

**AGENDA FOR 30TH MEETING OF THE COMMITTEE
CONSTITUTED UNDER SUB RULE 4 OF RULE 3 OF THE GOA
TOWN & COUNTRY PLANNING (PUBLIC PROJECTS/
SCHEMES/DEVELOPMENT WORKS BY THE GOVERNMENT)
RULES, 2008, SCHEDULED TO BE HELD ON 07/07/2020 AT 11.30
A.M.**

Item No. 1: Confirmation of minutes of 29th meeting of the committee constituted under sub rule 4 of the rule 3 of the Goa Town & Country Planning (Public Projects/Schemes/Development works by the Government) Rules, 2008, held on 15/01/2020.

The minutes of 29th meeting were circulated to members of the committee and no comments have been received on the same. The Committee may like to confirm minutes of 29th meeting.

Item No. 2: Proposal for change of zone for Goa Housing Board projects from Settlement to Institutional (Housing) with FAR 100 at Sy. No. 123/1 to 8 in Xeldem Village of Quepem Taluka.

The proposal is received from the Managing Director, Goa Housing Board, Porvorim, Goa for change of zone from Settlement to Institutional zone (Housing) of property bearing Sy. No. 123/1 to 8 of Xeldem Village, Quepem Taluka. The proposal is for change of zone from Settlement to Institutional (Housing) with FAR 100.

As per the letter, the proposal for plotted cum Housing Development at Sy. No. 123/1 to 8 of Xeldem Village, Quepem Taluka was approved by Town & Country Planning Department, Quepem Taluka Office vide ref. No. TPQ/LA/Q-HB/2013/338 dated 20/03/2013. The area proposed for change of zone for Group Housing is admeasuring 11,459 sq. mts. at Sy No. 123/1 to 8 Xeldem Village, Quepem Taluka.

The land use for the property under reference is Settlement zone as per the Regional Plan for Goa 2021. As per Release I, notified under Regional Plan for Goa 2021, Village Xeldem is categorized as VP-1 status with 80 FAR.

The Managing Director, Goa Housing Board has submitted that the proposal for change of zone from Settlement to Institutional (Housing) with FAR 100 to accommodate more built up area for the area reserved for Group Housing approved by TCP Department vide approval dated 2013.

The present proposal of the Managing Director, Goa Housing Board for change of zone of property from Settlement to Institutional (Housing) with FAR 100 for an area admeasuring 11,459 sq. mts. is placed before the Committee for decision.

Item No. 3: Proposal for change of zone for Goa Housing Board from Settlement to Institutional (Housing) with FAR 150 at Sy. No. 34 (part) in plot No. E in Village Penha-de-Franca, Bardez Taluka.

The proposal is received from the Managing Director, Goa Housing Board, Porvorim, Goa for change of zone from Settlement to Institutional (Housing) zone of property bearing Sy. No. 34(part) in plot No. E in Penha-de-Franca Village, Bardez Taluka. The proposal is for change of zone from Settlement to Institutional (Housing) with FAR 150.

As per the letter, the proposal for plot No. E for Office building and other amenities at Sy. No. 34(part) of Penha-de-Franca Village, Bardez Taluka was approved by Town & Country Planning Department, Panaji vide ref. No. DB/9838/1377/93 dated 10/11/92. The area proposed for change of zone for is admeasuring 6138.00 sq. mts. at Sy. No. 34(part) in plot No. E of Penha-de-Franca Village, Bardez Taluka.

The land use for the property under reference is Settlement zone as per the Regional Plan for Goa 2021. As per Release I, notified under Regional Plan for Goa 2021, Village Penha-de-Franca is categorized as VP-1 status with 80 FAR.

The Managing Director, Goa Housing Board has submitted that the proposal for change of zone from Settlement to Institutional (Housing) with FAR 150 to accommodate more built up area for the plot No. E for Office building and other amenities approved by TCP Department vide approval dated 10/11/92.

