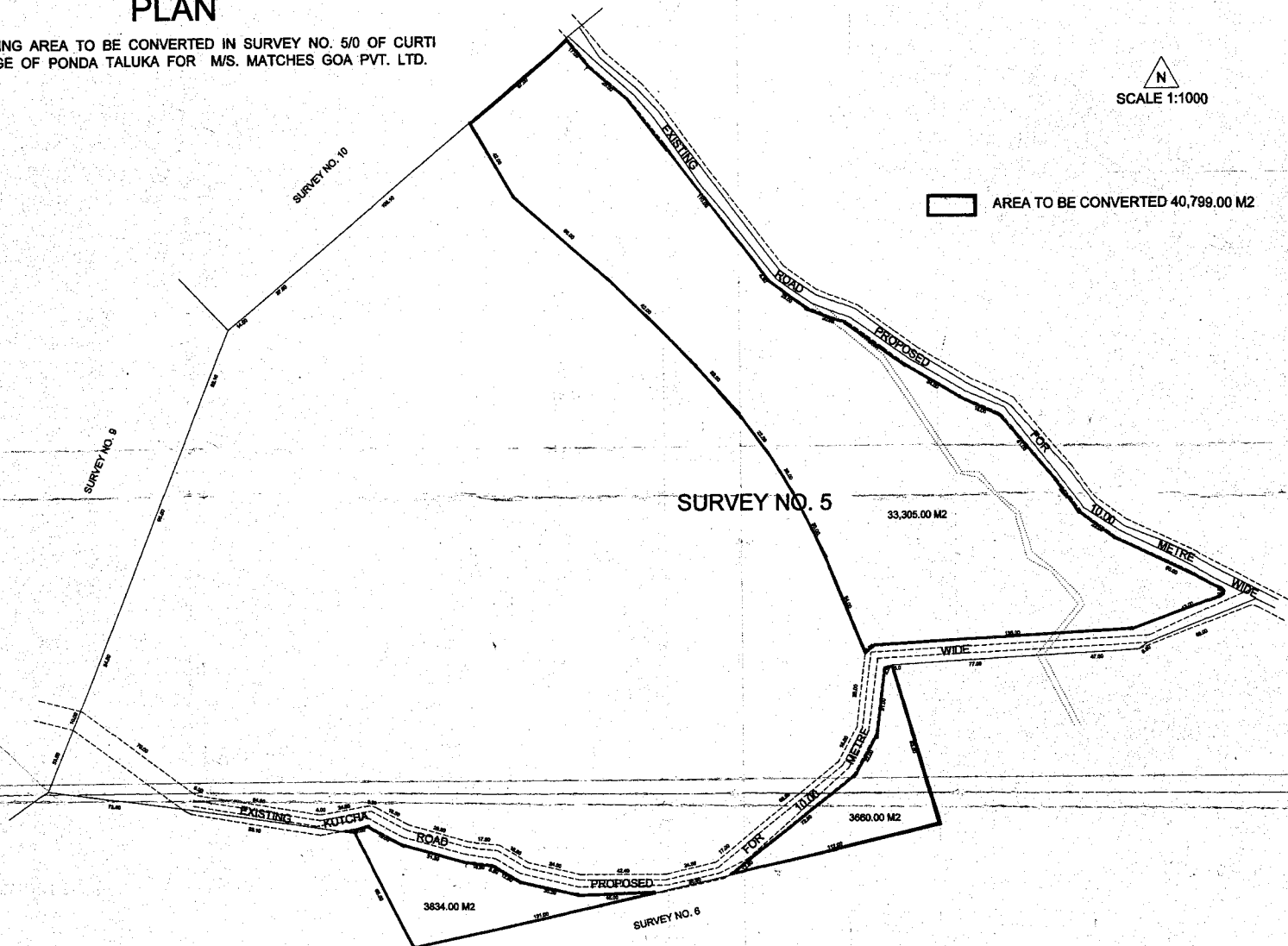
1. The Mamlatdar of Ponda-Goa.
2. The Town Planner, Ponda, Goa.
3. The Dy. Conservator of Forests, Ponda, Goa.
4. The Inspector of Survey & Land Records, Ponda, Goa.

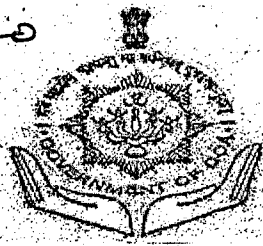
PLAN

SHOWING AREA TO BE CONVERTED IN SURVEY NO. 5/0 OF CURTI
VILLAGE OF PONDA TALUKA FOR M/S. MATCHES GOA PVT. LTD.

