

MINUTES OF 24th 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 HELD ON 11/04/2018 AT 11.00 A.M. IN CONFERENCE HALL OF CHIEF SECRETARY OFFICE, SECRETARIAT, PORVORIM- GOA.

The following Members attended.

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| 1. Shri. Dharmendra Sharma, IAS Chief Secretary | ... | Chairman |
| 2. Shri. Manguesh Prabhugaonker Rep. of Indian Institute of Architects (Goa Chapter) | ... | Member |
| 3. Er. Anwar Khan Rep. of Indian Institute of Engineers (Goa Chapter) | ... | Member |
| 4. Ar. Sneha Bhandare | ... | Member |
| 5. Shri Akbar Mulla | ... | Member |
| 6. Shri Rajesh Naik Chief Town Planner (Planning) | ... | Member Secretary |

Item No. 1: Confirmation of minutes of 23rd 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.

The Member Secretary submitted that minutes of 23rd meeting held on 12/05/2017 were circulated to the members and no comments have been received. The Committee confirmed the minutes.

Item No. 2: Proposal for construction of Multipurpose Cyclone Shelter at Sy. No. 115/1 of Saligao Village, Bardez Taluka.

The Member Secretary submitted that, proposal of construction of Multipurpose Cyclone Shelter at land bearing Sy. No. 115/1 of Saligao Village, Bardez Taluka has been received from Superintending Engineer, Water Resources Department, Margao-Goa.

As per details submitted by North Goa District Office of TCP Department, land under reference is plain in nature and is accessible by 6.00 mts. wide existing road. The land under reference is earmarked as Orchard zone as per Regional Plan for Goa 2001 as well as Regional Plan for Goa 2021.

The representative of Water Resources Department who were present for the meeting stated that the land under reference is not having any forest trees and hence no tree cutting is involved. It was also informed that there exists a Fire Station in the adjoining land. It was further informed that the work of construction of Multipurpose Cyclone Shelter is already tendered by the Department.

Member Secretary informed that the Committee had earlier recommended similar proposals of Water Resources Department in other villages.

The Committee after deliberation agreed to consider the proposal and also recommended for change of zone in respect of land under reference from Orchard zone to Settlement zone in Regional Plan for Goa 2001 and from Orchard zone to Settlement zone (Public/Institutional/Government) in Regional Plan for Goa 2021.

Item No. 3: Proposal for setting up of an ITI Complex at Mossordem Village, Sattari Taluka.

The Member Secretary explained that proposal of setting up of an ITI Complex at land bearing Sy. No. 47/1 (part) of Mossordem Village, Sattari Talukahas been received from Assistant Director, Directorate of Skill Development & Entrepreneurship, Panaji-Goa. Representative of Directorate of Skill Development & Entrepreneurship was also present during the discussion on the proposal.

As per details submitted by Bicholim Taluka Office, TCP Department, land under reference is having gradual slope with tree cover and that no clear access is available from main road to the site. As per the application, land under reference is admeasuring an area of 20,562.00 sq. mts.

As per Regional Plan for Goa 2001, the land under reference is earmarked as Orchard zone, while it is under Cultivable land as per Zoning plan for Valpoi. Further, it is partly under Natural Cover zone, partly under No Development Slope and partly under Settlement zone as per Regional Plan for Goa 2021.

It was also submitted that, earlier the proposal was placed before 9th meeting of the Committee held on 24/08/2011, in which Committee had deferred the matter concerned Department was advised to look for an alternative site which would not be in Eco-sensitive zone.

Now, the proposal has been resubmitted in the same land by Directorate of Skill Development & Entrepreneurship without any suggestion of alternate land.

The Committee after deliberation agreed to consider the proposal for change of zone from Orchard zone to Settlement zone in Regional Plan for Goa 2001, from Cultivable land to Settlement zone in zoning plan of Valpoi and from partly Natural cover, partly No Development slope to Settlement (Institutional) zone in Regional Plan for Goa 2021 with the condition that the Directorate of Skill Development & Entrepreneurship shall get the slope analysis of the area carried out and restrict the development within portion of the land having permissible gradient and shall ensure that adequate motorable approach road is available to the site.

Item No. 4: Proposal for setting up of permanent campus of Indian Institute of Technology, Goa at Cotarli Village, Sanguem Taluka and Nagvem Village, Quepem Taluka.

