

Panaji, 14th May, 1992 (Vaishak 24, 1914)

S11
Final
SERIES III No. 7

OFFICIAL GAZETTE

GOVERNMENT OF GOA

GOVERNMENT OF GOA

Department of Urban Development

Town & Country Planning Department

Final Notification

Whereas the Government has prepared the Panaji Outline Development Plan and it has been published in the Official Gazette Sr. III No. 41 dated 11-1-90 (hereinafter referred to as the "Development Plan"). Under the provisions of section 37 of the Goa Town & Country Planning Act, 1971, there is a provision for the said Act.

And whereas the Govt. is of the opinion that alterations and making minor changes in the said Development Plan are necessary.

Now therefore, under provisions of the section 39 (1) of the said Act the Chief Town Planner has carried out such fresh surveys/studies as may be necessary.

And whereas the Goa Town Planning Board in its 52nd, (Ajd) 54th and 55th meetings held on 25-4-91, 20-6-91 and 1-8-91 respectively considered below mentioned alterations and minor changes made in the said Development Plan, and the same were approved by the Government under section 34 of the said Act.

And whereas under section (35) 1 of the said Act, the Chief Town Planner had notified in Official Gazette as well as in local newspapers the below mentioned alterations and minor changes in the said Development Plan for information of persons likely to be effected and inviting objections to the said alteration and minor changes in the Development Plan.

And whereas no objections have been received for the said alterations and minor changes in the said Development Plan.

And whereas under the provisions of the section 36 of the said Act, the Board in its 54th meeting held on 6-3-92 has considered and finally recommended the said alterations and minor changes in the said Development Plan.

And whereas under the provisions of section 35 of the said Act the Govt. has accorded its approval for the said alterations and minor changes in the Development Plan as conveyed vide letter No. 4-2-8-92/012.D. (Part) dt. 6-4-92.

Now, therefore, in exercise of powers conferred under section 37(1) of the said Act, the Chief Town Planner hereby notifies the below mentioned alterations and minor changes in the said Development Plan, copies of which are available for inspection in the Office of the Town & Country Planning Department, Chaga House, Panaji Goa.

Now, therefore, in pursuance to section 37(2) of the said Act the below mentioned alterations and minor changes in the said Development Plan come into operation from the date of publication of this notification in the Official Gazette.

Sr. No.	P. T. S. No. Chaita No. Survey No. Sub-Div. No.	Village/Town	Use published in O.D.P.	Agreed for Change	Area	Remarks
1	2	3	4	5	6	7
1	5/5	Taloigao	Orchard	Settlement B2	4,119 M ²	39.00 mts safety buffer zone should be left out from the boundary of the country.
2	15/1	Bambolim	Orchard	Settlement B3	15,925 M ²	To the extent of the area within the permissible gradient.
3	48/3 & 4	Rela Margao	Orchard / Natural Reserve affected by 15 mts. wide proposed O. D. P. Road.	Settlement B2	35,000 M ² approx.	To the extent of the area within the permissible gradient.
4	140/3, 47, 48, 49, 4, 5, 6 (1), 6 (2) & 7 PTS 147/5.	Miramar Panaji	—	—	—	Agreed for deletion of the road passing through said plot nos.
5	30/4 (plot Nos. 20 to 25).	Balagunim	Orchard	Settlement B3	2,016.20 M ²	—
6	16/1	Balagunim	A1 & A2	Settlement B3	20,000 M ² approx.	—
7	P.T.S. 106/37	Panaji	A2 Agricultural	Commercial C1	5,900 M ²	—

Panaji, 22nd April, 1992. — The Chief Town Planner, N. Pandhal,

Nuz-CNV/TIS/79/92

Government of Goa, Daman and Diu
OFFICE OF THE Dy. Collector & S.D.O.
Sub Division Panaji-Goa.
Dated: - 30-3-1994.

Read: - Application of Shri M/S Goan Real Estate & Const. Ltd. Under
Sub Section(1) of Section 32 of L.R.C. 1968.

SANAD

SCHEDULE-II

(See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land
and non-agricultural Assessment) Rules, 1968).

Whereas an application has been made to the Collector of Goa (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under Section 32 of the Goa, Daman and 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 thereunder) by Shri/Smt. M/S. Goan Real Estate & Const. Ltd. Pastina Villa Dona Paula, Goa.

being the occupant of the plot registered under No. 16/1..... known as

..... situated at Bambolim..... registered

under No. 16/1..... (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
admeasuring 39425..... square metres be the same a little more or less for the

purpose of Residential (Commercial Housing).

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. *Levelling 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 insanitary 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 residential/Industrial/any other non-agricultural purpose, without the previous sanction of the Collector.

