

OFFICE OF THE COLLECTOR OF SOUTH GOA DISTRICT,

Room No. 449 Fourth Floor Matanhy Saldanha Administrative Complex, Margao-Goa.

Email: ac1-cols.goa@nic.in

Phone No.2794431

No: COL/SAL/SG/CONV/77/2018/1467

Date: 20/12/2018.

**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 **Ms. Vidhi Construction Rep. proprietor Virendra Dessai r/o. H.No.M-7, Culvado, Cuncolim, Salcete, Goa,** being the occupant of the plot registered **Land under Survey No. 398/11, Cuncolim Village of Salcete Taluka, Goa,** admeasuring an area **650.00 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. 398/11, Cuncolim Village of Salcete Taluka, Goa,** admeasuring an area **650.00 sq.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/411/2018-19/1837 dated 17/10/2018, has informed that his office has inspected the area and it is observed that the area land under **Survey No: 398/11, Cuncolim Village of Salcete Taluka** admeasuring area of **650.00sq.mts** is not a Government Forest, does not form of any compartments 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 and also Forest (Conservation) Act, 1980 is not applicable to the above area/plot.

**And whereas,** the Town Planner, Margao, reported that the land under Survey, No. 398/11, Cuncolim Village of Salcete Taluka, as per the Regional Plan for Goa, 2021, the plot is located in Settlement Zone, having permissible F.A.R.100 & recommended the conversion of Land for **Residential purpose** admeasuring an area **650.00**Sqmts vide report no: TPM/30885/Cunc/398/11/18/6150.

**And Whereas,** the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CON/UDC/62/2018/70 dated 29/10/2018, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land is about Rs.4,000/- per sq.mts., there is an access to the site in question, there is no tenants/Mundkars on the proposed land for conversion, there was no tenancy on the proposed land for conversion as on till date, the land proposed for conversion is for residential purpose and the land is no low lying area nor exist any water body, there is old structure about 125.00 sq.mts, in the land propose for conversion, the plot in question falls in Survey No. 398/11, Cuncolim Village of Salcete Taluka, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL, the conversion may be recommended.

**And Whereas,** the Inspector of Surveys & Land Records, Margao, has submitted six copies of the plan an admeasuring area 625.00 and copy of details in appendix I to schedule II of Survey No. 398/11, Cuncolim of Salcete Taluka, further informed that there exists ground floor structure of 37.50 sq.mts. plinth area a Store room of 8.00 sq.mts. and two toilets 1.3 me each vide letter No.2/ SSLR/164/ 2018/ 2903 dated 04/12/2018.

**And Whereas,** after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Sy. No. 398/11, Cuncolim Village of Salcete Taluka, Goa, was approved and applicant has deposited Conversion fees & Penalty of Rs.1,37,710/- (Rupees one lakh thirty seven thousand seven hundred ten only) vide e-challan no COL/27/2018-19 dated 20/12/2018, in the State Bank of India, Margao-Goa & and applicant has submitted Affidavit cum Indemnity Bond, Notary before, Savita G. Kurarker, Reg.No.14291 dated 20/12/2018.

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:

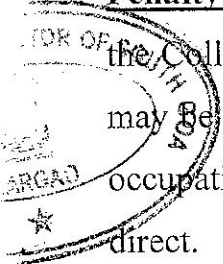
1. **Leveling and clearing of the Land:** The Applicant shall be bound to level and clear the Land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted and to prevent non-sanitary conditions.

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 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 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 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.

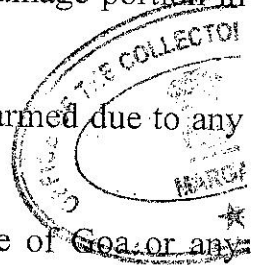
9. Sanad shall not take away Mundcarial/Tenancy rights of any individual, if any, existing in the said property and if the sanad is obtained by suppression of any vital facts, the sanad shall stand cancelled from the date of its issue and the applicant shall also be liable to restore land back to its 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 way of road is 6.00 mts.
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 concerned 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 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 undersigned to revoke the said Sanad and/or recover the balance as arrears of land Revenue from Applicant.
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.
24. This conversion is only with respect /to permission for change of land use as per Land Revenue Code and regularizes only in this case the change of land done by erecting structure (having plinth area 49.00 sq.mts. by imposing penalty as per Land Revenue Code). This conversion cannot be construed as regularization of the existing structure and does not confer upon the applicant any right for regularization of the existing structure. The Legality of the said house is to be



verified as per provisions of the relevant Acts, Rules and Bye Law of concerned departments like Town Country Planner, Electricity, PWD, etc and the Acts, Rules and Bye Law of the concerned Local Body. Occupancy of the said structure to be also contingent upon the same and no right in this regard is also created by this conversion sanad.

