



OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

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Matanhy Saldanha Administrative Complex, Margao- Goa.  
Phone No: 0832-2794423 Fax No: 0832- 2794402  
Email: [cols.goa@nic.in](mailto:cols.goa@nic.in)

No: COL/SG/CONV/29/2012/ 6032 Date: 13/06/2016.

READ: Application dated 18/01/2012 u/s 32 of LRC, 1968



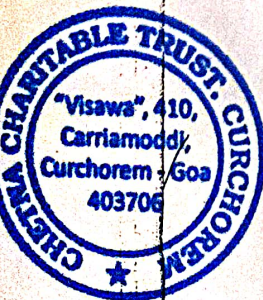
S A N A D  
S C H E D U L E - II

(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 Chetna Charitable Trust Curchorem, R/o.H.No. 410, Visawa, Carriamoddy Curchorem Goa, being the occupant of the plot registered Land under Survey No. 96/4-A, Cacora Village of Quepem Taluka, admeasuring an area 3519.00 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. 96/4-A, Cacora Village of Quepem Taluka, admeasuring an area 3519.00 sq.mts for the purpose of Institutional use only.

And whereas, the Mamlatdar of Salcete has submitted vide No. MAM/QPM/CI-II/CONV/2014/511 dated 20/02/2014, wherein he has stated such use of land not affect public health, safety and convenience, the market value of the land is 2000/- per sq.mtrs, approximately, the present land is accessible, there is a Kutcha road of about 6.00mts., width, as per survey record I & XIV and local inquiry there are no tenants or munkars on the proposed land, Survey no. 96 of Div no. 4-A of revenue village Cacora of Quepem Taluka, the proposed land do not fall within the 500mts from the high tide line, the conversion of application may be considered, there is sufficient access to the site, the proposed conversion is for construction of Institution for mentally and physically challenged Student.



And whereas, the Dy.Conservator of Forest, South Goa Division, Margao Goa, vide letter No. 5/SGF/CONV/46/12-13/254 dated 3/05/2012 has informed that his office has inspected land under Survey no. 96 of Div no. 4-A of Cacora village of Quepem Taluka, admeasuring area of 9904.00 sq.mtrs and as the same is neither Government Forest nor it is identified as private forest and also the areas is not forestry in nature, the applicant should be obtain prior permission as per rules for felling of the tree existing in the plot before developing the same.

And whereas, the Dy.Town Planner, Quepem, has submitted report stating that the land under Sy. No. 96/4-A of Cacora of Quepem Taluka, is located in Settlement zone having Permissible FAR 100 as per the Outline Development Plan for Margao & has recommended the conversion of land for Residential purpose admeasuring an area 3519.00 sq.mtrs vide report No. TPQ/CV/QUEP/QUEP COLLE Cacora/96/14/495, dated 29/12/2015

And whereas, the Inspector of Survey & Land Record, Quepem Goa, has submitted 6 copies of plan along with Appendix I of Schedule II, the land in question is dry crop, vide letter No. 21SLR/QPM/01-A/2015/394

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities and a letter No. DAC/ Accts/BMT/CCT/2014-15/6322 dated 11/11/2014 from Director of Art & Culture reccomeding to exempt chetna Charitable Trust, Cacora, Curchorem from the payment of conversion fees for conversion of land admeasuring 3519 sq. mts under Survey No. 96/4-A, Cacora Village, Taluka Quepem 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 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.

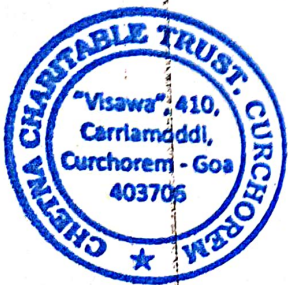


5. **Penalty Clause:** (a) If the applicant contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code continue the said plot in the occupation of the applicant on payment of such fine 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.

**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 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. 8.00 mts road shown on site plan shall be strictly maintained.
14. Traditional access, passing through the plot, if any shall be maintained.
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 the 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 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.

