



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

Matanhy Saldanha Administrative Complex, Margao- Goa.

Phone No: 0832-2794381

Fax No: 0832- 2794402

Email: cols.goa@nic.in

No: AC-II/SAL/SG/CONV/57/2015/834

- Ref:** 1) No.5/SGF/CONV/267/15-16/1423 dtd.18/08/2015 of the Dy. Conservator of Forest, Margao-Goa.  
2) No.TPM/27720/Margao/PTS178ch.no.71/15/4070 dtd.20/08/2015 of Town Planner, TCPD, Margao-Goa  
3) No.MAM/SAL/CONV/AK/226/2015/475 dtd.14/08/2015 of the Mamlatdar of Salcete, Margao-Goa.  
4) No.2/ISLR/CTS/29/2015/2194 dtd.15/10/2015 of Inspector of Survey and Land records, Margao.

**READ:** Application dt.07/07/2015 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) **M/s. S. N. Associates & Builders Pvt. Ltd., through Director Shri Subhash S. Naik, r/o. S.N.Classic, Nr. Holy Spirit School, Margao-Curtorim Road, Margao-Goa**, being the occupant of the plot registered under **Chalta No.71 of PTS No.178 of Margao City of 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.71 of PTS No.178 of Margao City of Salcete Taluka, Goa**, admeasuring an area **670square meters** be the same a little more or less, for the purpose of **residential use only**.

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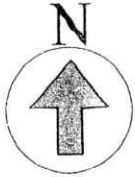
12. This sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc. the applicant shall not use the sanad for pursuing any illegal or antinational activities on this converted land.
13. The right of way of the plot property is 10.0mts, hence front setback of minimum 8.0mts shall be kept from centre line of road. The traditional access, passing through the plot, if any, shall be maintained.
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. NOC/permission also obtain from CRZ Authority for any development of construction falls in the CRZ area.
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, 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 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.
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. 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.



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

PLAN

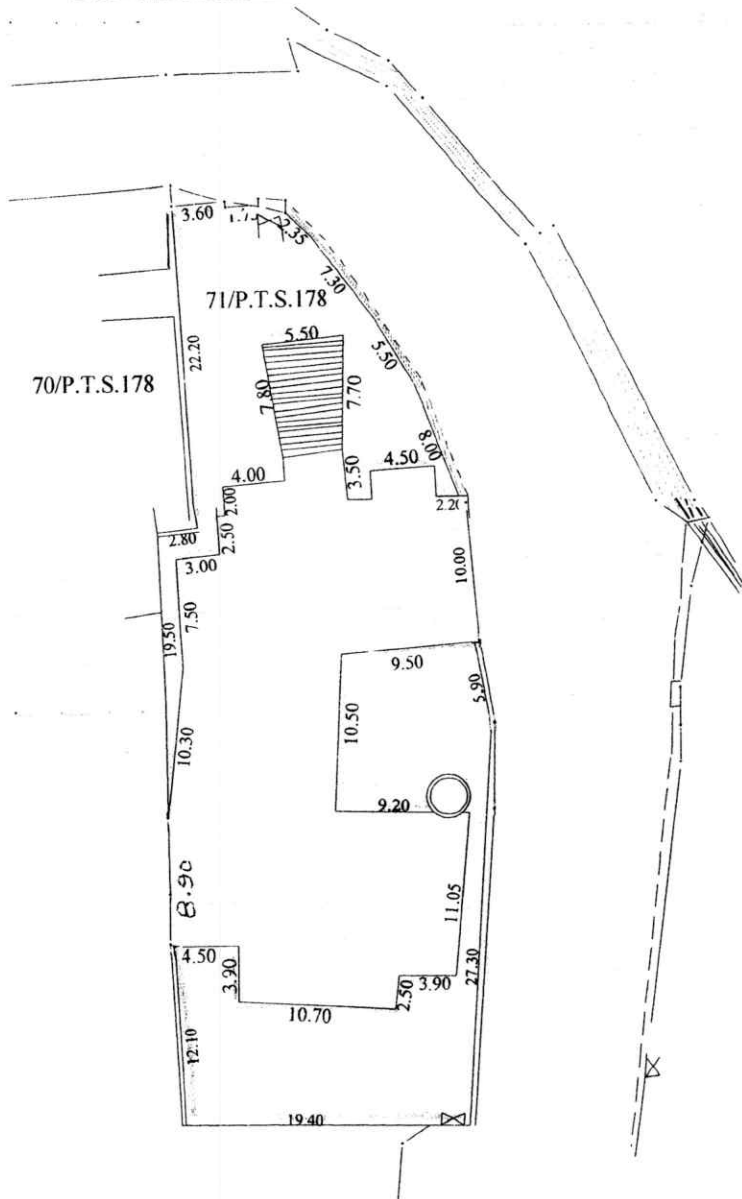
OF THE PROPERTY BEARING CHALTA NO. 71 /P.T.S NO. 178 SITUATED AT MARGAO CITY OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY M/S S.N.ASSOCIATES & BUILDERS PVT.LTD VIDE ORDER NO. AC-II/SG/CONV/57/2015/7774 BY DY.COLLECTOR (REV) SOUTH GOA DISTRICT,MARGAO GOA



SCALE : 1:500

 AREA TO BE CONVERTED 670.00 SQ. MTS.