**Appendix-I**

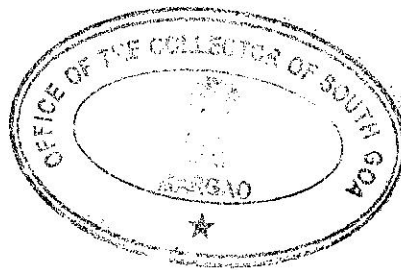
Length & Breadth		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
27.00 mts	30.00 mts	650.00 Sq.mts	<b>Survey No. 398/11 (part)</b> Village : Cuncolim Village Taluka: Salcete	<b>North:</b> S.No. 398/1 <b>South:</b> S.No. 398/18 <b>East:</b> S.No. 398/2 <b>West:</b> S.No.395/10
Conversion is Sanctioned for <b>Residential purpose</b> with (S-1) having permissible F.A.R 100% based reports/NOC referred at page no: 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 **Ms. Vidhi Construction Rep. proprietor Virendra Dessai r/o. H.No.M-7, Culvado, Cuncolim, Salcete, Goa**, hereunto set his hand this 20<sup>th</sup> day of December 2018.

*[Handwritten Signature]*

**Ms. Vidhi Construction Rep. proprietor Virendra Dessai**, (applicant),  
Signature and names of the witnesses:

1. *NIKIL B. DESSAI*
2. *SANJAY M DESSAI*



*[Handwritten Signature]*  
**(Agnelo A. J. Fernandes)**  
Holding charge Collector of  
South Goa District,  
Margao- Goa

We declare that **Virendra Dessai**, who has signed this sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature here to in our presence.

1. *NIKIL B. DESSAI*
2. *SANJAY M DESSAI*

Copy to:

- The Mamlatdar of Salcete-Goa.
- The Town Planner, Margao-Goa
- The Inspector of Land Survey & land Records, Margao- Goa.
- The Dy. Conservator of Forest, Margao-Goa



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

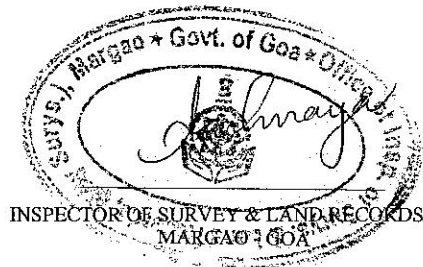
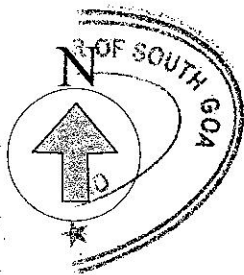
PLAN

OF THE PROPERTY BEARING SURVEY No. 398/11 (PART) SITUATED AT CUNCOLIM VILLAGE OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL IN TO NON AGRICULTURE PURPOSE BY VIRENDRA Y. DESSAI VIDE ORDER NO. COL/SAL/SG/CONV/77/2018/12967 DATED 08/11/2018 ISSUED BY THE DY. COLLECTOR (REV), SOUTH GOA DISTRICT, MARGAO GOA.

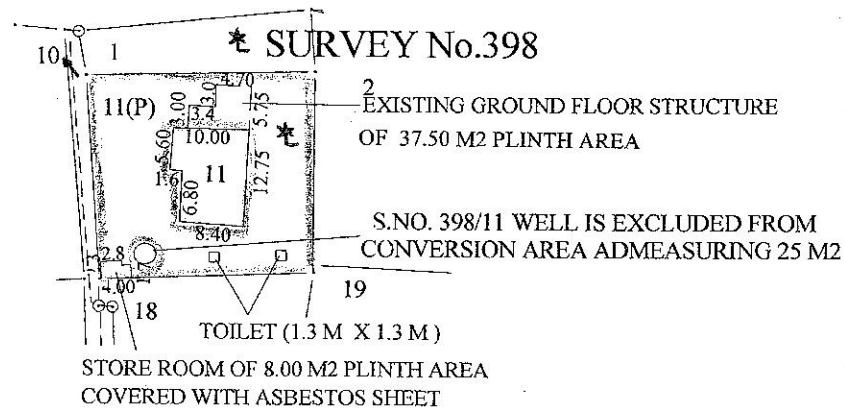
SCALE : 1:1000



AREA TO BE CONVERTED S.NO. 398/11 (P) = 625.00 SQ. MTS.



S. No.395



*Anupa Dessai*

ANUPA DESSAI (F.S.)

PREPARED BY

*Mrs. Priti Bondbagkar*

MRS.PRITI BONDBAGKAR (H.S.)

VERIFIED BY

SURVEYED ON: 20/11/2018

File No.: 2/ISLR/164/18

is not a Government Forest, does not form of any compartments 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 and also Forest (Conservation) Act, 1980 is not applicable to the above area/plot.