Whereas Managing Director, Goa Housing Board vide his letter under inward No. 1787 dtd. 3/7/2020 has now requested for change of zone of the said property from Settlement to Institutional (Commercial) with FAR of 150. It is mentioned that on plot E1 under reference, presently an existing structure of Goa Housing Board office stands and on plot E2 Goa Housing Board was in the process of proposing a office complex, for which technical clearance from the Town & Country Planning Department has been obtained having Technical Clearance No. TPB/730/PDF/TCP-19/2834 dtd. 22/5/2019 and further process of licensing was underway.

The present proposal of the Managing Director, Goa Housing Board for change of zone of property from Settlement to Institutional (Commercial) with FAR 150 for an area admeasuring 6130.00 sq. mts. is placed before the Committee for decision.

Item No. 4: Proposal for change of zone from Settlement to Institutional (P) for construction of Tribal Bhavan at Sy. No. 106/1, Plot No. 'A' in Village Penha-De-Franca, Bardez Taluka.

The proposal is received from the Directorate of Tribal Welfare, Panaji-Goa, for change of zone from Settlement to Institutional (P) of property bearing Sy. No. 106/1, Plot No. 'A' in Village Penha-De-Franca, Bardez Taluka. The proposal is for change of zone from Settlement to Institutional to construct Tribal Bhavan.

As per the letter, the proposal for change of zone for the property under reference, land belongs to Comunidade of Serula, Porvorim, Bardez, Goa and the said property is leased to the GomantakGaoud Maratha Samaj admeasuring 2200 sq. mts. The Comunidade of Serula and GomantakGaoud Maratha Samaj has issued irrevocable NOC to construct Tribal Bhavan and in-principle approval has been conveyed by the Government. The area proposed for change of zone is admeasuring 2200 sq. mts. at Sy. No. 106/1, Plot No. 'A' in Village Penha-de-Franca, Bardez Taluka.

The land use for the property under reference is Settlement zone as per the Regional Plan for Goa 2021. As per Release I, notified under Regional Plan for Goa 2021, Village Penha-de-Franca is categorized as VP-1 status with 80 FAR.

The Director, Directorate of Tribal Welfare has submitted that the proposal for change of zone from Settlement to Institutional (P) is to construct Tribal Bhavan in the said property.

The present proposal of the Directorate of Tribal Welfare for change of zone property from Settlement to Institutional (P) for an area admeasuring 2200 sq.mts. is placed before the Committee for decision.

Item No. 5: Proposal for change of zone for Goa Housing Board from Settlement to Institutional (Housing) with FAR 150 at Sy. No. 93/1(part), 93/2, 3, 4, 94/1&2, 95/1(part), 2, 12/1, 2(part), 11, 13/1, 10/3, 2, 1 at Rumdamol, Davorlim Village, Salcete Taluka.

The proposal is received from the Managing Director, Goa Housing Board, Porvorim, Goa for change of zone from Settlement to Institutional (Housing) of property bearing Sy. No. 93/1(part), 93/2, 3, 4, 94/1&2, 95/1(part), 2, 12/1, 2(part), 11, 13/1, 10/3, 2, 1 at Rumdamol, Davorlim Village, Salcete Taluka. The proposal is for change of zone from Settlement to Institutional (Housing) with FAR 150.

As per the letter, the proposal for Block 'R' of area under Group Housing is admeasuring 7750.00 sq. mts. for Plot 'U' of area under Group Housing is admeasuring 6450.00 sq. mts. and for Plot 'Z' of area under Group Housing is admeasuring 6250.00 sq. mts. at Sy. No. 93/1(part), 93/2, 3, 4, 94/1&2, 95/1(part), 2, 12/1, 2(part), 11, 13/1, 10/3, 2, 1 at Rumdamol, Davorlim Village, Salcete Taluka was approved by Town & Country Planning Department vide ref. No. TPB/HB/Margao/93/2001/3011 dated 11/09/2001. The area proposed for change of zone is admeasuring 20,450.00 Sq. mts. at Sy. No. 93/1(part), 93/2, 3, 4, 94/1&2, 95/1(part), 2, 12/1, 2(part), 11, 13/1, 10/3, 2, 1 at Rumdamol, Davorlim Village, Salcete Taluka.

