

AGENDA FOR 27TH 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 26/02/2019 AT 4.30 P.M.

Item No. 1: Confirmation of minutes of 26th 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 04/02/2019.

The minutes of 26th 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 26th meeting.

Item No. 2: Proposal for change of zone for proposed Government Taluka Library, at land bearing Sy. No. 232/4(pt), 232/11(pt), 232/12(pt) and 232/13 to 24 of village Curchorem.

The proposal is received from Curator, Goa State Central Library addressed to the Town Planner, Quepem Town & Country Planning Dept., for change of zone of the property bearing Sy. No. 232/4(pt), 232/11(pt), 232/12(pt), 232/13 to 24, 234/13(pt) and 234/14(pt) of village Curchorem for the proposed Government Taluka Library.

The proposal is for change of zone from Paddy field to Public and Institutional zone for an area of 5,500.00sq. mtrs., which has been transferred by Directorate of Transport to Directorate of Art and Culture for the purpose of construction of Library building.

The land use of the property under reference is Paddy field as per the Regional Plan for Goa 2021. As per the Release I notified under Regional Plan 2021, village Curchorem is categorized as M-2 status with 100 FAR.

As per the proposal submitted, proposed building consists of basement, ground floor, first floor, second floor and third floor.

The proposal was discussed in the 25th meeting held on 26/11/2018, during which the proposal for increase in FAR was discussed. Members at that point had deliberated on the need of the project considering the population and status of the

Municipal Town, however, it was observed that it would be beyond the scope of the committee to decide on the request made. It was however decided to take up the proposal for consideration on receipt of the decision of the Government, whether the Committee can parallelly decide on proposals as received by it for change of zone for public projects under amended Section 16A or such proposals now needs to be decided under Section 16B of TCP Act.

It was however, decided in the 26th meeting that since 16A procedure is not withdrawn which is actually applicable only for the public projects, the Committee should continue its functioning for deciding on the proposals referred to it pertaining to public projects only.

The present proposal of Goa State Central Library for change of zone of the property from Paddy field to Public and Institution zone for an area admeasuring 5,500 sq. mtrs. is therefore now placed before the Committee for decision.

The Committee may decide.

Item No. 3: Proposal for change of zone for construction of bus stand at Sy. No. 60 of Cusmane Village of Quepem Taluka.

The proposal has been received from Assistant Director of Transport, Quepem -Goa, pertaining to the change of zone of the property bearing Sy. No. 60 of Cusmane village, Quepem Goa for construction of Bus stand.

As per the proposal submitted, proposed building consists of ground floor and two upper floor having built up area of 2780.82 sq. mtrs.

As per the details submitted by the Assistant Director of Transport, the property under reference is admeasuring an area 6,410 m² and the same was acquired for the purpose of construction of bus stand at Quepem, as per the possession certificate dtd. 26/09/2008.

The land use as per the Regional Plan for Goa 2021 is earmarked as Paddy field and Irrigation Command Area. As per the Release I notified under Regional Plan for Goa 2021, village Cusmane is categorized as VP-II status with 60 FAR.

The proposal was discussed in the 25th meeting held on 26/11/2018. The Committee discussed in brief and asked the representative of Director of Transport to comply with the statutory requirement pertaining to Command Area. It was

further decided that the proposal shall be taken for consideration on receipt of the decision from the Government, whether the Committee can parallelly decide on proposals as received by it for change of zone for public projects under amended Section 16A or such proposals now needs to be decided under Section 16B of TCP Act, which now considers the applications received for change of zone of land in Regional Plan – 2021. However, it was unanimously decided in the 26th meeting that since 16A procedure is not withdrawn which is actually applicable only for the public projects, the Committee should continue its functioning for deciding on the proposals referred to it pertaining to public projects only.

The proposal of the Director of Transport for change of zone of the property under reference from Paddy field and Irrigation Command Area to Transportation zone construction of bus stand at Cusmane in Quepem Taluka is therefore now placed before the Committee for decision.

The Committee may decide.

Item No. 4: Proposal for change of zone for construction of 224 ‘B’ Type Police quarters at Porvorim, Bardez-Goa.

The proposal has been received from Superintendent of Police, Office of Director General of Police, Panaji-Goa pertaining to the change of zone from Settlement zone to Local Commercial C2.

As per the detail submit the land under reference is admeasuring an area of 5177.73 sq. mtrs. The land use as per the Regional Plan for Goa 2021 is earmarked as Settlement zone. As per the Release I notified under Regional Plan 2021 village Penha-de-Franca is categorized as VP-I status with 80 FAR.

The proposal was discussed in the 25th meeting held on 26/11/2018. The Member Secretary informed that the applicant was earlier asked to submit the required documents vide letter dtd. 07/09/2018. The representative of Director General of Police informed that they are in the process of gathering the required documents.

The proposal is for construction of high rise building to house 224 ‘B’ type Quarter. As per the letter of Superintendent of Police (HQ), the Chief Architect has informed that area in which the Quarters are proposed to be constructed fall in

Settlement zone and whereas building proposed are for stilt + 7 upper floor. It is requested by the Director General of Police to change the zone of plot to local Commercial zone so as to go ahead with construction of high rise building consisting of 112 flats in Phase -I at Porvorim.