The Member Secretary submitted that the proposal of setting up of permanent campus of Indian Institute of Technology, Goa at land bearing Sy. No. 25/1 & 2, 17/1 at Cotarli Village, Sanguem Taluka and at Sy. No. 25/1 to 9 & 26/1 to 10 of Nagvem Village, Quepem Taluka has been received from Director, Directorate of Technical Education, Porvorim-Goa. The representative of Directorate of Technical Education was also present during the discussion on the proposal. It was informed that the proposal is also involving properties under Sy.No. 21/1 to 7 of Cotarli village, Sanguem Taluka and should be included for consideration by the Committee for change of zone.

As per details submitted, land under reference is measuring an area of 13,10,202.00 sq. mts. (approx.). Further, as per details from Quepem Taluka Office, TCP Department, land under reference is accessible by 6.00 mts. exiting road and is connected to existing main road of 10.00 mts. having proposed right of way of 30.00 mts. as per Regional Plan for Goa 2021. Most of the land is having gradual slope except that some portion is under hilly area which is marked as No Development Slope on RPG-2021.

The land use as per Regional Plan for Goa 2001 and Regional Plan for Goa 2021 is given below:

| Sr. No. | Survey No. | Village/ Taluka | Zone as per Regional Plan for Goa 2001 | Zone as per Regional Plan for Goa 2021 |
|---------|------------|------------------|---|--|
| 1. | 21/1 | Cotarli/ Sanguem | Partly Settlement, partly Cultivated and partly Natural cover | Partly Settlement, partly Orchard and partly Natural cover |
| 2. | 21/2 & 3 | Cotarli/ Sanguem | Natural cover | Paddy field |

| | | | | |
|-----|---------------------|---------------------|--|---|
| 3. | 21/4 | Cotarli/ Sanguem | Settlement zone | Settlement zone |
| 4. | 21/5 | Cotarli/ Sanguem | Settlement zone | Paddy field |
| 5. | 21/6 | Cotarli/ Sanguem | Partly Settlement zone and partly Cultivated | Paddy field |
| 7. | 21/7 | Cotarli/ Sanguem | Natural cover zone | Paddy field |
| 8. | 25/1 & 2 | Cotarli/ Sanguem | Settlement zone | Settlement zone |
| 9. | 17/1 | Cotarli/ Sanguem | Partly Cultivated zone and partly Natural Cover zone | Orchard zone |
| 10. | 25/1, 3, 4, 5, 6 | Nagvem/ Quepem | Partly Natural Cover and partly Cultivated zone | Paddy field with part area under No Development slope |
| 11. | 25/2 | Nagvem/ Quepem | Natural Cover | Paddy field with part area under No Development slope |
| 12. | 25/7 to 9 | Nagvem/ Quepem | Cultivated zone | Paddy field |
| 13. | 26/1 | Nagvem/ Quepem | Natural Cover | Partly Cultivated with partly No Development Slope and partly Settlement |
| 14. | 26/2 | Nagvem/ Quepem | Partly Natural cover and partly Cultivated zone | Partly Cultivated with partly No Development Slope and partly Settlement |
| 15. | 26/3, 5 & 10 | Nagvem/ Quepem | Partly Natural Cover and partly Cultivated zone | Cultivable |
| 16. | 26/4 & 6 | Nagvem/ Quepem | Natural Cover | Cultivable |
| 17. | 26/7 to 9 | Nagvem/ Quepem | Cultivated zone | Cultivable |

The Director of Technical Education gave a powerpoint presentation on the proposal. He also stated that representatives from Government of India have visited the site and found the site suitable for setting up of permanent campus of Indian Institute of Technology.

The Committee deliberated on the proposal and opined that the proposal could be recommended subject to detail site inspection by the Taluka level officer, so as to ascertain whether any portion of land is under cultivation and also whether the development shall involve any major cutting of sloping land/trees. It was further decided that member Shri Akbar Mulla, Shri Anwar Khan & Smt. Sneha Bhandare shall go through the site inspection report of taluka level officer and bring the matter back to the committee in case there are any adverse findings of Taluka level officer, against the proposal.

As per direction of Committee, site under reference has been inspected again by the Deputy Town Planner, Quepem Taluka Office and findings are reproduced below:

“It was noticed that the site proposal for IITG is accessible by 6.00 mts. wide existing road between Sanguem Court Complex and Police quarters which are part of Sy. No. 21/1 of Cortarli village of Sanguem Taluka. The existing 6.00 mts. road which provided access to the proposal IITG is connected to main exiting 10.00 mts. road which is proposed 30.00 mts. wide road as per Regional Plan for Goa 2021.