The land use for the property under reference is Settlement zone as per the Regional Plan for Goa 2021. As per Release I, notified under Regional Plan for Goa 2021, Village Davorlim is categorized as VP-2 status with 60 FAR.

The Managing Director (Goa Housing Board) has submitted that the proposal for change of zone from Settlement to Institutional (Housing) with FAR 150 to accommodate more built up area for Plot 'R', Plot 'U' & Plot 'Z' approved by TCP Department vide approval dated 04/08/2003.

Whereas Managing Director, Goa Housing Board vide his letter under inward No. 1789 dtd. 3/7/2020 has now requested for change of zone of Sector E of the property under reference from Settlement to Institutional (Commercial) with FAR of 150. Vide same letter, it is informed that Sector E is being earmarked for Commercial land use as per NOC letter No. MPDA/7-H-4/(Vol-11)/2012-13/943 dated 03/09/2012.

The present proposal of the Managing Director, Goa Housing Board for change of zone of property from Settlement to Institutional (Commercial) with FAR 150 for an area admeasuring 20,450.00 sq. mts. is placed before the Committee for decision.

Item No. 6: Proposal for change of zone for Goa Housing Board project from Settlement to Institutional (Housing) with FAR 150 at Sy. No. 35/1, 36/1, 2, 37/1, 38/1, 39/1 and 40/1 in Dargalim Village, Pernem Taluka.

The proposal is received from the Managing Director, Goa Housing Board, Porvorim, Goa for change of zone from Settlement to Institutional (Housing) of property bearing Sy. No. 35/1, 36/1, 2, 37/1, 38/1, 39/1 and 40/1 in Dargalim Village, Pernem Taluka. The proposal is for change of zone from Settlement to Institutional (Housing) with FAR 150.

As per the letter, the proposal for change of zone for the property under reference, land is acquired by Goa Housing Board for implementation of Housing Scheme. The area proposed for change of zone is admeasuring 1,68,002.00 sq. mts. at Sy. No. 35/1, 36/1, 2, 37/1, 38/1, 39/1 and 40/1 in Dargalim Village, Pernem Taluka.

The land use for the property under reference is Settlement zone as per the Regional Plan for Goa 2021. As per Release I, notified under Regional Plan for Goa 2021, Village Dargalim is categorized as VP-1 status with 80 FAR.

The Managing Director (Goa Housing Board) has submitted that the proposal for change of zone from Settlement to Institutional (Housing) with FAR 150 to accommodate more built up area for upcoming Goa Housing Board projects.

The present proposal of the Managing Director, Goa Housing Board for change of zone of property from Settlement to Institutional (Housing) with FAR 150 for an area admeasuring 1,68,002.00 sq. mts. is placed before the Committee for decision.

Item No. 7: Proposal for change of zone for Goa Housing Board from Settlement to Institutional (Housing) with FAR 150 at P.T. Sheet No. 22, Chalta No. 14, Margao, Salcete Taluka.

The proposal is received from the Managing Director, Goa Housing Board, Porvorim, Goa for change of zone from Settlement to Institutional (Housing) of property bearing P.T. Sheet No. 22, Chalta No. 14, Margao, Salcete Taluka. The proposal is for change of zone from Settlement to Institutional (Housing) with FAR 150.

As per the letter, the proposal of Plot for Sector 'D' admeasuring 2747.62 sq. mts. and plot for Sector 'E' admeasuring 2624.00 sq. mts. of P.T. Sheet No. 22, Chalta No. 14, Margao, Salcete Taluka was approved by MPDA vide ref. No. MPDA/55/1365/04-05 dated 08/10/2001. The area proposed for change of zone is admeasuring 5371.62 Sq. mts. P.T. Sheet No. 22, Chalta No. 14, Margao, Salcete Taluka.

The land use for the property under reference is Settlement (S1) zone as per the Outline Development Plan for Margao - 2028. As per the Outline Development Plan for Margao – 2028, the land is earmarked as Settlement (S1) zone with 100 FAR.

The Managing Director (Goa Housing Board) has submitted that the proposal for change of zone from Settlement to Institutional (Housing) with FAR 150 to accommodate more built up area for Plot for Sector 'D' & plot for Sector 'E' approved by MPDA vide approval dated 08/10/2001.