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/reasons.

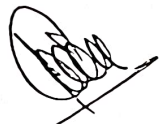


**Appendix-I**

Length & Breath		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
92.00 mts	75.00 mts	3519.00 Sq.mts	Survey No.96/4-A (part) Village: Cacora Taluka : Quepem	North: S.no.96/2 South: S.no.96/4, & 94/1 East: S.no.96/4-A West: S.no. 96/4-A

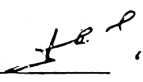
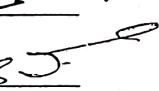
Conversion is Sanctioned for Institutional purpose with (S-1) having penable F.A.R 100% based reports/NOC/Affidavit referred at page no: 1 to 3

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 Chetna Charitable Trust Curchorem, R/o.H.No. 410, Visawa, Cariamobbi Curchorem Goa, hereunto set his hand this 9<sup>th</sup> day of June 2016.




**Shri . Keshav M. Naik, Chairman Chetna Charitable Trust Curchorem,**

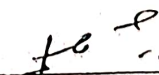
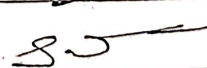
Signature and names of the witnesses:

1. NANDESH D. VASTA 
2. S. V. I. ... 



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

We declare that Shri . Keshav M. Naik, Chairman of Chetna Charitable Trust Curchorem, 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. NANDESH D. VASTA 
2. S. V. I. ... 

Copy to:

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



Office of Inspector of Survey and Land Records  
QUEPEM-GOA

1, 2/15

PLAN

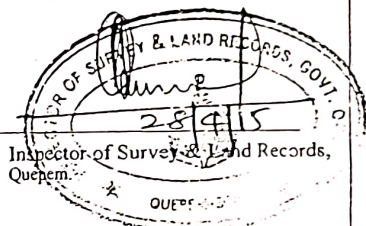
OF THE PROPERTY BEARING SURVEY NO.96 SUB-DIV. NO.4-A ( PART) SITUATED AT CACORA VILLAGE OF QUEPEM TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON - AGRICULTURAL PURPOSE APPLIED BY CHETNA CHARITABLE TRUST CURCHOREM VIDE ORDER NO. COL/SG/CONV/29/2012/2218, DT. 27/02/2015 FROM THE COLLECTOR SOUTH GOA , MARGAO.

SCALE : 1:2000

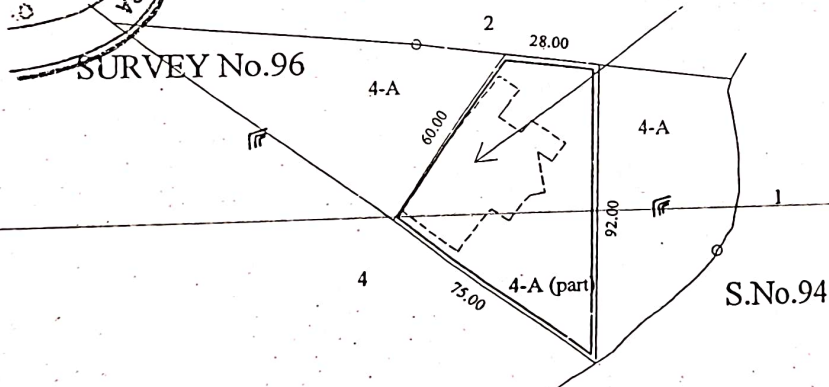


- AREA TO BE CONVERTED

3519.00 Sq. Mts.

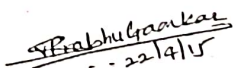


NEWLY CONSTRUCTED STRUCTURE OF AREA 1164.00 SQ.M



  
Damu Komarpant, (F.S.)

SURVEYED & PREPARED BY

  
Shilpa V Prabhu Gaonkar (F.S.)

VERIFIED BY

File No. 2/ISLR/QPM/01-A/15