The north-west side of the proposed IIT Goa has land earmarked as paddy field (approximate area of 43,250.00 sq. mts.), however during site inspection it was noticed that there was no cultivation carried out for long time making the nature of land, dry and uncultivated. The western side of the proposed IITG has Hillock which is earmarked as No development slope (approximate area of 3,15,266.00 sq. mts.) the eastern side and south eastern side of the proposed IITG is earmarked as partly Natural cover zone and partly Orchard zone as per Regional Plan for Goa 2021. The southern side of the proposed IITG land earmarked as paddy field and cultivable land (approximate area of 2,69,525.00 sq. mts.), during site inspection it was noticed that the land is dry and uncultivated.”

The Committee members Shri Akbar Mulla, Shri Anwar Khan & Smt. SnehaBhandaremet again in the office of Chief Town Planner (Planning) on 24/04/2018 and opined that the proposal could be considered since there is no cultivation in the land at present and as also the constructions in the project are generally spread over larger area and hence areas under No Development slope could be maintained as they are. The proposal of Directorate of Technical Education for change of zone of property to Settlement zone in Regional Plan for Goa 2001 and to Settlement (Institutional) zone in Regional Plan for Goa 2021, therefore stands recommended.

Item No. 5: Proposal for construction of Village Panchayat Ghar located at land bearing Sy. No. 307/1 to 13, 14 (part) of Priol Village, Ponda Taluka.

The Member Secretary submitted that proposal of construction of Village Panchayat Ghar at land bearing Sy. No. 307/1 to 13, 14 (part) of Priol Village, Ponda Taluka, under DeendayalPanchayati Raj Infrastructure Development (Golden Jubilee) Scheme 2013has been received from Director, Directorate of Panchayats, Panaji-Goa.

As per details submitted, land under reference admeasures an area of 4575.00 sq. mts. The land under reference is earmarked as Cultivated land as per Regional Plan for Goa 2001, while it is under Paddy field as per Regional Plan for Goa 2021.

Further, as per details submitted by Ponda Taluka Office, land under reference is accessible by National Highway (NH-4A) towards eastern side and by 25.00 mts. MDR road towards western side, while by 15.00 mts. road towards southern side. There is an existing market complex in the vicinity.

The Committee after deliberation agreed to consider the proposal and recommended for change of zone from Cultivated land to Settlement zone in Regional Plan for Goa 2001 and Paddy field zone to Settlement zone in Regional Plan for Goa 2021.

Item No. 6: Proposal for construction of Goa Bazar located at land bearing Sy. No. 42, 43 & 44 at Morombi-O-Pequeno of Merces Village, Tiswadi Taluka.

The Member Secretary explained that proposal of construction of Goa Bazar at land bearing Sy. No. 42, 43 & 44 at Morombi-O-Pequeno of Merces Village, Tiswadi Talukahas been received from Project Director, District Rural Development Agency, North Goa District, Panaji-Goa. The representative of DRDA& GSIDC were also present during the discussion on the proposal.

The land under reference is earmarked as Agriculture (A2) zone as per Outline Development Plan for Panaji (Reference plan), while is it under Paddy field (Eco-1) as per Regional Plan for Goa 2021.

As per details submitted by Tiswadi Taluka Office, the plot is accessible by village road having 10.00 mts. right of way towards Northern side and MDR having 25.00 mts. right of way towards Southern side. The land is low lying paddy field, however it is not under cultivation at present.

The representatives of GSIDC gave a PowerPoint presentation on the proposal. It was highlighted that continued portion of land, which did not belong to the project proponent now, was also having similar topographical features, which however have changed now due to ongoing construction of new District & Sub-ordinate Court Complex is under progress.

The Committee after deliberation opined that the site be inspected by the members of the Committee as the site was found to be low lying and therefore

decide on the recommendation for the proposal, and make it part of the minutes for approval of the Chairman. A concern was that, if a low lying area is permitted a change merely on ground of it being a Government project than private players too could demand parity. Hence, independent of it being a Government project, the specific public good being promoted needs to be highlighted.

Accordingly, the Committee members Shri Akbar Mulla, Shri Anwar Khan & Smt. Sneha Bhandare have inspected the site in presence of representatives of GSIDC. The members are of the view that proposal could be considered as in the adjoining land, construction of new District & Sub-ordinate Court Complex is under progress for which the concerned authorities have accorded approval. The members are also of the view that proper drainage network be developed by the project proponent in the plot under reference, in consultation with Water Resources Department. It was also suggested that design of the proposed complex shall have water retaining component to accommodate existing water body in the plot. The members therefore favored the recommendation of committee for change of zone of property from to Agriculture (A2) zone to Settlement zone in Outline Development Plan for Panaji (Reference plan) and from Paddy field (Eco-1) to Settlement zone in Regional Plan for Goa 2021.