N
SCALE 1:1000

AREA TO BE CONVERTED 40,799.00 M2





Office of the Town Planner
 Town & Country Planning Department,
 Ponda Taluka Office,
 Ponda Goa,

Sub:- Proposed sub-division of land of bearing sy.no. 5/0, of village Curti, Taluka Ponda, by M/S Matches Goa Pvt. Ltd., The plot is zoned as Settlement Zone and partly Orchard within no development slops & partly Natural Cover Zone as per Regional Plan for Goa, 2021.

Ref:-Application dated 24/12/2019, received in this vide inwarded no. 3337 dated 26/12/2019

Sir,

With reference to the above mentioned subject, this is to inform you that there is no objection from Planning Point of View to issue provisional NOC for Sub-Division of plot as per plans hereby annexed on the following conditions:-

1. Necessary licenses to be obtained from the Panchayat.
2. Necessary permission should be sought from the forest Dept. before the cutting of trees.
3. This N.O.C. is valid for three years from the date of issue unless renewed.
4. Final N.O.C. has to be obtained from this office before sale of plot.
5. Plot should be clearly demarcated with distinct boundary stones and the dimensions and area of each plot should be clearly mentioned.
6. Road, Open spaces and drains have to be developed as per the required standard and for the purpose.
7. Electricity, Sewerage Water supply main connection are to be made available outside of every plot. Pipe lines should be laid as per P.W.D. specifications.
8. N.O.C from Electricity Department/PWD, Highway should be obtained.
9. No roads within the layout of sub-division shall have a gradient of more than 1:10 along its longitudinal section.
10. All roads within the layout of sub-division shall be of macadam with blacktop and shall follow the relevant PWD specifications.
11. All roads right of way shall have the carriage ways and other width determined in the following table.

R/W or roads (mts)	6	8	10	15	20
Carriage width (mts)	3.5	3.5	6.3	9	2
Shoulder width	1.1	1.95	1.3	2.7	3.7
Footpath width (mts)	On each side	On each side	On each side	On each side	On each side
Width of roads (mts)	30+30	30+30	30+30	30+30	30+30
Drains (mts)	Electricity Department/PWD	Electricity Department/PWD	Electricity Department/PWD	Electricity Department/PWD	Electricity Department/PWD

12. Road separator is to be provided for roads having R/W of 15cms and above. In sloping road side drains may be provided only one side i.e., on higher side across the slope.
13. All road corners should be worked out in a smooth curve of 3mts radius for road upto 10mts and 5 mts radius for roads above 10 mts pavements width, In case of road inter-sections involving roads of different R/W, the corners should be worked out as per the specifications prescribed for the roads having wider R/W.
14. All roads ending in cul-de-sac should be provided with a cul-de-sac head of 12 mts X 12 mts. for all the width of the roads.
15. All such roads shall be treated as public roads.
16. All drains should have an adequate slope to facilitate surface water drainage effectively.
17. All drains should be lined of cemented and finished as per specification is, Construction one side for roads up to 6 to 6 R/W and on both sides for wider roads shall be of P.C.C. (1:3:5) at bottom lines work of P.C.C. or any other approved material of cross section 0.30 m x 0.30m or as otherwise approved.
18. All roads having a right of way of 6 mts or less shall have side drain construction on at least one side of such road pavements. All roads having a right of way of above 6 mts shall have side drains constructed on both sides of such pavements.
19. Cross drains and culverts shall be provided as per site conditions wherever required pipes of minimum 300 mm diameter embedded in P.C.C. or R.C.C. slab drain supported on laterite masonry with P.C.C. lining at the bottom.
20. The open space /space left shall be provided with lined drains to drain out water in a satisfactory manner.
21. The open space/ spaces shall be duly maintained by the owner of the Sub-divided plots, if however the open space/spaces are transferred to the local authority, the responsibility of maintain passes on to them.
22. The recreational open space/ spaces shown on the plan are for the use of the residents of the plots of the said sub- divided land.
23. The rain water drainage canal shall be suitably maintained. NOC from water Resources Department shall be obtained for realignment to be carried out along the road as shown on sub - division plan.
24. Prior to commencements of development work it will be incumbent upon the applicant to have valid conversion sanad of use of pond as contemplated under Goa, Daman and Diu Land Revenue Code.
25. This NOC is issued with the approval of Government Vide note no. TTP/1150/sub-div/Curti/5/2019/485 dated 27/02/2020.

Your faithfully,

(Sandip P. Suriakar)
Dy. Town Planner

Enc:- As above.