It was however expressed by the Chairman that all further proposals shall be taken for consideration on receipt of the decision from the Government, whether the Committee can parallelly decide on proposals as received by it for change of zone for public projects under amended Section 16A or such proposals now needs to be decided under Section 16B of TCP Act, which now considers the applications received for change of zone of land in Regional Plan – 2021. It was however, it was unanimously decided in the 26th meeting that since 16A procedure is not withdrawn which is actually applicable only for the public projects, the Committee should continue its functioning for deciding on the proposals referred to it pertaining to public projects only.

The proposal of Superintendent of Police for change of zone of the property from Settlement zone to Local Commercial C2 is therefore now placed before the Committee for decision.

The Committee may decide.

Item No. 5: Proposal for change of zone for setting up of hundred bedded ESI Hospital at land bearing Sy. No. 23/1 and 24/0 of Sirsaim village, Bardez Taluka.

The proposal has been received from Administrator of Comunidade, North Zone pertaining to change of zone for setting up of hundred bedded ESI Hospital at land bearing Sy. No. 23/1 and 24/0 of Sirsaim village, Bardez Taluka.

As per the letter of Administrative of Comunidade dtd. 12/02/2019, the land under reference measuring an area of 21470.00 sq. mtrs has been granted to the Commissioner, Labour for setting up 100 bedded ESI Model Hospital, North Goa.

As per the letter/zoning certificate issued to the Commissioner, Labour and Employment by Dy. Town Planner, North Goa District Office, Mapusa, the land use as per Regional Plan for Goa 2021 is as given below:

Sr.no.	Survey No.	Zone as per Regional Plan for Goa 2021
1.	23/1 (part)	Cultivable land
2.	24/1 (part)	Cultivable land

The proposal was discussed in the 25th meeting held on 26/11/2018. It was decided that the required documents shall be procured from the proponent for further consideration of the application.

Further it was decided that the proposal shall be taken for consideration on receipt of the decision of the Government, whether the Committee can parallelly decide on proposals as received by it for change of zone for public projects under amended Section 16A or such proposals now needs to be decided under Section 16B of TCP Act, which now considers the applications received for change of zone of land in Regional Plan – 2021. However, it was unanimously decided in the 26th meeting that since 16A procedure is not withdrawn which is actually applicable only for the public projects, the Committee should continue its functioning for deciding on the proposals referred to it pertaining to public projects only.

The proposal of Administrative of Comunidade for change the zone of the property bearing Sy. No. 23/1 and 24/0 of Sirsaim village from Cultivable zone to Institutional zone is therefore now placed before the Committee for decision.

The Committee may decide.

Item No. 6: Proposal for change of zone for Hybrid IT Park in land bearing Sy. No. 128/1-C and 172/1-P of Penha -de- Franca village, Bardez Taluka.

The proposal has been received from Department of Information and Technology, for change of zone for development of IT Park in land bearing Sy. No. 128/1-C and 172/1-P of Penha-de-Franca village of Bardez Taluka.

As per the Order dtd. 04/01/2018 of Directorate of Skill Development and Entrepreneurships the land bearing Sy. No. 128/1-C admeasuring an area of 4073.00 sq. mtrs and land bearing Sy. No. 172/1-P admeasuring an area of 8382 sq. mtrs situated in Porvorim in Bardez Taluka has been transferred to Department of Information and Technology, for creating start up related Eco system in Goa.

The land is earmarked as Settlement zone in the Regional Plan for Goa 2021. As per the Release I notified under Regional Plan 2021 village Penha-de-Franca is categorized as VP-I status with 80 FAR.

The Director of IT has requested to change of zone of Sy. No. 128/1-C and Sy. No. 172/1-P of Penha-de-Franca of Bardez Taluka for Settlement zone to IT park is placed before the Committee for decision.

The Committee may decide.

Item No. 7: Proposal for change of zone for development of Playground at Anandwadi in land bearing Sy. No. 90/9 and 21 of Sanvordem village of Sanguem Taluka.

The proposal has been received from Director of Sports & Youth Affairs for change of zone for development of Playground at Anandwadi in land bearing Sy. No. 90/9 and 21 of Sanvordem village of Sanguem Taluka.

Director of Sports and Youth Affairs has acquired land measuring an area of 2,950 sq. mtrs. of Sy. No. 90/9 (pt) and 7,025 sq. mtrs. of Sy. No. 90/21 (pt) of Sanvordem village of Sanguem Taluka for development of playground.

The land under Sy. No. 20/9 (pt) is earmarked as Settlement and land under Sy. No. 20/21 (pt) is earmarked as Cultivable zone as per Regional Plan for Goa 2021. As per the Release I notified under Regional Plan 2021 village Sanvordem village is categorized as VP-I status with 80 FAR.

It is requested by Director of Sports and Youth Affairs for change of zone of land bearing Sy. No. 90/9 from Settlement to Institutional zone and Sy. No. 90/21 from Cultivable land to Institutional zone an area measuring 9,975 sq. mtrs of Sanvordem village of Sanguem Taluka is placed before the Committee for decision.

The Committee may decide.

Item No. 8: Any other item with permission of chair.