



OFFICE OF THE COLLECTOR & DISTRICT MAGISTRATE
SOUTH GOA DISTRICT

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Margao- Goa.

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No.COL/SG/CONV/112/2014/8544

dated: 02/08 /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) **Mr.Subhash Trivikram Naik Gauneker, r/o. H.No.1639, Vishwaroop Murida, Fatorda, Margao-Goa** being the occupant of the plot registered under Survey No.98/3-A of Village Davorlim 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 Surveyed under **Survey No.98/3-A of Village Davorlim of Salcete Taluka Goa**, admeasuring an area 3664.50 Square meters 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- Goa, vide letter No 5/SGF/CONV/489/14-15/5010 dated 15/01/2015, has informed that his office has inspected land under Survey No.98/3-A of Village Davorlim Salcete Taluka Goa, admeasuring area 4391.00Sq.mts. and it is observed that the proposed land is not a Government Forest, does not form of any compartments of South Goa Division Working Plan & the area also does not figure in the list of survey numbers identified as private forest by State level Expert

Committee & Forest(Conservation) Act, 1980 is not applicable to the said area.

And Whereas, the Mamlatdar of Salcete, has submitted report vide no: MAM/SAL/CONV/AK/7/2015/323 dated 29/04/2015, wherein he has stated such use will not affect public health, safety and convenience, the present market value is around Rs. 6000/- per sq.mts, there is an access to the site in question, as per form no.I & XIV there are no Tenants/Mundakars on the proposed land for conversion, as per record there are no any Agricultural Tenancy/mundkar on the proposed conversion, and there is no sign paddy cultivation on the site, as per form no. I & XIV of Sy. No.98/3-A of Davorlim village and it is shown as dry crop, the said land is not a low lying nor exist water bodies, applicant has not done construction the proposed area, but there exist one saw mill, one toilet and one labour staying structure in the proposed area within 628.50 sq.mts., it is not come under CRZ, Regularization either 200mts. or 500 mts. HTL. Hence the proposed conversion may be considered after deciding point no.8, there exist 6 jungle tree, 1 mango & 1 Tarminde trees on the proposed site for conversion.

And Whereas, the Town Planner, Margao has submitted report stating that the land under Survey No.98/3-A of Village Davorlim Salcete Taluka Goa, as per the Regional plan for Goa 2001 & 2021, the plot in question is located in Settlement zone having permissible FAR of 60 & has recommended the conversion of Land for Residential purpose admeasuring an area 3664.50sqmts. Sq.mt vide report no: TPM/27297/Conv/DAvor/98/3-A/2015/1492 dated 30/03/2015.

The Superintendent of Survey & Land Records, Margao, has submitted revised six copies plan in details in appendix I to schedule II of Survey No.98/3-A of Davorlim Village of Salcete Taluka, further informed that there exist structures admeasuring an total area 619.00 sq.mts. within the area to be converted and there exist trees within the area to be converted 1, Gulmohar 5nos. 2, Tamarind 1, and mango 1 vide letter No.25/SSLR/12/2015/2093 dated 29/09/2015.

And whereas, considering the NOC/reports & reply of applicant, the conversion of land under Survey No.98/3-A of Village Davorlim Salcete Taluka Goa was approved with the conversion fees The applicant has credited 388437/- as Conversion fees (Rupees three lakhs eighty eight thousand four hundred thirty seven only) vide e-challan no COL/23/2017-18 dated 31/07/2017, in the State Bank of India, Margao-Goa.

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) 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 Mundecarial/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 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 of way of the road serving the plot/property is 10.00mts. hence front setback of minimum 5.0+3.0+8.00mts. shall be kept from centre line of road. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
14. 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.
15. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
16. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
17. Low lying land, water bodies be protected and should not be harmed due to any activity.
18. N.O.C. from South Western Railway Authority shall be obtain before the commencement of any secondary development work in the said land.
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.

Appendix-I

Sr. No.	Length & Breath		Total Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
	North to South	East to West			
Block-1	71.30	19.15	1140.30 Sq.mts.	Survey No: 98/3-A of Davorlim Village of Salcete Taluka	North: Sy.No. 96/1 & 98/3-A South : Sy.No. 98/3-A & 98/3 East: Sy.No.98/4 & 96/1 West : Sy.No. 98/3-A
Block-2	118.80	25.00	2524.50 <u>sq.mts.</u> Total 3664.50sq.mts.		
Conversion is Sanctioned for Residential purpose with permissible F.A.R 60 based on above mentioned reports/NOC/ mentioned at page 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 **Mr. Subhash Trivikram Naik Gauneker, r/o. H.No.1639, Vishwaroop Murida, Fatorda, Margao-Goa**, hereunto set his hand this 2nd day of August, 2017.

