



OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

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No. AC-II/MOR/SG/CONV/05/2017/9269

Date: 22/8/2017



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), **Lt. CDR. (Retd) Bhagat Singh Sengar alias B.S. Sengar r/o. Surya Uday P.O. Zuari Nagar, Goa**, had applied for Conversion of land under Survey, being the occupant of the plot registered under **Survey No: 217/3-A of Sancoale Village of Mormugao Taluka**, (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 **Survey No: 217/3-A of Sancoale Village of Mormugao Taluka**, admeasuring area **3217.00Sq.mts.**, be the same a little more or less for the purpose of **Residential** use only.

And Whereas, the Town Planner, Vasco-da-Gama-Goa, reported that the land under Survey No. **217/3-A of Sancoale Village of Mormugao Taluka**, as per Outline Development Plan, Vasco-da-Gama, planning area 2026, the plot in question is located in Residential (S2) zone, having permissible F.A.R.80 & recommended the conversion of Land for **Residential purpose** admeasuring an area **3217.00Sqmts** vide report no: DH/5903/3/MTP/2017/191 dated 25/04/2017.

And Whereas, the Dy. Conservator of Forest, South Goa Division, Margao vide letter no: 5/SGF/CONV/4/2017-18/131 dated 20/04/2017, informed that the Sy.

No.217 of Sancoale village of Mormugao Taluka was included by the South Goa Forest Division Committee in prospective Forests, hence the plot admeasuring 3346.00 sq.mts. bearing Sy. No.217 of Sancoale Village of Mormugao Taluka was inspected in presence of Member of South Goa Forest Division Committee and it is ascertained that the plot having area 3346.00 sq.mts. wil not quality the criteria of Private Forest FCA 1980 is not applicable to this plot admeasuring 3346.00 sq.mts. Also said area under Sy. No.217/3-A of Sancoale village of Mormugao Taluka is not a Government Forests and does not form part of any compartment of south Goa Division Working Plan.

And Whereas, the Mamlatdar of Mormugao, has submitted report vide no: 52/CI-II/CONV/SAN/2017/775 dated 20/04/2017, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land is about Rs.5,000/- per sq.mts., there is access of 6 mts. Wide road (Tar Road) to the land proposed for conversion, as per survey records in Form No.I ands XIV Survey No.217/3-A of Sancoale Village of Mormugao Taluka and as per local inquiry there is no Tenants/Mundkars/Lease Holders in the said property, there was no Tenancy on the proposed land for conversion as on 02/11/1990, the said land proposed for conversion is not low lying area nor exist water bodies, there is no construction in the proposed area, there proposed land sought for conversion is situate in Sy.No.217 Sub Division No.3-A of Sancoale village in Mormugao Taluka, the land proposed for conversion does not fall under 500 mts. HTL and 200 mts., the conversion application may be considered after taking into consideration the above mentioned points, there exists trees mango 3 nos., Tamsind Inos., coconut 3 nos. teakwood 2 nos. within the land proposed for conversion.

And Whereas, the Inspector of Survey & Land Records, Vasco da Gama, has submitted the 6 copies plan and details in appendix to schedule-II of Survey No.217/3-A of Sancoale Village of Mormugao Taluka, further informed that there exist structure with G-I Sheet roofing admeasuring area 23.45 sq. mts. and area applied for conversion as per Collector's order is 3346.00 sq.mts. whereas area as per site plan submitted by the applicant works out to be 3072 sq.mts. which is 274.00 lees that the order vide letter NO.2/ISLR/MOR/CONV/11/2017/241 dated 23/05/2017.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. 217/3-A of Sancoale village of Mormugao Taluka,Goa, is approved & applicant has deposited conversion fees of Rs.530805/- (Rupees five lakhs thirty thousand eight hundred only) vide e-Challan No.AC-II/24/2017-18 dated 17/07/2017, in the State Bank of India, Margao.

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 the access serving the plot under reference is 10.00 mts. hence front setback of minimum 5.00 mts. + 3.00 mts.=8.00 sq.mts. shall be kept from the centre line of the respective road for Secondary Development.
14. Traditional access, passing through the plot, if any shall be maintained.
15. The further development/construction in the plot shall be governed as per prevailing rules & regulations in force.
16. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department.
17. 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.
18. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
19. Adequate arrangement shall be made so as not to affect any drainage portion in the area and flow of natural water.
20. Low lying land, water bodies be protected and should not be harmed due to any activity
21. 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.
22. 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.
23. 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.

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 has paid 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.
10. Any further development in the plot shall be strictly as per the rules in force.





