

**MINUTES OF 28<sup>TH</sup> 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 17/05/2019 AT 3.30 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,<br>Chief Secretary  | ... | Chairman         |
| 2 | Shri Daulat Hawaldar,<br>Secretary (TCP)  | ... | Member           |
| 3 | Er. Venancio C. Fernandes<br>Rep. of Indian Institute of Town Planners<br>(Goa Chapter) |     | Member           |
| 4 | Ar. Milind Ramani<br>Rep. of Indian Institute of Architects<br>(Goa Chapter)            | ... | Member           |
| 5 | Er. Anwar Khan<br>Rep. of Indian Institute of Engineers<br>(Goa Chapter)                | ... | Member           |
| 6 | Shri Rajesh Naik<br>Chief Town Planner (Planning)                                       | ... | Member Secretary |

**Item No. 1: Confirmation of minutes of 27<sup>th</sup> 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 26/02/2019.**

The Member Secretary submitted that minutes of 27<sup>th</sup> meeting held on 26/02/2019, were circulated to members of the committee and thereafter the same were placed before the 165<sup>th</sup> TCP Board meeting held on 01/03/2019 and the decisions were communicated to the respective applicants, after obtaining necessary Govt. approval for the same. On inquiry by the Chairman, it was informed that no comments for the same have been received from any of the members.

Member Secretary further brought to the notice that under item No. 2, i.e. in the proposal of Curator, Goa State Central Library, for change of zone of properties for proposed Government Taluka Library, the total area of the property is actually 5550.00 m<sup>2</sup> which due to typographical error, was wrongly mentioned as 5500.00 m<sup>2</sup> in minutes of 16A Committee as well as that in the TCP Board minutes and the same is corrected while communicating the decision to the applicant, by mentioning the area of the property as 5550.00 m<sup>2</sup> and informed that the same is now brought to the notice of the committee.

Since the matter pertained only to the correction of the typographical error, the committee consented for the same.

With the above corrections, the minutes of 27<sup>th</sup> meeting held on 26/02/2019 were confirmed.

**Item No. 2: Proposal for change of zone for sub-division of land for rehabilitation of affected families for construction of bridge across River Zuari at land bearing Sy. No. 95/1, 95/2-A, 95/3-A, 95/6, 96/2-A and 96/1-C Mercurim Village of Tiswadi Taluka.**

The Member Secretary submitted that the proposal is received from Executive Engineer, P.W.D. for change of zone of the property under Sy. No. 95/1, 95/2-A, 95/3-A, 95/6, 96/2-A and 96/1-C of Mercurim Village of Tiswadi Taluka, from Paddy Field to Settlement zone for the purpose of sub dividing the same for rehabilitation of affected families for construction for bridge across River Zuari on NH-17/NH-66 on Panaji Mangalore section in State of Goa (Package-I) on EPC mode.

It was informed that the land use of the property under reference is Paddy Field as per the Regional Plan for Goa 2021 and as per Release-I, notified under Regional Plan for Goa 2021, Village Mercurim is categorized as VP-2 status with 60 FAR.

The committee took note that the proposal is for change of zone of the properties from Paddy Field to Settlement zone for an area admeasuring 16050.00 m<sup>2</sup>, which has been acquired by PWD for building/widening/four lane etc.) maintenance, management and operation of National Highway-17 (New NH-66) in the stretch of land for construction of four/six lane bridge including approaches

across river Zuari on NH-17. It was noted that the PWD has submitted required documents such as possession certificate and Award copy for the property under reference.

Member Secretary informed that the P.W.D had earlier submitted proposal to Tiswadi Taluka Office for provisional approval of sub-division of plots for rehabilitation of families which are affected due to construction of approach road for bridge across Zuari River and informed that as per the proposal submitted to TCP Dept., it was observed that total 27 Nos. of plots were made ranging in area of 232 m<sup>2</sup> to 772 m<sup>2</sup>. Being Government project, the proposal was then referred to Government for consideration and directions in this regard, as the development was proposed in non-confirming zone. Member Secretary further informed that the proposal is now placed before the committee for necessary decision, as per the directions of the Government.

It was informed that as per the site inspection report of the Dy. Town Planner, Tiswadi Taluka office, land under reference is low lying at a depth of about 0.75 mtr. and is accessible by existing developed motorable tar road having a width of about 10.50 mtrs.

Shri Vijay Kumar Verekar, Chief Engineer, P.W.D.who was present for the meeting alongwith Executive Engineer, Shri Mayekar gave a brief regarding the proposal and the need for the change of zone of the property to Settlement zone, which he said was for the purpose of sub-dividing the land for rehabilitation of affected families by virtue of construction of bridge across River Zuari.

A detail was held thereafter on the proposal and it was observed that prior permission u/s 17A shall be required for the purpose of filling of the land. The Chairman specifically instructed the officials of the PWD that adequate cross drainages shall be provided while undertaking the development such that the area under reference does not become flood prone area.The Chief Engineer assured that adequate precaution shall be taken to ensure the smooth flow of the rain water.

Architect Shri Milind Ramani, raised his apprehension that this land might get affected by the mandatory setbacks as required from the existing National Highway, to which the Chief Engineer informed that the same setbacks shall not be applicable in the present case as sufficient setback distance is available.

Nevertheless, he assured to relooked into the matter. As regards to the issues raised by Arch. Shri Milind Ramani pertaining to the fulfillment of other regulations, such as open space etc., the Chairman intervened stating that this planning aspects being technical of nature shall be adequately dealt by the TCP Dept. at the time of consideration of grant of Technical Clearance for the sub-division proposal.

Considering the urgent need of the proposal, the committee decided to recommend the change of zone of property under reference admeasuring an area of 16050.00 sq.mts. from Paddy Field to Settlement zone in the RPG-2021 for the purpose of rehabilitation of affected families due to construction of bridge across River Zuari.

**The meeting ended with thanks to the chair.**