Given the fact that the Bazar would serve as co-shared space for goan artisanal & other goods and a meeting point, clear public good is envisaged. The Committee agreed to consider the proposal for change of zone from Agriculture (A2) zone to Settlement zone in Outline Development Plan for Panaji (Reference plan) and from Paddy field (Eco-1) to Settlement zone in Regional Plan for Goa 2021.

ADDITIONAL AGENDA

Item No. 1: Proposal for construction of Lower Terminal Building at P.T. Sheet No. 97, Chalta No. 7 at Campal, Panaji.

The Member Secretary explained that proposal of construction of Lower Terminal Building at land bearing P.T. Sheet No. 97, Chalta No. 7 at Campal, Panaji has been received from Director, Department of Tourism, Patto, Panaji-Goa.

Representative of Department of Tourism were also present during the discussion on the proposal. As per details submitted, land under reference admeasuring an area of 5200.00 sq. mts.

The Member Secretary also submitted that the land under reference is within the planning area of North Goa PDA and forms the part of Outline Development

Plan for Panaji having jurisdiction of North Goa Planning and Development Authority.

The Member Secretary also read out the provisions of Section 16A of TCP Act, which is reproduced below:

“No person shall undertake any work of development in contravention of any provision of the Regional Plan as in force, except the projects/schemes/development works undertaken by the Central Government or the Government either by himself or through his servant or agent or any other person and all such development work shall be in conformity with the provisions of the Regional Plan”.

Considering these provisions of the Act, the Committee was of the opinion that proposals located only under Regional Plan area could be taken up by the Committee for consideration. In the instant case, the proposal is under Outline Development Plan and is therefore beyond the scope of Committee to decide upon and hence was not taken up for consideration by Committee.

Item No. 2: Proposal for construction of Main Ropeway Tower at P.T. Sheet No. 79, Chalta No. 1(part) at Campal, Panaji.

The Member Secretary explained that proposal of construction of Main Ropeway Tower at land bearing P.T. Sheet No. 79, Chalta No. 1(part) at Campal, Panaji has been received from Director, Department of Tourism, Patto, Panaji-Goa.

Representative of Department of Tourism were also present during the discussion on the proposal. As per details submitted, land under reference admeasuring an area of 5200.00 sq. mts.

The Member Secretary also submitted that the land under reference is within the planning area of North Goa PDA and forms the part of Outline Development Plan for Panaji having jurisdiction of North Goa Planning and Development Authority.

The Member Secretary also read out the provisions of Section 16A of TCP Act, which is reproduced below:

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and all such development work shall be in conformity with the provisions of the Regional Plan”.

Considering these provisions of the Act, the Committee was of the opinion that proposals located only under Regional Plan area could be taken up by the Committee for consideration. In the instant case, the proposal is under Outline Development Plan and is therefore beyond the scope of Committee to decide upon and hence was not taken up for consideration by Committee.

Item No. 3: Proposal for construction of Lower Terminal Building and Main Ropeway Tower at Sy. No. 91/1, Reis Magos Village, Bardez Taluka.

The Member Secretary submitted that a proposal of construction of Lower Terminal Building and Main Ropeway Tower at land bearing Sy. No. 91/1, Reis Magos Village, Bardez Taluka has been received from Director, Department of Tourism, Pato, Panaji-Goa.

Representative of Department of Tourism were also present during the discussion on the proposal. As per details submitted, land under reference admeasures an area of 8000.00 sq. mts.

The land under reference is earmarked partly as Defence and partly as Settlement zone as per Regional Plan for Goa 2001, while as per Regional Plan for Goa 2021 it is partly under Orchard, partly under Natural Cover, partly under Natural Cover with No Development Slope and partly under No Development Slope.

The Managing Director, Goa Tourism Development Corporation explained the features of the proposal. He also submitted that, the visitors using the Ropeway after crossing the river shall visit Reis Magos Fort and return to Panaji by Ropeway. He also stated that they have obtained necessary clearance regarding height of tower from Defence Authorities from security point of view and further informed that the Conservation Committee has also considered the proposal.

The Committee after deliberation opined that the proposal could be considered subject to inspection of site by Members of the Committee to ascertain adequacy of accessibility near the proposed tower.