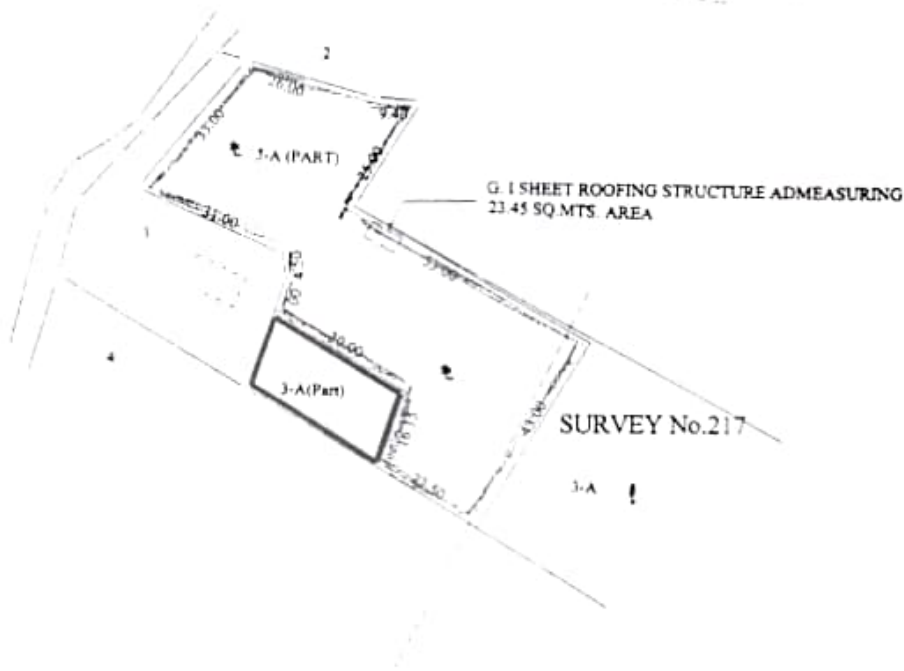
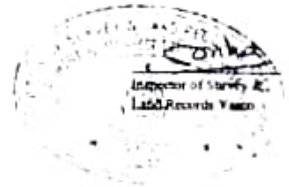
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of the Inspector Surveys and Land Records
 VASCO -GOA



PLAN
 OF THE LAND BEARING SURVEY NO. 217/3-A (PART) SITUATED AT SANCOALE VILLAGE OF MORMUGAO TALUKA APPLIED BY LT. CDR. (RETD) BHAGAT SINGH SENGAR ALIAS B.S. SENGAR FOR CONVERSION OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL PURPOSE VIDE ORDER NO. COLN/OR/CONV/05/2017/3148 DATED 29/03/2017 ISSUED BY ADDITIONAL COLLECTOR -II, SOUTH GOA DISTRICT, MARGAO GOA.

Scale : 1 : 1000

AREA OF THE PLOT PROPOSED FOR CONVERSION 3072.00 Sq. Mts.



PREPARED BY :
 SMT. MRUNAL T. RANE (F.S)

21/8/17

VERIFIED BY
 SAGAR NAVELKAR (H.S)

SURVEYED ON : 26/04/2017

FILE NO - 2 / ISLR/MOR/CONV/11/2017

24. 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 & Breath		Total Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
43.00.	88.40 Mts.	3072.00 sq.mts.	217/3-A (part) Of Sancoale Village of Mormugao Taluka	North: Sy. No.217/2 South : Sy.No.217/3,3-A,4 East: Sy. No.217/3-A West : Sy. No:217/3

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 Lt. CDR. (Retd) Bhagat Singh Sengar alias B.S. Sengar r/o. Surya Uday P.O. Zuari Nagar, Goa. hereunto set his hand this ~~21st~~ ^{21st} day of ~~July~~ ^{August} 2017.

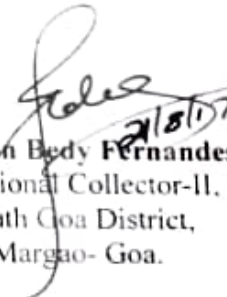
Mr Bajrang Singh Sengar PoA for Lt. CDR. (Retd) Bhagat Singh Sengar alias B.S. Sengar. (applicant)

Signature and designation of the witnesses:


1.  VINCET DHARESTIWAR


2.  KIRAN DHARESHWAR




(Johnson Bedy Fernandes)
Additional Collector-II,
South Goa District,
Margao- Goa.

We declare **Mr Bajrang Singh Sengar** 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.  VINCET DHARESHWAR

2.  KIRAN DHARESHWAR

Copy to:

1. The Inspector of Survey and Land Records, Mormugao-Goa..
2. The Town and Country Planning Dept..Mormugao-Goa.
3. The Dy. Conservator of Forest, Margao-Goa
4. The Mamlatdar of Mormugao-Goa.