To,

Matches Goa Pvt. Ltd.,

C/O Rajeev M. Sukhthankar-Architect,

F-1, 1st floor, Fatima Chamber, Near Fatima Convent,

Margao-Goa.

Copy To:-

The Sarpanch/Secretary,

Office of the village Pancyayat, Curti-Khandepar, Ponda-Goa.

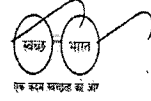
Tk/-



VILLAGE PANCHAYAT CURTI KHANDEPAR
PONDA-GOA

(PHONE NO. 0832-2345010/2313103)

Email: vpcurtikhandepar@gmail.com



Ref.no.: VPCC/Licence/2020-21/429

Date: 06/07/2020

LAND DEVELOPMENT LICENCE (PROVISIONAL)

No.1/2020-21

Licence granted for carrying out the

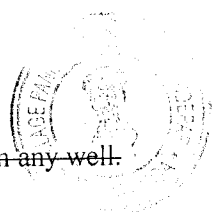
a.Land sub-division

b.Construction of Building/House/(New /Reconstruction /Extension/Revised/Alteration)

c.Construction of Compound Wall.

d.Change of use of (Building /Land) **Sub Division of Land (Provisional)** as per the enclosed approval plan/plans in the property zoned as **SETTLEMENT**, situated at Ponda Village /Town bearing Survey No. 5/0 of PTS No./Plot No. Nil of approved sub division reference No./Development Permission order no. with the following conditions:-

1. The applicant shall strictly comply all the conditions imposed in the Development Permission /Order No.TPP/1150/sub.div/Curti/5/0/2019/611 dated 11/03/2020 issued by The Planning and Development Authority /Technical Clearance order issued by the Town and Country Planning
2. The applicant shall notify the Panchayat by giving the alignment of the developing Land.
3. The Land Development should maintain the minimum prescribed horizontal and vertical clearance from any overhead electrical line passing adjacent to the construction.
4. ~~All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Panchayat.~~
5. No material for land development or earth from excavation or any other construction material shall be stacked on the Public roads.
6. ~~The Building should not be occupied unless the occupancy certificate is obtained from the Panchayat.~~
7. The land development licence shall be revoked if the construction work is not executed as per the approved plans and the statements therein and whenever there is any false statement or misrepresentation of any material passed, approved or shown in the application on which the permit was based.
8. The applicant should be construct a proper drainage system for swift drainage of sub divisions of land.



9. ~~Any soak Pit should be constructed at a minimum distance of 15 meters away from any well.~~
10. ~~The ventilation pipe of septic tank should be provided with a mosquito net~~
11. The Applicant should make available the drinking water facilities and electricity (power) so as to reach all sub divisions and open spaces of the sub divisions.
12. The applicant should fix a board at a prominent place whenever the land development is started, indicating the number, the date and the authority for which the licence for development work has been granted.
13. ~~All the building material and other rubbish should be cleared from the construction site before applying for the occupancy certificate.~~
14. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with the access ladders wherever necessary.
15. The drains surrounding the plot if any should be constructed with the PCC and should be covered with removable RCC slabs of sufficient thickness.
16. Road widening area shall be asphalted to the existing road level before applying for the Occupancy certificate.
17. The applicant should gift the road widening area to the Village Panchayat before applying for the Occupancy certificate, if the applicant has utilized the extra FAR in lieu of the road widening affecting the plot.
18. ~~The applicant should plaster and paint the building internally as well as externally before applying for occupancy certificate. Exposed brick / laterite / Concrete/stone/ ashlar masonry finish to building will also be permitted.~~
19. ~~The applicant should provide a dustbin at a convenient place accessible for the Municipal Vehicle for collection of garbage.~~
20. ~~Garages and parking area shown in the approved plan shall be strictly used for parking purposes only and should be easily accessible to vehicles. No Commercial activities shall be allowed in these areas~~
21. Access up to the entrance of the land development site to be paved and is provided with drainage facilities.
22. Space for parking of vehicles is clearly demarcated on the ground.
23. ~~No Restaurant /Bars will be permitted in the shops unless a separate soak pit is provided besides~~
Confirming to the rules in force.
24. ~~No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat~~

25. ~~All temporary sheds/Existing building shown to be demolished in the plan are demolished before applying for the Occupancy certificate~~
26. ~~Fire Escape staircase, if applicable shall be constructed as indicated in the approved plans~~
27. All internal courtyards should be provided with drainage outlet
28. The applicant should maintain all existing natural drains in the plot should not block them at any stage
29. No soak pit or other structure should come in the road widening area.
30. The Plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
31. The construction of compound wall should not obstruct any pathway or any public access. The applicant shall make necessary arrangements for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose.
32. No gates shall open outwards on to the road
33. The construction of the compound wall should be as per the approved plan. The applicant shall inform this Panchayat after the completion of the compound wall.
34. ~~Drinking water well should be 15 meters away from any soak pit.~~
35. Applicant to provide reserve space earmarked with proper marking towards additional soak Pit / Garbage space in near future.
36. NOC from Community Health Centre bearing no.
37. THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE.
38. RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.

