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**AGENDA FOR 35th 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 02/12/2021 AT 10.30 A.M. IN MINI
CONFERENCE HALL, SECRETARIAT, PORVORIM – GOA.**

Item No. 1: Confirmation of minutes of 34th 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 24/06/2021.

The minutes of 34th meeting were earlier circulated to the Members of Committee and since no comments were received on the same, the decisions as taken were placed before 175th(Adj.) (2nd Sitting) meeting of the TCP Board and the same were considered for approval. Necessary Government approval as required is also obtained for the proposals considered. The decisions as taken are being communicated to the concerned Departments accordingly.

Item No 2: Proposal for change of zone at land bearing Sy. No. 116/1 (C) of Saligao Village, Bardez Taluka.

The proposal is received from the Office of Goa Energy Development Agency (GEDA), 5th floor, Goa-IDC building, Patto, Panaji vide ref. No. 1/216/GEDA-14/2021-22/533 dated 25/10/2021 for change of zone of property bearing Sy. No. 116/1 (C) of Saligao Village, Bardez Taluka for the purpose of construction of Biomass Briquette Manufacturing Facility.

As per the Regional Plan for Goa 2021, the property under reference is earmarked as Partly Orchard zone & Partly Playground.

As per the Award in Case No. ADC/MAP/LA/2/91 dated 10/03/92, land bearing Sy. No. 116 (part) of Saligao Village, Bardez Taluka admeasuring 49,750 sq. mts. is acquired by Department of Science & Technology and Waste Management vide Order No. 27/2/91/STE/Part I/239 dated 23/06/2021. Department of Science and Technology and Waste Management, Government of Goa, Porvorim has transferred 5640 sq. mts. of

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land to the Goa Energy Development Agency (GEDA), Panaji for establishment of Energy Park.

Vide the letter dated 25/10/2021, Member Secretary (GEDA) has requested for change of existing zone of part of the property admeasuring 3250 sq. mts. to Garbage Waste Management Site and Institutional zone to establish Biomass Briquette Manufacturing facility and has requested for change of zone for remaining part of the property admeasuring 2390 sq.mts. to Institutional zone. Thus the change of zone as per above is requested for total area of 5640 sq. mts.

As seen from the RPG-2021, the property under reference is earmarked partly as Playground having an area of 2550.00 m² and partly as Orchard having an area of 3090.00 m². The village category is VP-2 with maximum permissible FAR of 60.

The proposal is accordingly placed before the Committee for necessary consideration of change of zone of the property admeasuring an area of 3250 sq. mts from Partly Orchard & Partly Playground to Industrial zone and for change of zone of area admeasuring 2390 sq. mts. to Institutional zone.

The Committee may decide.

Item No 3: Proposal for change of zone at land bearing Sy. No. 116/1 (D) of Saligao Village, Bardez Taluka.

The proposal is received from Goa State Council of Science & Technology (GSCST), Saligao, Bardez-Goa vide ref. No. 1/189/2021-22/GSCST/BT/136 dated 26/10/2021 for change of zone of property bearing Sy. No. 116/1 (D) of Saligao Village, Bardez Taluka for the purpose of construction of Bio-Tech Park.

As per the Regional Plan for Goa 2021, the property under reference is earmarked as Orchard zone. The village category is VP-2 with maximum permissible FAR of 60.

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As per the Award in Case No. ADC/MAP/LA/2/91 dated 10/03/92, land bearing Sy. No. 116 (part) of Saligao Village, Bardez Taluka admeasuring 49,750 sq. mts. is acquired by Department of Science & Technology and Waste Management vide Order No. 27/2/91/STE/Part I/239 dated 23/06/2021. Department of Science and Technology and Waste Management, Government of Goa, Porvorim has transferred 5710 sq. mts. of land to the Goa State Council of Science & Technology (GSCST), Saligao, Bardez-Goa for establishment of Biotech Park.

Vide letter dated 26/10/2021, Member Secretary (GSCST) has requested for change of zone from Orchard to Institutional zone for an area admeasuring 5710 sq. mts.

The proposal is accordingly placed before the Committee for necessary consideration of change of zone of the property from Orchard to Institutional zone for an area admeasuring 5710 sq.mts.