The present proposal of the Managing Director, Goa Housing Board for change of zone of property from Settlement to Institutional (Housing) with FAR 150 for an area admeasuring 5371.62 sq. mts. is placed before the Committee for decision.

Item No. 8: Proposal for change of zone for Goa Housing Board from Settlement to Institutional (Housing) with FAR 150 at Sy. No. 89/1, Sancoale, Mormugao Taluka.

The proposal is received from the Managing Director, Goa Housing Board, Porvorim, Goa for change of zone from Settlement to Institutional (Housing) with FAR 150 of property bearing Sy. No. 89/1, Sancoale, Mormugao Taluka. The proposal is for change of zone from Settlement to Institutional (Housing) with FAR 150.

As per the letter, the proposal for Plot shown as Future Development is admeasuring 5537.00 sq. mts., Plot shown as 'A' is admeasuring 3357, Plot shown as 'E' is admeasuring 3785.00 sq. mts. and Plot shown as 'J' is admeasuring 1670.00 sq. mts. at Sy. No. 89/1 of Sancoale, Mormugao Taluka, approved by MPDA vide ref. No. MPDA/7-H-9(Vol-II)/16-17/702 dated 12/09/2016. The area proposed for change of zone is admeasuring 14,339.00 Sq. mts. at Sy. No. 89/1 of Sancoale, Mormugao Taluka.

The land use for the property under reference is Settlement zone as per the Outline Development Plan for Mormugao - 2026. As per the Outline Development Plan for Mormugao, the land is earmarked as Settlement S1 zone with 80 FAR.

The Managing Director (Goa Housing Board) has submitted that the proposal for change of zone from Settlement to Institutional (Housing) with FAR 150 to accommodate more built up area for Group Housing, Commercial Complex plots of Goa Housing Board approved by TCP Department vide approval dated 12/09/2016.

The present proposal of the Managing Director, Goa Housing Board for change of zone of property from Settlement to Institutional (Housing) with FAR 150 for an area admeasuring 14,339.00 sq. mts. is placed before the Committee for decision.

Item No. 9: Proposal for change of zone for Goa Housing Board from Settlement to Institutional (Housing) with FAR 150 at Sy. No. 92, 93 & 94 of Village Ponda, Ponda Taluka.

The proposal is received from the Managing Director, Goa Housing Board, Porvorim, Goa for change of zone from Settlement to Institutional (Housing) with FAR 150 at Sy. No. 92, 93 & 94 of Village Ponda, Ponda Taluka. The proposal is for change of zone from Settlement to Institutional (Housing) with FAR 150.

As per the letter, the proposal for Block – G admeasuring 2400.00 sq. mts. and Block F admeasuring 2300.00 sq. mts. at Sy. No. 92, 93 & 94 of Village Ponda, Ponda Taluka was approved by Town & Country Planning Department vide ref. No. TPP/HB/Curti/92/03/702 dated 04/08/2003. The area proposed for change of zone for Block-G is admeasuring 2400.00 sq. mts. and Block F is admeasuring 2300.00 Sq. mts. At Sy. No. 92, 93 & 94 of Village Ponda, Ponda Taluka.

The land use for the property under reference is Settlement zone as per the Regional Plan for Goa 2021. As per Release I, notified under Regional Plan for Goa 2021, Village Ponda is categorized as VP-1 status with 80 FAR.

The Managing Director, Goa Housing Board has submitted that the proposal for change of zone from Settlement to Institutional (Housing) with FAR 150 to accommodate more built up area for Block-G and Block-F approved by TCP Department vide approval dated 04/08/2003.

Whereas Managing Director, Goa Housing Board vide his letter under inward No. 1788 dtd. 3/7/2020 has now requested for change of zone of Block F & Block G of the property under reference from Settlement to Institutional (Commercial) with FAR of 150. Vide same letter, it is informed that Block F & Block G are being earmarked for commercial land use as per the Development Permission Order No. PPDA/P/155/693/91-92 dated 03/10/1991.

