

MINUTES OF 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 HELD ON 26/02/2019 AT 4.30 P.M. IN CONFERENCE HALL OF CHIEF SECRETARY'S OFFICE, SECRETARIAT, PORVORIM- GOA.

The following Members attended:

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|---|-----------------------------------------------------------------------------------------|-----|------------------|
| 1 | Shri Parimal Rai, Chief Secretary | ... | Chairman |
| 2 | Shri Daulat Hawaldar, Secretary (TCP) | ... | Member |
| 3 | Er. Venancio C. Fernandes Rep. of Indian Institute of Town Planners (Goa Chapter) | | Member |
| 4 | Ar. Milind Ramani Rep. of Indian Institute of Architects (Goa Chapter) | ... | Member |
| 5 | Er. Anwar Khan Rep. of Indian Institute of Engineers (Goa Chapter) | ... | Member |
| 6 | Shri Akbar Mulla | ... | Member |
| 7 | Ar. Sneha Bhandare | ... | Member |
| 8 | Shri Rajesh Naik Chief Town Planner (Planning) | ... | Member Secretary |

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 Member Secretary submitted that minutes of 26th meeting held on 26/11/2018 were circulated to the members and no comments have been received for the same. The Committee therefore confirmed the minutes.

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 Member Secretary submitted that 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 as received from Curator, Goa State Central Library is for change of zone of the property from “Paddy field” to Public and Institutional zone for an area of 5,500.00 sq. mtrs. The land has been transferred by Directorate of Transport to Directorate of Art and Culture for the purpose of construction of Library building.

It was informed that 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.

Shri Gurudas Pilarnkar, Director, Directorate of Art and Culture who was present for the meeting, gave a brief regarding the proposal and the need for the change of zone of the property. On enquiry by the Chairman of the Committee, the Director informed that they are in possession of the part of the property acquired by Directorate of Transport and wants to put the property to use for the purpose of construction of Taluka Library, which is an Institutional use and hence was their request for change of zone as it permitted higher FAR and Coverage, which would meet their requirement.

Member Shri Milind Ramani cautioned that any development needs to be properly carried out so as not to affect the natural drainage system, as the land under reference is a low lying area.

The Members deliberated on the proposal and opined that the request could be considered for improvement of social infrastructure of the Taluka. The Committee therefore recommended the change of zone of the property from Paddy field to “Public (Institution and Government)” zone for an area admeasuring 5500.00 sq. mtrs in the Regional Plan for Goa 2021, subject to condition that

proper natural water drainage system shall be developed with the concurrence of Water Resource Department, before submission of any proposal for the building before Town & Country Planning Dept., for issue of Technical Clearance.

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

The Member Secretary submitted that 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 details submitted by the Assistant Director of Transport, the property under reference is admeasuring an area 6,410 sq. mtrs. 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 of the property as per the Regional Plan for Goa 2021 is “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 of the Director of Transport is for change of zone of the property under reference from Paddy field and Irrigation Command Area to “Transportation zone” for the purpose of construction of bus stand at Cusmane in Quepem Taluka.

Shri Amol Gaonkar, Dy. Director, Directorate of Transport, who was present for the meeting gave a brief on the proposal and the need for change of zone. Members sought the details pertaining to locational aspect of the property, as it was the apprehension on the Members that many a Bus stands in the state are underutilised, as they are not located at the suitable location for the convenience of general public. The Dy. Director however, could not give sufficient details as regards to the location of the property and its distance from the main Quepem market. The Committee felt the need of studying the proposal further with reference to regional setting of the Bus stand, for which purpose the Dy. Director was required to submit necessary details.

The Committee therefore, decided that the Directorate of Transport shall submit the relevant details as sought by the Members in its next meeting.

The decision on the proposal was therefore deferred.

Item No. 4: Proposal for change of zone for construction of 224 'B' Type Police quarters in Sy. No. 106/1 at Penha-de-Franca at Porvorim, Bardez-Goa.