Accordingly, the members of the Committee Shri Akbar Mulla, Shri Anwar Khan & Smt. Sneha Bhandare have inspected the site in presence of officials of Department of Tourism and is of the opinion that the proposal could be considered subject to development of adequate access to the facilities, approval from

Archeological Survey of India and provided the North Goa PDA considers the proposal of otherside of Ropeway project towards Panaji side.

The Committee agreed to consider the proposal for change of zone of property from partly Defence to Settlement zone in Regional Plan for Goa 2001 and from partly Orchard, partly Natural cover with No Development slope and partly as No Development slope to Settlement zone in Regional Plan for Goa 2021, with the condition that the project proponent develops adequate access and obtain approval from Archaeological Survey of India and provided that North Goa Planning and Development Authority considers the proposal of other side of Ropeway project towards Panaji side.

Item No. 4: Proposal for change of zone at land bearing Sy. No. 52/1 (part) & 52 at Penha-de-France, Village, Bardez Taluka.

The Member Secretary submitted that proposal of change of zone at land bearing Sy. No. 52/1 (part) & 52 at Penha-de-France, Village, Bardez Talukahas been received from Managing Director, Goa Tourism Development Corporation Ltd., Patto, Panaji-Goa.

As per details submitted, land under reference admeasures an area of 19536.00 sq. mts. As per inspection report received from the North Goa District Office, the pot is accessible by existing 8.00 mts. road with proposed right of way of 15.00 mts. as per Outline Development Plan, while the right of way of said road as per Regional Plan for Goa 2021 is 25.00 mts. Further as per report, there are existing structures in the land including 'Britona Residency'.

The land under reference is earmarked as Agriculture (A2) zone as per Outline Development Plan for Panaji (Porvorim Part) and as per Regional Plan for Goa 2021 it is partly under Institutional zone and partly under Private Forest. It was also informed that, the land under reference was acquired in the year 1977 for development of Britona at Mandovibridge.

The Committee after deliberation decided that the Managing Director, Goa Tourism Development Corporation shall first obtain necessary clearance/NOC from Forest Department as the land under reference is partly under Private Forest as per Regional Plan for Goa 2021. The Committee therefore did not recommend the proposal for change of zone.

Item No. 5: Proposal for change of zone at land bearing Sy. No. 206/1-H, 201/5-A, 211/1 to 8, 212/1 to 4, 212/6 at Anjuna Village, Bardez Taluka.

The Member Secretary submitted that proposal of change of zone at land bearing Sy. No. 206/1-H, 201/5-A, 211/1 to 8, 212/1 to 4, 212/6 at Anjuna, Village, Bardez Talukahas been received from Managing Director, Goa Tourism Development Corporation Ltd., Patto, Panaji-Goa.

Representative of Department of Tourism were also present during the discussion on the proposal. As per details submitted, land under reference admeasures an area of 70367.00 m².

The land use as per Regional Plan for Goa 2001 and Regional Plan for Goa 2021 is given below:

| Sr. no. | Survey No. | Zone as per Regional Plan for Goa 2001 | Zone as per Regional Plan for Goa 2021 |
|---------|----------------|---|--|
| 1. | 206/1-H | Orchard zone | Partly Orchard and partly No Development slope |
| 2. | 201/5-A | Orchard zone | Settlement zone |
| 3. | 211/1 & 2 | Orchard zone | Orchard zone |
| 4. | 211/3 | Orchard zone | Partly Settlement and partly Orchard zone |
| 5. | 211/4 to 8 | Partly Settlement and partly Orchard zone | Settlement zone |
| 6. | 212/1 to 4 & 6 | Orchard zone | Orchard zone |

As per report received from North Goa District Office, the plot under reference is sloping in nature and is accessible by existing road of 15.00 mts. right of way. Also, it is located within 500.00 mts. of distance from HTL of Arabian Sea.

The Managing Director, Goa Tourism Development Corporation submitted that the proposal was earlier submitted before the Committee and part of the area was considered for change of zone. Corporation has requested for change of zone for additional area of 8179.11 sq. mts. located under Sy. No. 206/1-H of Anjuna village from NDZ/Orchard to Settlement zone. On inquiry the M.D. explained the same was due to change in architectural design of the project.

The Committee after deliberation directed the Managing Director, Goa Tourism Development Corporation to make a presentation before the Committee to justify the request for release of additional land on ground of public purpose/interest served. Committee also directed Member Secretary Shri Rajesh Naik to place on record the reason why previously only part of plot was recommend. The decision on the proposal was therefore deferred.

Any other item with permission of the Chair.

No proposal was discussed under this item.

The meeting ended with vote of thanks to the chair.