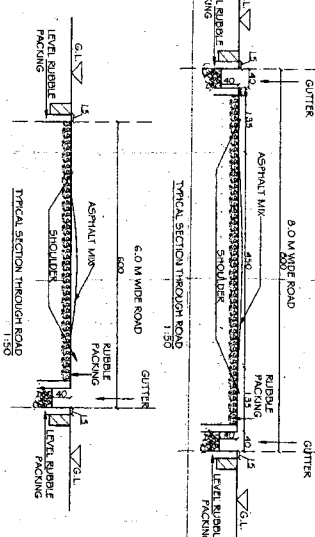
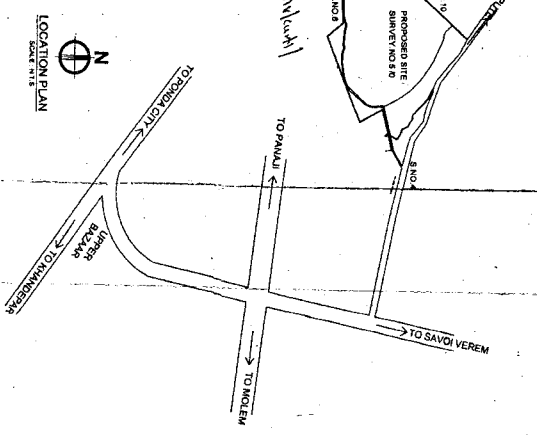
Issued in term of resolution no. **11(2)** dated **30/06/2020**.

The applicant has paid the respective tax/fees to the tune of **Licence Fee Rs.2,43,660/-** by Receipt No.**132/41**

✓ To,
Matches Goa Pvt. Ltd,
C/O Rajeev M. Sukhthankar – Architect,
F-1, 1st Floor, Fatima Chamber, Near Fatima Convent,
Margao - Goa


SECRETARY
Village Panchayat, Khandepar

AREA STATEMENT	
AREA OF SURVEY NO. 5/0	= 1,45,600.00M ²
AREA OF PLOT-F (ORCHARD/NDIS)	= 1,102.00M ²
AREA OF PLOT-G (ORCHARD/NDIS)	= 95,766.00M ²
TOTAL AREA UNDER ORCHARD/NDIS	= 96,868.00M ²
NET AREA UNDER SETTLEMENT ZONE FOR DEVELOPMENT	= 48,732.00M ²
AREA UNDER EXISTING KACHHA ROAD	= 2,465.00M ²
ROAD WIDENING AREA	= 5,468.00M ²
TOTAL AREA FOR DEVELOPMENT	= 40,799.00M ²
AREA OF PLOT-A	= 5,000.00M ²
AREA OF PLOT-B	= 5,000.00M ²
AREA OF PLOT-C	= 23,305.00M ²
AREA OF PLOT-D (NATURAL SUB-DIV)	= 3,660.00M ²
AREA OF PLOT-E (NATURAL SUB-DIV)	= 3,834.00M ²
AREA STATEMENT FOR PLOT-C	
AREA OF PLOT-C	= 23,305.00M ²
OPEN SPACE REQUIRED (15%)	= 3,495.75M ²
OPEN SPACE PROVIDED (15.02%)	= 3,501.00M ²
AREA IN PLOTS (C1 TO C30)	= 17,112.00M ²
AREA UNDER PROPOSED ROAD	= 2,692.00M ²



PROPOSED SUB-DIVISION OF LAND FOR MATCHES GOA PVT. LTD.
AT CURTI VILLAGE OF FONDA-TALUKA - GOA.
ON SURVEY NO. 5/0.

SUB. DNG. NO. SUB-01	SCALE 1:1000	DATE: 20/01/2018	DEALT BY: ANANDKUMAR
NOTE: ALL DIMENSIONS ARE IN CENTIMETERS EXCEPT SITE PLAN IN METERS UNLESS OTHERWISE SPECIFIED.			
OWNER'S SIGNATURE		ARCHITECT'S SIGNATURE	
RAJEEV M. SUKHTANKER		ARCHITECT (B AND B) AND (B) AND (B)	