The Member Secretary submitted that 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 submitted, 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 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.

It was informed by the Member Secretary, that the proposal was earlier discussed in the 25th meeting of the Committee held on 26/11/2018, during which, the applicant was required to submit the necessary documents.

Shri Shekhar Prabhudessai, SP, (HQ), Panaji who was present for the meeting gave a brief about the proposal and informed that the change in zone of the property from Settlement zone to Local commercial was required for the purpose of 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. Shri Shekhar Prabhudessai, SP, (HQ), therefore requested to change the zone of the property to Local Commercial zone so as to go ahead with construction of high rise building consisting of 112 flats in Phase -I at Porvorim.

The proposal was deliberated and it was decided that a detail presentation regarding the proposal shall be made by the Chief Architect of PWD in the next meeting the Committee, such that the Members could know the necessity of the proposal for change of zone. The Chairman directed Shri Shekhar Prabhudessai, SP, (HQ), to have the presentation made by the Chief Architect before the Committee so as to know the exact details of the proposal. The Chief Architect was

also required to inform regarding the FAR benefits he could avail vis-à-vis the Regional Plan -2021 policy, if the request for change of zone from Settlement to Local Commercial is considered by the Committee.

The decision on the proposal was therefore deferred.

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 Member Secretary submitted that the proposal has been received from Administrator of Comunidade, North Zone pertaining to change of zone of the property 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 admeasuring an area of 21,470sq. 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 |

Member Secretary informed that the proposal was earlier discussed in the 25th meeting of the Committee held on 26/11/2018, and it was decided that the required documents shall be procured from the proponent for further consideration of the application.

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

Shri Sabaji Shetye, OSD, ESI, who was present for the meeting, gave a brief on the proposal. The Committee deliberated considering the intended use of the

property and recommended the change of the zone of the property Cultivable zone to Institutional zone.

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 Member Secretary submitted that the proposal has been received from Department of Information and Technology, for change of zone of the property 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.

Member Secretary informed that, 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 4,073 sq. mtrs and land bearing Sy. No. 172/1-P admeasuring an area of 8,382 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.

Shri Pravin Volvotkar, Dy. Technical Director, IT Department, who was present for the meeting gave a presentation on the proposal and requested that the zone of the property be considered for change to IT park, to enable them to consume higher FAR and additional height for the building, which otherwise was not permissible as per prevailing zoning under RP- 2021. It was also informed by Shri Pravin Volvotkar, Dy. Technical Director, that the IT Park at Chimbel is already allotted similar benefits.

The Committee deliberated on the proposal with specific reference to IT policy and recommended change of zone of the property Sy. No. 128/1-C and Sy. No. 172/1-P of Penha-de-Franca of Bardez Taluka from Settlement zone to IT Park in the Regional Plan for Goa 2021.

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 Member Secretary submitted that the proposal has been received from Director of Sports & Youth Affairs for change of zone of the property 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 admeasuring 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.

Member Secretary informed that, 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 for an area admeasuring 9,975 sq. mtrs of Sanvordem village of Sanguem Taluka.

Shri Gurudas Vernekar, Dy. Director of Sports, who was present for the meeting placed before the Committee the projects details, as per which, it was evident that zone of the property under Sy. No. 90/9 need to change from Settlement to Institutional zone and zone of the property under Sy. No. 90/21 from Cultivable land to Institutional zone of Sanvordem village of Sanguem Taluka in the Regional Plan for Goa 2021, to facilitate the development of the Playground and other ancillary facilities. The Members however were of the opinion that the playground shall certainly not require the FAR of 80. On enquiry, the Dy. Director of Sports informed that the present need is of built up area of 1000 sq. mtrs only and that the balance area shall be used for playground, jogging track etc. which shall not have any built up structures to consume any FAR etc.

The Committee deliberated on the proposal and recommended the change of zone of the properties to Institutional zone with a cap of 20 FAR only, which was agreeable to the applicant.

The meeting ended with thanks to the chair.