The Committee may decide.

Item No 4: Proposal for change of zone at land bearing Sy. No. 116/1 of Saligao Village, Bardez Taluka.

The proposal is received from Department of Science and Technology and Waste Management, Porvorim, Bardez-Goa vide ref. No. 27/2/91/STE/Part I/855 dated 27/10/2021 for change of zone of property bearing Sy. No. 116/1 of Saligao Village, Bardez Taluka to facilitate the approval for already constructed office building of Goa State Remote Sensing Centre in the same property.

As per the Regional Plan for Goa 2021, the property under reference is earmarked partly as Institutional zone having an area of 4700.00 m² & partly as Playground having an area of 11225.00 m². The village category is VP-2 with maximum permissible FAR of 60.

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As per the Award in Case No. ADC/MAP/LA/2/91 dated 10/03/92, land bearing Sy. No. 116 (part) of Saligao Village, Bardez Taluka admeasuring 49,750 sq. mts. is acquired by Department of Science & Technology and Waste Management.

As per the details submitted, the total area of the plot under possession of Department of Science & Technology and Waste Management is 15925.00 m², out of which an area of 4700.00 m² is already under Institutional zone.

Vide letter dated 27/10/2021, Department of Science of Technology and Waste Management has requested for change of zone of remaining property admeasuring 11225.00 m² from Playground to Institutional zone.

The proposal is accordingly placed before the Committee for necessary consideration of change of zone of the property partly from Playground having an area of 11225.00 m² to Institutional zone with FAR of 150 for total property admeasuring an area of 15925.00 sq.mts. with maximum height of 16.00 mts.

The Committee may decide.

Item No 5: Proposal for change of zone at land bearing Sy. No. 116/1 (F) of Saligao Village, Bardez Taluka.

The proposal is received from Goa State Biodiversity Board, Department of Science and Technology and Environment, Saligao, Bardez-Goa vide ref. No. 5-1-2021/GSBB/Est/340 dated 26/10/2021 for change of zone of property bearing Sy. No. 116/1 (F) of Saligao Village, Bardez Taluka for construction of Incubation Center, Seed Bank and Herbal Cluster.

As per the Regional Plan for Goa 2021, the property under reference is earmarked as Partly Orchard zone & Partly Settlement zone. The village category is VP-2 with maximum permissible FAR of 60.

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As per the Award in Case No. ADC/MAP/LA/2/91 dated 10/03/92, land bearing Sy. No. 116 (part) of Saligao Village, Bardez Taluka, admeasuring 49,750 sq. mts. is acquired by Department of Science & Technology and Waste Management. Vide Order No. 27/2/91/STE/Part I/239 dated 23/06/2021. Department of Science and Technology and Waste Management, Government of Goa, Porvorim has transferred 14975 sq. mts. of land to the Goa State Biodiversity Board-Seed Bank, Saligao, Bardez-Goa to establish Incubation Center, Seed Bank and Herbal Cluster.

Vide letter dated 26/10/2021, the Members Secretary, Goa State Biodiversity Board has requested for change of zone from partly Settlement having an area of 440.00 m² to Institutional zone and from partly Orchard zone having an area of 14975.00 m² to Institutional zone.

The proposal is accordingly placed before the Committee for necessary consideration of change of zone of the property from partly Settlement having an area of 440.00 m² to Institutional zone and from partly Orchard zone having an area of 14535.00 m² to Institutional zone with FAR of 150 for total property with maximum height of 16.00 mts.

The Committee may decide.

Item No 6: Proposal for change of zone at land bearing Sy. No. 116/1 (B) of Saligao Village, Bardez Taluka.

The proposal is received from District Rural Development Agency (DRDA), Patto, Panaji-Goa vide ref. No. DRDA-N/3-115/2021-22/2625 dated 11/11/2021 for change of zone of property bearing Sy. No. 116/1 (B) of Saligao Village, Bardez Taluka for construction of Food Processing Unit.

As per the Regional Plan for Goa 2021, the property under reference is earmarked as Playground. The village category is VP-2 with maximum permissible FAR of 60.