(Signature)

Mr. Subhash Trivikram Naik Gauneker, (Applicant)

Signature and designation of the witnesses:

1. *(Signature)* 1639 H No 1639
2. *(Signature)* Americo Pereira



(Signature)
(Swapnil M. Naik, I.A.S.)
Collector
South Goa District,
Margao- Goa

We declare that **Mr. Subhash Trivikram Naik Gauneker**, 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. *(Signature)* 1639 H No 1639
2. *(Signature)* Americo Pereira

Copy to:

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

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

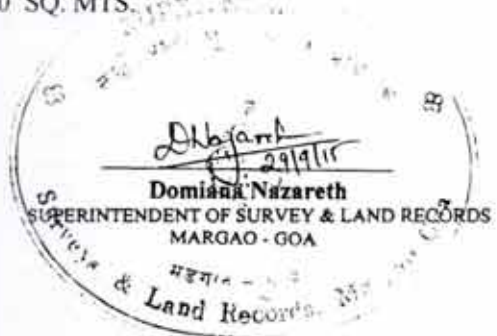
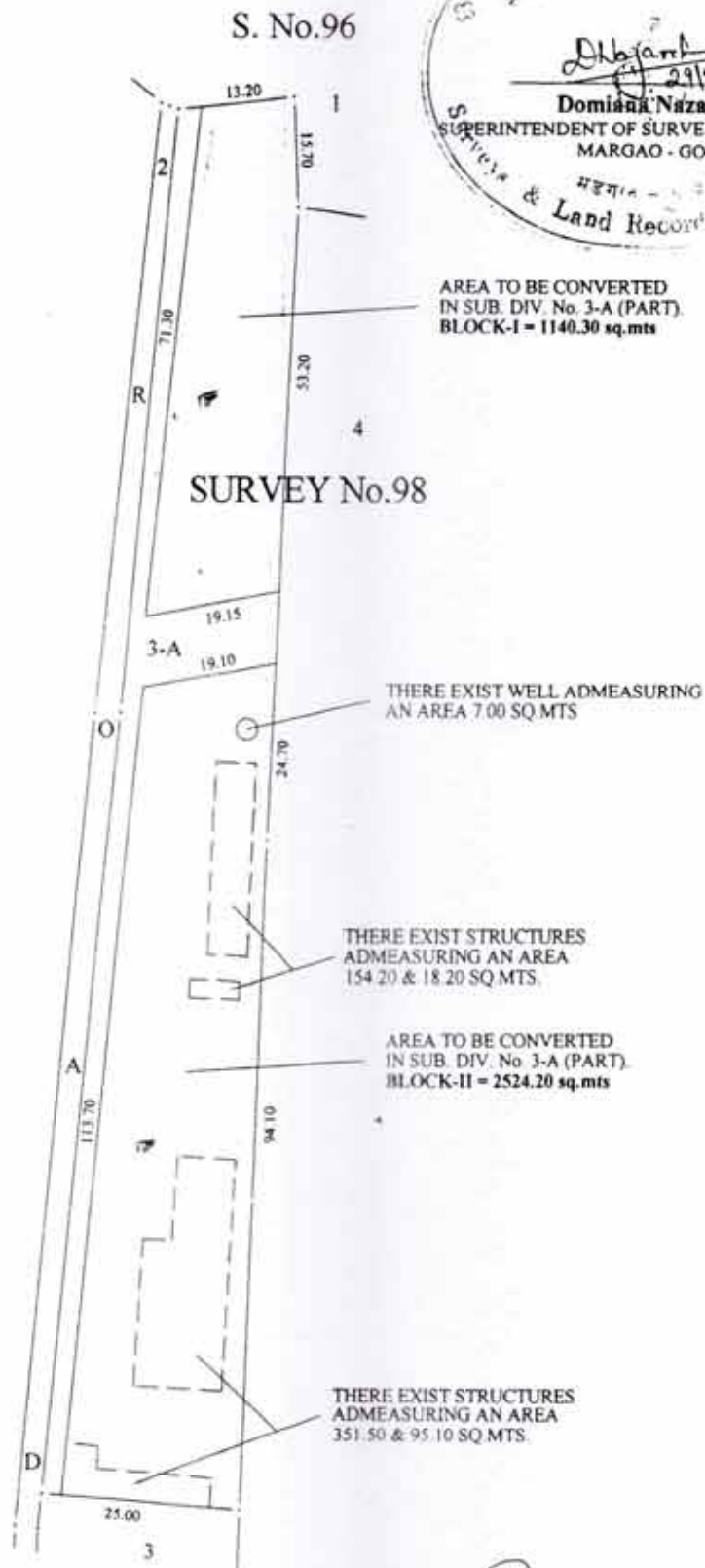
REVISED PLAN

OF THE PROPERTY BEARING SURVEY No. 98/3-A SITUATED AT DAVORLIM VILLAGE
OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM
AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY Mr. SUBHASH T. NAIK
GAUNEKER VIDE ORDER NO. COL/SG/CONV/112/2014/130 DATED 05/01/15 ISSUED BY
COLLECTOR, SOUTH GOA, MARGAO & ORDER NO. COL/SG/CONV/112/2014/7124 DT.
10/07/2015 ISSUED BY DY. COLLECTOR (REV), SOUTH GOA DISTRICT, MARGAO-GOA.



SCALE : 1:1000

□ AREA TO BE CONVERTED = 3664.50 SQ. MTS.



SAMIR X. RAJGURU (F.S.)

PREPARED BY

SURVEYED ON: 07-08-2015

JAYESH S. NAIK (H.S.)

VERIFIED BY

File No.: 2/SSLR/12/2015