

AGENDA FOR 26TH 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 04/02/2019 AT 4.00 P.M.

Item No. 1: Confirmation of minutes of 25th 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 26/11/2018.

The minutes of 25th 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 25th meeting.

Item No. 2: Proposal received from Collector of South Goa for change of zone for Settlement to Institutional Zone with FAR of 150.

A representation dtd. 15/3/2018 from Collector of South Goa with a request for change of use of land under Sy.No. 1/1 & 2 of Dharbandora village of Salcete Taluka for construction of office building is received by the TCP Dept.. As per the representation, present zone of land is Settlement zone with permissible FAR 80 and maximum permissible height of 11.30 mts. In the letter, it is stated that the Chief Architect, PWD had already made provision of 3rd floor for future extension, provided the zone changed to Institution zone.

The above proposal was placed in the 162nd (Adj.) meeting of TCP Board held on 16/5/2018 and Board after deliberation decided as under:

“The TCP Board after deliberation opined that the Collector South has to approach the 16-A Committee for consideration of change of zone at the first instance, and accordingly directed the Member Secretary to communicate the said decision to the Collector, South Goa”.

Now, the Collector of South Goa has submitted the note dtd. 15/11/2018 as received from Dy. Collector and SDO Dharbandora - Goa with a request for change of zone of land under Sy.No. 1/1 of Dharbandora village (placed at C/8 to C/12). As per the note of Dy. Collector, proposal for conversion of land from Residential to Institutional was moved and Conversion Sanad was granted for change of use from Residential to Institutional. Consequent upon grant of conversion, construction of 3rd floor was taken up.

As per the Goa Land Development & Building Construction Regulations, 2010 regulation No. 6A.4 sub-section 15, provides as under:

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

Note: In special cases with the concurrence of the Town and Country Planning Board and approval of the Government the maximum FAR of 150 could be permitted on cases to case basis.

It is therefore requested from Dy. Collector & SDO to place the matter before 16A committee for change of zone to Institutional purpose. The same is required to avail the maximum FAR of 150 as required by the said office, which can be considered only for Institutional zone (P) as provided under the GLDBCR, 2010.

Item No. 3: Proposal to increase FAR to 1.5 for proposed construction of Bus Stand at Curchorem with other related Infrastructure.

The proposal/letter is received from Dy. Director (Admin), Directorate of Transport requesting for increase of F.A.R upto 1.5 and height relaxation from 20 mtr to 24 mtr for proposed construction of Bus Stand and other related Infrastructure at land bearing Sy. No. 229, 230 and 231 at Curchorem Town, Quepem Taluka.

The proposal was earlier placed before 23rd meeting of 16-A Committee meeting held on 12/05/2017. The decision of the Committee is reproduced below:-

“The Committee after deliberation agreed to consider the proposal on the basis that it was acquired in the year 1988 and also it is earmarked partly as Commercial zone and partly it is under Bus Terminus as per zoning plan of Curchorem -Cacora town, subject to condition that Transport Department shall obtain NOC/ Clearance from Revenue Department to the effect that there is no bar to convert Paddy field into a Developable zone, before the proposal could be placed before the Town & Country Planning Board and the Government”.

Further, the proposal was placed before the 160th meeting of Town & Country Planning Board held on 23/11/2017, the decision of the Board is reproduced below:

“The Board agreed for the proposal and also decided to change the zone from Paddy field to Settlement zone in RPG-2021”.

Thus, the zone of the property already stands changed to Settlement zone. However, the request was made to increase FAR to 1.5 and to allow maximum height of 24 mtrs. for the purpose of construction of Bus Stand at Curchorem with other related Infrastructure.

The proposal was discussed in the 25th meeting of the 16-A Committee held on 26/11/2018. Committee after having detail discussion on the scope of the committee and its limitation viz-a-viz the statutory provisions under the Goa Land Development & Building Construction Regulations, 2010, concluded that the Committee is not empowered to grant the benefit of allotting additional FAR and additional height to the proposals, as the same could be in contradiction to the prevailing regulations under the Goa Land Development & Building Construction Regulations, 2010. It was however suggested that the Directorate of Transport may opt for processing their proposal through the provisions of Section 16B of the TCP Act, for change of zone to avail higher FAR and height.

The decision were however not communicated to the applicant as it was decided in same meeting to obtain clarification from Government as regard to role of 16-A Committee viz-a-viz provision of the Section 16B of Town & Country Planning Act.

A request is however made vide note No. Cur/MTCP/18-19/556 dtd. 14/1/2019 by ShriNilesh Cabral, Hon’ble Power Minister, to increase the FAR to 1.5.

The matter may therefore be once again placed before the 16A Committee for consideration.

Item No. 4: Any other item with permission of chair.