



OFFICE OF THE ADDITIONAL COLLECTOR-III, PONDA

Second Floor, Government Complex Building,
Tisk, Ponda-Goa,

Phone: 0332-2311000, Fax: 0332-2311000

Email: ac3-south.goa@gov.in

No. AC/PON/SG/CONV/39/2020/343

Date: 05/04/2021

READ: Application dated 14/10/2020 u/s 32(1) of Shri Chandrakant P. Shet Parker, Suresh Purushottam Shet Parker and Shri Subhash Purushottam Shet Parker all residing r/o Durghabhat, Ponda - Goa



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) by **Shri Chandrakant P. Shet Parker, Suresh Purushottam Shet Parker and Shri Subhash Purushottam Shet Parker** all residing r/o Durghabhat, Ponda - Goa being the occupant of the plot registered under Survey No.152/1-B in the village of Ponda of Ponda Taluka admeasuring an area of 330 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.152/1-B in the village of Ponda of Ponda Taluka, admeasuring an area 330 sq. mts. be the same a little more or less, for the purpose of **Residential Purpose** use only.

And whereas, the Town and Country Planning Department, Ponda, reported that land under survey No.152/1-B of Ponda village of Ponda Taluka as per the, outline development Plan for Goa 2023, the plot in question is located in Residential S1 Zone, classified under village category with FAR S1-100 The conversion of use of land is recommended for

Residential purpose for area admeasuring 830 sq.mts. vide report No TPT/1278/Ponda/Conv/152/1-13/2020/2067 dated 09/11/2020.

And whereas, the Mamlatdar of Ponda, submitted report vide no. MAM/PON/C I(II)/AK/Conv/2020/2552 dated 02/11/2020 informing that such use would not affect public health, safety and convenience. The present market value is Rs. 3000/- per sq.mts. The Site is linked with tar road to Ponda village. There are no tenants on the proposed land. There are one entry on Mundkars as per I & IV of sy no 152/1-B of village Ponda Ponda Taluka. The land is not falling under low lying area and does not exist any water bodies. There is a old structure appeared on the plan approx.140 sq.mts covered with mud tiles on proposed conversion land. The land does not fall under 500 Mts. HTL and 200 Mts. There is no electrical line passing through the proposed plot for conversion. There are two jackfruit tree, three coconut tree and two jungal tree closed to the compound wall. Proposed conversions may be considered.

And whereas, the Asst. Conservator of Forest, North Goa Division, Ponda, Goa, vide letter No. CRF/PON/318/DCFN/10/11/2019 dated 14/01/2021 inform that the area under survey No.152/1-B of Ponda village of Ponda Taluka admeasuring an area of 830 Sq. mts. The area is not a Government forest and does not form part of any Compartment of North Goa Division working plan. The area also does not figure in the list of survey numbers finally confirmed as Private forest as per the report of the State Level Expert Committee headed by Sawant, Dr. Karapurka/V.T.Thouras. Tree canopy density of the plot is less than 0.1. Forest (Conservation) Act, 1980 is not applicable to the above area.

And whereas, the Inspector of Survey & Land Records, Ponda - Goa vide No.2/ISLR/PON/CONV/06/21/171 dated 3/3/2021 the land in question is Dry crop land & Pot Kharab (a). There exist a ground floor structure with Mangalore tile roofing, admeasuring plinth area 186.00 sq.mts. in the area asked for conversion. There exist 3 coconut trees & 2 Jack fruit trees in the area asked for conversion.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land of Survey No.152/1-B in the village of Ponda of Ponda Taluka was approved and applicant has deposited the Total conversion fees of Rs.2,43,840/- including Penalty fees of Rs.44,640/- vide challan No 01/2021-22 dated 05/04/2021 in the State Bank of India, Ponda.

Now, this is to certify that the permission to use the said plot for residential purpose 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 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.