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As per the Award in Case No. ADC/MAP/LA/2/91 dated 10/03/92, land bearing Sy. No. 116 (part) of Saligao Village, Bardez Taluka admeasuring 49,750 sq. mts. is acquired by Department of Science & Technology and Waste Management. Vide Order No. 27/2/91/STE/Part I/239 dated 23/06/2021, Department of Science and Technology and Waste Management, Government of Goa, Porvorim has transferred 4000 sq. mts. of land to the District Rural Development Agency (DRDA) to establish Food Processing Unit.

Vide letter dated 11/11/2021, the Project Director & Ex-officio Joint Secretary (RD), District Rural Development Agency has requested for change of zone to appropriate required zone for the purpose of establishing Food Processing Unit for an area admeasuring 4000 sq. mts.

The proposal is accordingly placed before the Committee for necessary consideration of change of zone of the property from Playground to appropriate required zone for an area admeasuring 4000 sq.mts. of property bearing Sy. No. 116/1 (B) of Saligao Village, Bardez.

The Committee may decide.

Item No 7: Proposal for change of zone at land bearing P.T. Sheet No. 110, Chalta No. 18 of Mapusa city in Bardez Taluka.

The proposal is received from Directorate of Agriculture, Krishi Bhavan, Tonca-Caranzalem, Panaji-Goa vide ref. No. 1/1/Misc/SCD/D.Agr/2021-22/625 dated 09/11/2021 for change of zone of property bearing P.T. Sheet No. 110, Chalta No. 18 of Mapusa city in Bardez Taluka for construction of new Zonal Agriculture office building by demolishing old building of Zonal Agriculture office existing in the same property.

As per the Outline Development Plan for Mapusa-2026, the property under reference is earmarked as Agriculture zone.

As per Form B, the title and possession of property surveyed under P.T. Sheet No. 110, Chalta No. 18 of Mapusa city in Bardez Taluka admeasuring 43532 sq. mts. is in the name of Government of Goa.

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Vide letter dated 09/11/2021, the Executive Engineer, Directorate of Agriculture, Krishi Bhavan, Tonca, Caranzalem, Goa has requested for change of zone from Agriculture zone to Institutional zone for an area admeasuring 3000 sq. mts. for construction of Zonal Agriculture office building.

The proposal is accordingly placed before the Committee for necessary consideration of change of zone from Agriculture zone to Institutional zone for an area admeasuring 3000 sq. mts.

The Committee may decide.

Item No 8: Proposal for change of zone at land bearing Sy. No. 230/0, 250/0, 253/2-A, 253/1-A, 254/2-A and 270/1-A of Pernem Village, Pernem Taluka.

The proposal is received from Office of the Commandant, Central Industrial Security Force, Ministry of Home Affairs vide ref. No. E-37046/CISF/MPT(G)/ADM.1/6th RB Land Pernem (G)/2021/2801 dated 26/11/2021 for change of zone of property bearing Sy. No. 230/0, 250/0, 253/2-A, 253/1-A, 254/2-A and 270/1-A of Pernem Village, Pernem Taluka for construction of residential and non-residential buildings.

As per the Regional Plan for Goa 2021, the properties under reference are earmarked as Orchard zone.

As per Form I & XIV, the property bearing Sy. No. 230/0, 250/0, 253/2-A, 253/1-A, 254/2-A and 270/1-A of Pernem Village, Pernem Taluka is having name of occupant as Dy. Commandant, CISF Unit, MPT, Goa.

Vide letter dated 26/11/2021, the Dy. Commandant, CISF Unit, MPT, Goa has requested for change of Orchard zone to Public/Semi Public/Institutional (P) zone for an area admeasuring 2,39,920 sq. mts. to construct residential and non-residential buildings in the properties under reference.

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The proposal is accordingly placed before the Committee for necessary consideration of change of zone of the property from Orchard zone to Public/Semi Public/Institutional (P) zone for an area admeasuring 2,39,920 sq. mts.

The Committee may decide.

Item No 9: Request of Director of Museums for change of zone of the property under Sy.No. 125/1, Ella, Old Goa from existing S4 zone to P zone with FAR of 150 and height of 16m, for proposed construction of Goa Museum.

The proposal is forwarded by Directorate of Museum, Govt. of Goa requesting for change of zone of the property under Sy.No. 125/1, Ella, Old Goa from existing Settlement S4 zone to Public/Semi Public/Institutional (P) zone with FAR of 150 and height of 16m, for proposed construction of Goa Museum.