4. *Building time limit* - The applicant shall within one year from the date hereof, commence on the said plot construction of building of a substantial and permanent description/failing which unless the said period is extended by the Collector from time to time, the permission granted shall be deemed to have lapsed.

5. *Liability for rates* - The applicant shall pay all taxes, rates and cesses leviable on the said land.

6. *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 applicant as an arrears of land revenue.

7. Code provisions applicable — Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.

APPENDIX — 1

Length and Breadth		Total Superficial Area	Forming (part of) Survey No. or Illusa No.	BOUNDARIES	Remarks
North to South	East to West			North, South, East and West	
1	2	3	4	5	6
110.00 Mts.	259.00 mts.	39425 Sq.mts.	Survey No. 16/1 or Village Bambolim	North:- S.No.32 South:- S.No.15/1 East:- S.No.Road West:- S.No.17	There are 11 Mango trees 5 Jack fruit trees in the Conversion are

Conditions:-

1. That any development permission/Construction plans should adhere to the rules and regulations prevailing at the time of approval/consideration of any application for development under Section 44 of T. & C.P. Act for grant of permission and any other conditions levied by Chief Town Planner/Board/Govt. while granting the change of Zone.
2. It is suggested to plant about 250 fruit trees so that environmental balance is maintained.
3. The applicant has already paid the conversion fees for an area of 39425 sq.mts. for the purpose residential (Commercial) Housing vide this Office Chalan No. 69/94-95 Dt. 30-3-94 amounting to Rs. 1,97,125/- (One Lakh Ninety Seven Thousand One Hundred Twenty Five Only.)

The applicant shall not cut the existing trees unless prior permission is obtained from the authority concerned.

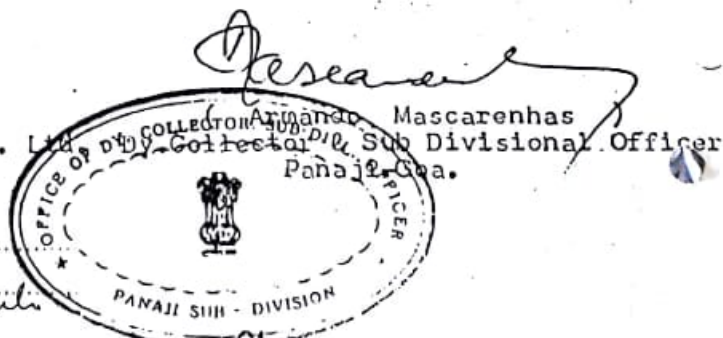
In witness whereof the Collector of Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and the applicant M/S Goan Real Estate & Construction Ltd. Pastina Villa Dona-Paula Goa.

here also hereunto set his hand this 30 th day of March, 10 94.

(Signature of the applicant)
M/S Goan Real Estate & Const. Ltd.

Signature and designation of Witnesses

1. S.K. Pawar
2. Rescala Coutinho



Signature and designation of Witnesses

- 1.
- 2.

We declare that Shri/Smt. M/s. Goan Real Estate & Construction Ltd. who has signed this Sanad is, to our personal knowledge, the person he/she represents himself to be, and that he/she has affixed his/her signature hereto in our presence.

- 1.
- 2.

Govt. Ptg. Press, Panaji-Goa — 2010/30.000 — 8/1987

ASSISTANT ENGINEER
PLANNING & DEVELOPMENT AUTHORITY



No. CHV/TIS/85/90

Government of Goa, Daman and Diu

OFFICE OF THE Dy. Collector & S.D.O.
Panaji Sub Division, Panaji

Dated: 15/1/1990

Read Application dt. 2.8.90 u/s 32(1) of the Goa, Daman & Diu Land Revenue Code, 1968.

**SANAD
SCHEDULE-II**

[This Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1969]

Whereas an application has been made to the Collector of Goa (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under Section 32 of the Goa, Daman and 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 thereunder) by Shri/Bmt. Hilario Renato Assuncao Dias, r/o Bastora, Bardez

being the occupant of the plot registered under Survey No. 15/1 known as "Bambolim" situated at Bambolim registered under NA Survey No. 15/1 (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. 15/1 (Part) admeasuring 17,500 sq.mts. square metres be the same a little more or less for the purpose of residential

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. *Levelling 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 insanitary 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.

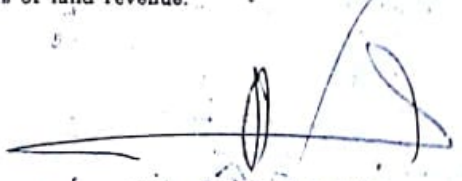
3. *Use*—The applicant shall not use the said land and building erected or to be erected thereon for any purpose other than residential/~~industrial/any other non-agricultural~~ purpose, without the previous sanction of the Collector.