*Shauhan*  
I.S.&L.R.



*Anupa C. Dessai*  
ANUPA C. DESSAI (F.S.)  
PREPARED BY

*Shauhan*  
SUDESH K. N. BHAIRELI (SUPERVISOR)  
VERIFIED BY

SURVEYED ON: 26/08/2015

File No.: 2/ISLR/CTS/29/2015

**South Goa Planning &  
Development Authority**



Ph:2731781

Ph:2714495

4<sup>th</sup> Floor, D Wing, Osia Commercial Arcade,  
near S.G.P.D.A. Market Complex, MARGAO - GOA.  
Ref.: SGPDA/P/ 5810/1836/16-17

Date: 07/03/2017

**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 Villa - A, B & C

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

\* ~~(d) Change of use of (building/Land)~~ \_\_\_\_\_ as per the enclosed approved plans in the property zoned as **Conservation (S-2)** zone in ODP and situated at **Mount Hill**, Margao Town bearing Chalta No. **71** of PTS No. **178** of approved sub-division reference no./development permission no. \_\_\_\_\_ date \_\_\_\_\_ 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 colour 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 person, shall not undertake the work of cutting of any hilly or sloppy land or filling up of any low-lying land before the commencement of the work, without obtaining the prior permission as required under section 17(A) of the Goa TCP Act, 1974.

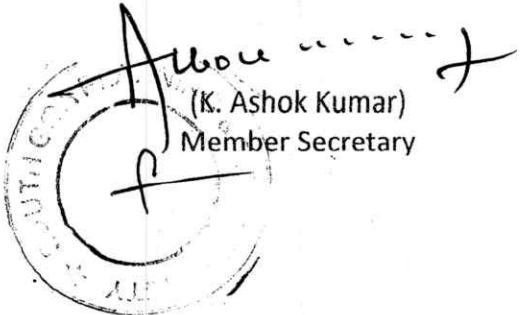
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28. Adequate care shall be taken so as to make available the parking provision as approved and it shall be seen that the proposed development does not create any traffic congestion by virtue of parking of vehicles along the public roads.
29. Parking of 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 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 confirmed 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 rainwater from sloping roof or otherwise shall flow into adjacent property.
33. The road widening area shall be properly developed along with the gutter constructed before applying for completion/occupancy certificate.
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. This development permission has been issued based on the provisions of finally notified ODP of Margao, which is in force and as per the provisions of Section 44(4) of the TCP Act, 1974.
36. This development permission is issued based on N.O.C from the Conservation point of view over the proposed 27/15-3/791/TCP/2016 as per letter no. 222 dated 23.01.2017.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED **28.01.2016** UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT 1974, FROM **SHRI/SMT/M/S S. N. ASSOCIATES & BUILDERS PVT. LTD**

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

To,  
**M/s. S. N. Associates & Builders Pvt. Ltd.,**  
**S. N. Classic, Near Holy Spirit School,**  
**Margao Curtorim Road,**  
**Margao – Goa.**

  
(K. Ashok Kumar)  
Member Secretary

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.**

**Municipal Building Licence**  
**Margao Municipal Council, Margao . Goa.**

**CONSTRUCTION LICENCE**

No. A/09/17-18/2458

Date:- 05/07/2017

Licence is hereby granted for carrying out the-

- (a) ~~Land sub division (Provision / Final)~~  
(b) ~~Construction of Villa - A, B & C (Fees of Rs. 3,60,910/-)~~  
(d) ~~Change of use of (Building Land)~~ as per the enclosed approval plan in the property zoned as Conservation (S-2) zone in ODP and situated at Mount Hill, Margao bearing Chalta No. 71 of P. T. Sheet No. 178 of approved sub-division reference No. / development permission No. SGPDA/P/... dated ... with the following conditions:-

1. The applicant shall strictly comply all the conditions imposed in the Development Permission /~~Technical Clearance~~ Order No. SGPDA/P/5810/1836/16-17 dated 07/03/2017 issued by the Planning and Development Authority / Town and Country planning Department.
2. The applicant shall notify the Council for giving the alignment of the building.
3. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overheard 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 Municipal Council.
5. No material for construction 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 Council.
7. The construction licence shall be revoked if the construction work is not executed as per the approved plans and the statements therein and wherein 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 construct a separate soak pit in order to derivate in the sullage water.
9. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
10. The ventilation pipe of the septic tank should be provided with a mosquito net.
11. The applicant should connect the pipelines from their latrines/WC's to the sewerage line at their own cost, when the sewerage line is commissioned.
12. The applicant should fix a board at a prominent.
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 overflow pipes. The tanks should be provided with access ladders wherever necessary.
15. The drains surrounding the plot if any should be constructed with PCC and should covered with removable RCC slabs of sufficient thickness.