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 provision: 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. The applicant plot is located along 10.00 mts. proposed road, construction will be permitted at a distance of 8.00 mts from the centre line of the existing road.
9. If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.
10. 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.
11. Any further development in the plot shall be strictly as per the rules in force.
12. Re. hill cutting or filling of low lying area shall be undertaken without prior permission from the Chief Town Planner under section 1, Vol I of Act.
13. This Sanad is issued only for change of use of land and shall not be used for any other purpose. The proof of ownership of land etc. The applicant shall not use the sanad for pursuing any illegal or immorational activities on this converted land.
14. Traditional access, rain water drains passing through the plot if any shall not be blocked. Easement rights in any shall be protected.
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 concern 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 any 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 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 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/reason.
24. The Affidavit cum indemnity bond executed by the applicant before Notary dated 8th day of the month April, 2021 is taken on record.
25. Any dispute, mis-information, litigations shall gives right to the issuing authority to revoke the Sanad without issuing any notice.
26. The applicant shall solely be responsible in case of any breach of condition narrated in the aforesaid paras of this Sanad.



Appendix-I

Length & Breath		Total Superfield Area	Forming part of Survey no. & Sub Div number	BOUNDARIES
North to South	East to West			
130 M	44.9 M	830 Sq.mts.	152/1-B	North-sy no 151/2 & 152/1 South-sy no 152/1-A, m2 & Road East-sy.no.152/1 & 2 West-sy no 151/2 & Road

Conversion is sanctioned for Residential purpose Residential S 1 Zone, FAR- S 1-100 based on reports/ROC 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 i.e. 1)Shri Chandrakant P.Shet Parker, 2)Suresh Purushottam Shet Parker and 3)Shri Subhash Purushottam Shet Parker all residing r/o Darghabhat, Ponda - Goa has hereunto set his/her hand and seal of this office this _____ day of April, 2021.

1. _____
Chandrakant P.Shet Parker
2. _____
Suresh Purushottam Shet Parker
3. _____
Subhash Purushottam Shet Parker

Name and Signature of the witnesses:

1. _____
2. _____



(Gouresh S. Kurtikar)
Additional Collector-III
Ponda- Goa.

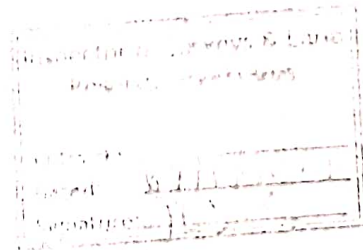
We declare that 1)Shri Chandrakant P. Shet Parker, 2)Suresh Purushottam Shet Parker and 3)Shri Subhash Purushottam Shet Parker all residing r/o Durgabhai, Ponda - Goa who have signed this sanad are, to our personal knowledge, the person he/she represents himself/herself to be, and that they have affixed their signature here to in our presence.

1) CHANDRAKANT P. SHET PARKER

2) SURESH PURUSHOTTAM SHET PARKER

Copy to:

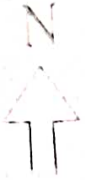
- 1) Shri Chandrakant P. Shet Parker, Suresh Purushottam Shet Parker and Shri Subhash Purushottam Shet Parker all residing r/o Durgabhai, Ponda - Goa
- 2) The Dy. Town Planner, Town and Country Planning Dept., Ponda
- 3) The Dy. Conservator of Forests, Ponda Goa
- 4) The Mamlatdar of Ponda, Ponda Goa
- 5) The Inspector of Survey and Records, Ponda Goa
- 6) The Municipal Council/Village Panchayat



GOVERNMENT OF GOA
INSPECTOR OF SURVEY & LAND RECORDS
PONDA - GOA

PLAN

OF THE PROPERTY BEARING SURVEY No. 152 I-B SITUATED AT PONDA
VILLAGE OF PONDA TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM
AGRICULTURE INTO NON-AGRICULTURE PURPOSE BY SURESH PURSHOTTAM
SHET PARKAR, CHANDRAKANT PURSHOTTAM SHET PARKAR & SUBHASH PURSHOTTAM
SHET PARKAR, VIDE ORDER NO. AC/PON/SG/CONV/39/20/20/72 DATED 20/01/2021
BY THE ADDITIONAL COLLECTOR PONDA, PONDA - GOA



SCALE 1:500

AREA TO BE CONVERTED 330.00 SQ. MTS.

(ANAND V. VAINGANKAR)
Inspector of Survey &
Land Records.

S. No.151

SURVEY No.152

EXIST GROUND FLOOR STRUCTURE WITH MANGROVE TREE ROOFING
ADV. SURF. PUN. AREA 135.00 SQ. MTS.

ASMITA SHINDE (F.S.)
PREPARED BY

NAYANA KERKAR (H.S.)
VERIFIED BY