4. *Building time limit*—The applicant shall within one year from the date hereof, commence on the said plot construction of building of a substantial and permanent description, failing which unless the said period is extended by the Collector from time to time, the permission granted, shall be deemed to have lapsed.

5. *Liability for rates*—The applicant shall pay all taxes, rates and cesses leviable on the said land.

6. *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 applicant as an arrears of land revenue.


ASSISTANT ENGINEER
NORTH COAST PLANNING & DEVELOPMENT AUTHORITY
PANAJI, GOA.

APPENDIX — I

ASSISTANT ENGINEER
NORTH GOA PLANNING & DEVELOPMENT AUTHORITY

Re:- Application of M/S Gagan Real Estate & Const. Ltd. under Rule
Section (1) of Section 32 of Act No. 1947

SANAD
SCHEDULE II

1 See Rule 2 of the Gen. Town and Vill. Land Revenue (Amendment) Act of 1947
and non-agricultural Assessment Rules 1947

Whereas an application has been made to the Collector of this District referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under Section 32 of the Gen. Town and Vill. Land Revenue Code, 1947 (hereinafter referred to as "the said Code" which expression shall, where the context so admits include the rules and orders thereunder) by M/s Gagan Real Estate & Construction Pvt. Ltd. being the occupant of the plot registered under 15/1

under No. 15/1, situated at Wazirpur, known as "the applicant" which expression shall, where the context so admits include the said land, buildings, improvements and assignments) for the permission to use the plot of land hereinafter referred to as the "said plot" described in the Appendix hereto, forming a part of 15/1, measuring 15925 square metres for the purpose of Residential (Commercial Housing)

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 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 insanitary 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 grant.

3. **Use**—The applicant shall not use the said land and building erected or to be erected thereon for any purpose other than residential/industrial/any other non-agricultural purpose, without the previous sanction of the Collector.

4. **Building time limit**—The applicant shall within one year from the date hereof, commence on the said plot construction of building of a substantial and permanent description, falling within the 10.1 period is extended by the Collector from time to time the permission granted shall be deemed to have lapsed.

5. **Liability for rates**—The applicant shall pay all taxes, rates and charges leviable on the said land.

6. **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 to be erected in contravention 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 applicant as an arrear of land revenue.

ASSISTANT ENGINEER
NORTH GOA PLANNING & DEVELOPMENT AUTHORITY
PATNA-800 001

APPENDIX - 1

Length and Breadth		Total Superficial Area	Forming (part of) Survey No. or Ilaka No.	BOUNDARIES	Remarks
North to South	East to West			North, South, East and West	
1	2	3	4	5	6
115.00 Mts.	255.30 Mts.	15925 Sq.Mts.	Survey No. 15/1(part) of Village Bambolim Taluka Tiswadi.	North:- S.No.16 South:- S.No.15/22 S.No. 13/1,2,3 & 4 15/1(part) East :- Road West :- S.No.17 S.No.14/1	There are 2 Mango Trees 1 Jack fruit tree & 15 Coconut trees in the Conversion area.
<u>Conditions:-</u> - S.No.15/1 development under Section 44 of Town and Country Planning Act will be granted to the extent of area within permissible gradient for development and construction to adhere to the rules and regulations inforce at the time of consideration of any application under the above said Act. - The applicant has already paid the conversion fees for an area of 15925sq.mts. for the purpose of residential(Commercial) Housing amounting to Rs.79,625/- (Seventy Nine Thousand Six Hundred Twenty Five Only.) Vide this Office Chalan No.71/94-95 dt. 30-3-94-95.					

In witness whereof the Collector of Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and the applicant M/s. Goa Real Estate & Construction Pvt. Ltd. Pastina Villa Dona-Paula Goa, here also hereunto set his hand this 30th day of March, 1994.

(Signature of the applicant)
M/S Goa Real Estate & Const. Ltd.

(Armando Mascarenhas)
Dy. Collector & Sub Divisional Officer Panaji-Goa.

Signature and designation of Witnesses

1. S.R. Pawar
2. Marcelo Coutinho

Signature and designation of Witnesses

1. [Signature]
2. [Signature]

We declare that Shri/Smt. [Name] who has signed this Sanad is, to our personal knowledge, the person he/she represents himself to be, and that he/she has affixed his/her signature hereto in our presence.

Govt. Eng. Press Panaji-Goa - 2010/30.000 - 8/1987

[Signature]
ASSISTANT ENGINEER
NORTH GOA PLANNING & DEVELOPMENT AUTHORITY
PANAJI-GOA.