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16. The applicant should gift the road widening area to the council before applying for the Occupancy Certificate, if the applicant has utilized the extra FAR in lieu of the road widening affecting the plot.
17. The applicant should plaster and paint the building internally as well as externally before applying for occupancy certificate. Exposed brick/laterite/concrete/ashlars masonry finish to buildings will also be permitted.
18. The applicant should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
19. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
20. Garages and Parking areas 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 building is to be paved and is provided with drainage facilities.
22. Space for parking of vehicles is clearly demarcated on the ground.
23. No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides conforming to the rules in force.
24. No commercial activities will be permitted in the shops unless a separate permission is obtained from this council.
25. All temporary sheds/existing building shown to be demolished in the plan are demolished before applying for occupancy certificate.
26. Fire Escape staircases, 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 and should not block them at any stage.
29. No soak pit or other structures 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.  
The construction of compound wall should not obstruct any path way or any public access. The applicant shall make necessary arrangement 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 road.
33. The construction of the compound wall should be as per the approved plan. The applicant shall inform this council after the completion of the compound wall.
34. Drinking water well should be 15 meters away from any soak pit.
35. The applicant should follow the conditions laid down in the NOC of Urban Health Centre, Margao Vide No. UHCM/NOC/17-18/76 dated 13/04/2017 from Urban Health Centre, Margao.
36. Party shall abide all the conditions of SGPDA order and MMC construction licence.
37. Renewal if necessary application entered in this council before expiry of construction licence shall be charged 20% and after expiry 40% for first 2 years and thereafter fresh approval from SGPDA is required to be submitted by the applicant for renewal of construction licence and fees for renewal for the third year and above shall be charged 25% if application entered in the council before expiry of the construction licence and after expiry of construction licence shall be charged 50% accordingly.



38. Licencee shall be fully responsible for structural stability and all kind of safety of entire construction and even after completion of the construction.
39. Licencee and his architect / engineer shall be fully responsible to ascertain, before commencement of construction work, the correctness of dimensions, areas, location, exact position of the plot or land on which construction is proposed. The Chief Officer and/or officials of this council shall in no way be responsible for correctness of plot/land at any stage. If required, licencee may obtain demarcation from competent authority to do the demarcation.
40. Licencee and his architect / engineer fully responsible to ascertain, before commencement of construction work, the technical feasibility of the plot or land on which construction is proposed so that structure/ construction is stable, sound and safe. The Chief Officer and/or officials of this council shall in no way be responsible for the same. If required, licencee and his architect / engineer may obtain opinion or report from experts.
41. Licencee shall take adequate precautions for the safety of workers/labours and all others involved in the construction.
42. This construction licence is issued based on the condition that LICENCEE and HIS ENGINEER shall be solely responsible for the stability of structure and safety of all concerned and the Chief Officer and his all officials are indemnified and kept indemnified forever against any civil and or criminal liabilities and or any kind of liability whatsoever in the event of any untoward incident or structural failure/collapse. This will hold good (and will be valid) even in case some or any prescribed documents inadvertently are not on record (not received by the Chief Officer) or wrongly submitted by licencee.
43. This construction licence is issued based on the technical clearance order issued by PDA.
44. Licencee his engineer and architect shall take all necessary steps to see that structure is sound and safe and stable.
45. Storage of water should be done in such a way that mosquito breeding doesn't take place either by introducing fish in the tanks/wells or properly covering the iron drums/plastic tanks etc. or by observing dry day once a week.
46. Overhead tanks/sumps are provided with mosquito proof lids and other pipe fitting without any hole for the entry of mosquitoes. Outlet is to be covered by muslin / wire mesh. Ladder for inspection of the tank to be installed if required.
47. Curing water collections should be treated with anti-larval chemicals by the builders / contractors.
48. Not to engage labourers for any construction / building work unless they are screened for malaria and possess health cards. These cards are to be renewed regularly every 3 months. Also arrangement should be done to get their blood tested immediately in case of fever and ensure that full treatment is taken in consultation with NVBDC programme.
49. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic purposes, proper sanitary conditions including toilet facilities.
50. To fill the pits, ditches, water pools, etc to avoid stagnations and to ensure no mosquito breeding sites in and around specially in unused items like tyres, bottles, tins etc.
51. All septic tanks/soak pits to be constructed as per the specifications required with proper mosquito proof arrangement so that there is no overflowing/leakage that could give rise to stagnation and breeding of mosquitoes.



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52. Drains/Nallahs to be maintained clean around the site so that there is no blockade to flow of water. The gradient should be proper for drainage/flow and also proper cleaning of water should be done.

53. The health units at the respective levels should be involved in the planning process.

THIS LICENCE IS VALID FOR A PERIOD OF THREE YEAR FROM THE DATE OF ISSUE OF THIS LICENCE. RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.

  
(SWAPNIL NAIK, IAS)  
Chief Officer

Margao Municipal Council



To,  
M/s. S. N. Associates & Builders Pvt. Ltd.,  
S. N. Classic, Near Holy Spirit School,  
Margao Curtorim Road,  
Margao-Goa.

Copy to:-

\*(a) Member Secretary, South Goa Planning and Development Authority, Margao.