As seen from the documents submitted, the land admeasuring an area of 9520.00 m² has been allotted by the Government for the purpose of construction of new building for Museum. A certificate for transfer of said land of Directorate of Agriculture to Directorate of Museum under ref.No. 1/21/Land-Acq/Gen/2020-21/D.AGri/ dtd. 02/06/2021 is submitted alongwith the application.

An Order of Directorate of Agriculture under ref.No. 1/21/40/Transfer of Land/2021-22/D.Agri/726 dated 3/08/2021 is also submitted by the applicant conveying the transfer of land admeasuring an area of 9520.00 m² to Directorate of Museum.

The applicant has brought to the notice that as per the Goa Land Development and Building Construction Regulations, 2010 regulation No. 6A.4 sub-section 15, the following is provided:

"In Zone P buildings shall be allowed with FAR of 100 on all plots fronting lands having width less than 8m, however on roads having width of more than 8m the FAR shall be 125. The maximum height of building in zone P shall be 16m."

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The Directorate of Museum has therefore requested to accord change of zone of the property from Settlement S4 zone to Public/Semi Public/Institutional (P) zone with FAR of 150 and height of 16m for the purpose of construction of Museum building. The same is requested by mentioning that the project is of National and State importance.

The Committee may decide.

Item No 10: Regarding corrections in zoning of the property under Sy.No. 35/1 at Dhargalim Village, Pernem Taluka.

The proposal as received from Managing Director, Goa Housing Board for change of zone of the property under Sy.No. 35/1 alongwith other properties at Dhargalim Village, Pernem Taluka was earlier placed in 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 and the same was recommended. Further, as required under sub rule (6) of Rule 3, the recommendation of the Committee was placed before 171st meeting of TCP Board held on 29/9/2020 and was approved.

As per sub rule (8) of Rule 3, the proposal was thereafter referred to the Government and the Government had accorded the approval for change of zone in respect of Sy.No. 35/1 alongwith other properties from Settlement zone to Institutional (Housing) with FAR of 150 in RP-2021 for an area admeasuring 168002 sq.mts.

Whereas, Pernem Taluka Office of TCP Dept. has now brought to the notice that under the provisions of RPG-2021, zone of the property of Sy.No. 35/1 is actually partly Orchard zone and partly Cultivable land zone under Irrigation Command Area and not the Settlement zone as was considered earlier.

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It is therefore required to make necessary correction in the decision/minutes of the meeting of the Committee held on 7/7/2021 by recording that the zone of the property under Sy.No. 35/1 is changed from partly Orchard zone and partly Cultivable land zone under Irrigation Command Area to Institutional zone.

Committee may please consider the same.

Item No. 9: Any other item with the permission of the chair.

The minutes of the meeting were earlier circulated to the Members of Committee and their comments were received on the same. The previous minutes were placed before the 177th (142nd) 12th Village meeting of the TGP Board and the same were approved by approval. Necessary Government approval as required is also obtained for the proposals considered. The documents as taken are being forwarded to the concerned Departments accordingly.

Item No. 2: Proposal for change of zone of land bearing Sy. No. 116/1 (C) of Saligao Village, Bardez Taluka.

The proposal is received from the Office of Goa Energy Development Agency (GEDA), 30th floor, Goa-EDC building, Panaji side ref. No. E216GEDA-14/2021-23/33 dated 25/10/2021 for change of zone of property bearing Sy. No. 116/1 (C) of Saligao Village, Bardez Taluka for the purpose of construction of proposed Bio-fuel Manufacturing Facility.

As per the Regional Master Plan (RMP), the property under reference is earmarked as Partly Orchard zone & Partly Pw proposed.

As per the Award of Sale No. MDCAT/2014/241 dated 07/01/2015 land bearing Sy. No. 116 (part) of Saligao Village, Bardez Taluka measuring 10.50 sq. mts. & acquired by Department of Science & Technology and Waste Management via Order No. 282/9125 dated 12/10/2014 dated 23/06/2014. Department of Science & Technology and Waste Management, Government of Goa. Part with hpts. numbered 51-46 sq. mts. of