The present proposal of the Managing Director, Goa Housing Board for change of zone of property from Settlement to Institutional (Commercial) with FAR 150 for an area admeasuring 4700.00 sq. mts. is placed before the Committee for decision.

Item No. 10: Proposal for change of zone from Paddy field to Settlement zone at Sy. No. 53/2 of Village Chaudi, Canacona Taluka.

The proposal is received from the Department of Urban Development (Municipal Administration), Panaji, Goa for change of zone from Paddy Field to Settlement zone at Sy. No. 53/2 of Village Chaudi, Canacona Taluka. The proposal is for change of zone from Paddy Field to Settlement zone or construction of Municipal Fish Market.

As per the letter, the proposal of change of zone for the property under reference, land belongs to Canacona Municipal Council. The Canacona Municipal in its ordinary meeting held on 08/08/2017 under resolution No. 04, resolved to construction new Municipal Fish Market beyond Municipal office building in property bearing Sy. No. 53/2 of Village Chaudi, Canacona Taluka. The area proposed for change of zone is admeasuring 1269.00 sq. mts. at Sy. No. 53/2 of Village Chaudi, Canacona Taluka.

The land use for the property under reference is Paddy field as per the Regional Plan for Goa 2021. As per Release I, notified under Regional Plan for Goa 2021, Village Chaudi is categorized as M2 status with 100 FAR.

The Department of Urban Development (Municipal Administration) has submitted that the proposal for change of zone from Paddy field to Settlement is to construct new Municipal Fish Market in the property under reference.

The present proposal of the Department of Urban Development (Municipal Administration) for change of zone of property from Paddy Field to Settlement zone for an area admeasuring 1269.00sq.mts. is placed before the Committee for decision.

Item No. 11: Proposal of Director of Women & Child Development requesting for permission under Section 16-A of Town & Country Planning Act, 1974 for carrying out developmental works in land bearing Sy.No. 3/5 of Xelopo-Curdo village, Sattari Taluka District of North Goa.

The proposal is received from the Director of Women & Child Development seeking permission to carry out a construction of an Anganwadi Centre in plot bearing Sy.No. 3/5 of Xelopo-Curdo village, Sattari Taluka District of North Goa, for benefit of the local people of the

area. As per the plan submitted, Director of Women & Child Development has requested for change of zone only for an area of 297.49 sq.mts. only out of total plot area of 15050.00 sq.mts., for the purpose of construction of an Anganwadi. The same area of 297.49 sq.mts. is marked on the Survey Plan. In the application made, the Director of Women & Child Development has however not mentioned the proposed change of zone.

It is mentioned that the Regional Plan for Goa 2021 shows this parcel of land as Orchard zone, which is a barren rocky piece of land in continuation of plots of land for Government High School.

The proposal of Director of Women & Child Development for change of zone of part of the property admeasuring 297.49 sq.mts. under Sy.No. 3/5 of Xelopo-Curdo village, Sattari Taluka is placed before the Committee for decision.

Item No. 12: Proposal of Director of Women & Child Development requesting for permission under Section 16-A of Town & Country Planning Act, 1974 for carrying out developmental works in land bearing Sy.No. 2/4 of Vante village, Sattari Taluka District of North Goa.

The proposal is received from the Director of Women & Child Development seeking permission to carry out a construction of an Anganwadi Centre in plot bearing Sy.No. 2/4 of Vante village, Sattari Taluka District of North Goa, for benefit of the local people of the area. As per the plan submitted, Director of Women & Child Development has requested for change of zone only for an area of 535.00 sq.mts. only out of total plot area of 1975.00 sq.mts., for the purpose of construction of an Anganwadi. The same area of 535.00 sq.mts. is marked on the Site Plan. In the application made, the Director of Women & Child Development has however not mentioned the proposed change of zone.

It is mentioned that the Regional Plan for Goa 2021 shows this parcel of land as Orchard zone, which is a barren rocky piece of land in continuation of plots of land for Government Primary School and Temple.

The proposal of Director of Women & Child Development for change of zone of part of the property admeasuring 535.00sq.mts. underSy.No. 2/4 of Vante village, Sattari Taluka is placed before the Committee for decision.

Item No. 13: Any other item with the permission of the chair.