

No. AC-II/SG/CONV/05/2012 / 176  
Office of the Collector,  
South Goa District, Margao Goa.  
Dated: 31/1/2013

- READ: 1) Application dated 16/1/2012 u/s 32 (1) of the Land Revenue Code, 1968  
2) Report of the Town Planner- TPM/Conv/SJA/4/18/2012/3316 dated 28/8/2012  
3) Report of the Dy. Conservator of Forests - No.5/SGF/CONV/609/11-12/2579 dated .  
30/3/2012.  
4) Report of the Mamlatdar - No.MAM/SAL/CON/05/2012/74 dated 21/05/2012  
5) Report of the ISLR - No.2/ISLR/246/2012/1531 dated 04/12/2012.

**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 District (hereinafter referred to as "the Collector" which expression shall include any Office 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) by **Mr. Mohammed Zakee Soudagar, C/o Sayed M. Akbar, H.No.2/5994, Chandrawaddo, Fatorda, Margao-Goa** being the occupant of the plot registered under **Survey No.4/18** situated at **Village St. Jose de Areal in 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 plots of Land (hereinafter referred to as the "said Plot") described in the Appendix I hereto, forming a part of **Survey No.4/18** measuring **1175 Square meters** be the same a little more or less for the purpose of **residential use only**.



Now, this is 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. **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 to prevent non-sanitary conditions.
2. **Assessment:** The applicant has been credited the non-agricultural assessment Conversion fees **Rs. 47,000/-** (Rupees forty seven thousand only) vide **Challan No. 50/12-13** dated **18/1/2013** in the State Bank of India, Margao for non agricultural purpose fixed by the Collector under the said Code and Rules thereunder.
3. **Use:** The Applicant shall not use the said land and building erected or to be erected thereon for any purpose other than residential/any other non-agricultural purpose, without the previous sanction of the Collector.

.....2/-

*(Handwritten signature)*

4. **Liability for rates:** The Applicant shall pay all taxes, rates and cesses leviable on the said land.

**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.

5. **Code provisions applicable:** Save as herein provided the grant shall be subject to the provisions if the said Code and Rules there under.
6. The applicant shall comply with the C.R.Z. Regulations and 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.
7. If any person claims ownership right and succeed, the conversion shall stand automatically revoked.
8. Sanad shall not take away mundcarial right of any individual if any existing in the said property.
9. Any further development in the plot shall be strictly as per the rules in force.
10. 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.
11. The Right of way of access is 6.00mts. hence front setback of minimum 6.0 shall be kept from the centerline of the road towards the northern side.
12. The applicant should obtain prior permission for cutting of trees if any in the said plot from the concerned forest department, if required.
13. In case of violation of any of the condition or in case any N.O.C etc, issued by any department is withdrawn, revoked or otherwise the conversion Sanad shall also stand cancelled.
14. Development in the plot shall be governed as per rules in force.
15. The conditions laid down in the report of TCP dated 28/8/2012 at Sr.No.1 to 6 must be complied and binding to the applicant besides the other 3.
16. Traditional access, passing through the plot, if any, shall be maintained.



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.....3/-

17. Verification of ownership with specific reference to Tenancy position as on 2/11/1990 has to be made by the competent Authority before issue of conversion sanad.

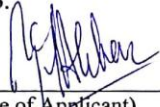
18. Survey Plan submitted by the Inspector of Survey and Land Records, Margao under No.2/ISLR/246/2012/1531 dated 04/12/2012 is annexed herewith.

**APPENDIX - I**

Length & Breath		Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES	REMARK S
North to South	East to West			North, South, East & West	
1	2	3	4	5	6
42.30Mts	30.00 Mts	1175 sq. mts	Survey No.4, Sub.Div 18	North : Survey No. 4/13 South : Survey No.4/4 East : Survey No.4/2 West : Survey No.4/14,15,16	

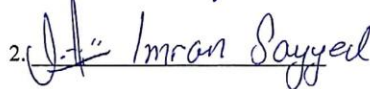
**Conversion is recommended for residential purpose as per the Regional plan for Goa, 2001 & 2021 the plot in question is located in the Settlement Zone having permissible F.A.R.60.**

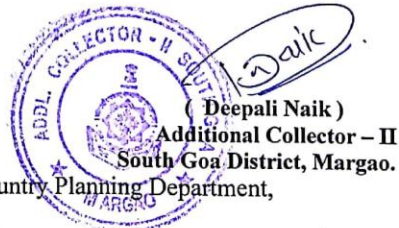
In witness whereof the Additional Collector-II of South Goa District, Margao has hereunto set his hand and the sent seal of his Office on behalf of the Governor of Goa, and the Applicant by **Mr. Mohammed Zakee Soudagar, C/o Sayed M. Akbar, H.No.2/5994, Chandrawaddo, Fatorda, Margao-Goa** here also hereunto set his hand this 31<sup>st</sup> of day of **January, 2013.**

  
(Signature of Applicant)

Signature and designation of the witnesses:

1.  Soid Sidique Hassan

2.  Imran Sayyed



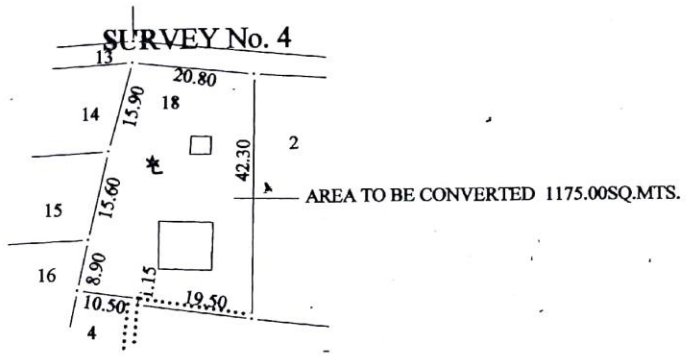
- Copy: 1) The Senior Town Planner, Town & Country Planning Department, Margao/Quepem/Vasco.  
2) The Mamlatdar of Salcete/Mormugao/Quepem/Sanguem/Canacona  
3) The Inspector of Survey & Land Records, Margao/Quepem/Vasco.  
4) The Talathi of Village/City Sao Jose de Areal.  
5) The Collector, South Goa District, Margao.


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


PLAN  
OF THE PROPERTY BEARING SURVEY No.4/18 SITUATED AT ST.JOSE DE AREAL VILLAGE  
OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM  
AGRICULTURAL INTO NON AGRICULTURE PURPOSE BYMR.MOHAMMED ZAKEE SOUDAGAR  
VIDE ORDER NO. SDO/SAL/CONV /5/2012/9388 DATED 14/09/2012. BY DY COLLECTOR  
& SDO MARGAO GOA.

SCALE : 1:1000

AREA TO BE CONVERTED 1175.00 SQ. MTS.



  
P.H.PRABHU (F.S.)  
PREPARED BY

  
SUDESH BHAIRELI (SUP.)  
VERIFIED BY