

**MINUTES OF 29TH 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 15/01/2020 AT 11.30 A.M.**

The following Members attended:

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| 1 | Shri Parimal Rai,
Chief Secretary | ... | Chairman |
| 2 | Er. Venancio C. Fernandes
Rep. of Indian Institute of Town Planners
(Goa Chapter) | | Member |
| 3 | Ar. Sacheen Suresh Pai Raikar
Rep. of Indian Institute of Architects
(Goa Chapter) | ... | Member |
| 4 | Er. Anwar Khan
Rep. of Indian Institute of Engineers
(Goa Chapter) | ... | Member |
| 5 | Shri Rajesh Naik
Chief Town Planner (Planning) | ... | Member Secretary |

Item No. 1: Confirmation of minutes of 28th 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 17/05/2019.

The minutes of 28th meeting were circulated to members of the committee and no comments have been received on the same. *The Committee confirmed minutes of 28th meeting.*

Item No. 2: Proposal for change of zone for rehabilitation of project affected person due to construction of Margao Western bye-pass at Sy. No. 54/1 of Telaulim Village of Salcete-Taluka.

The Member Secretary submitted that the proposal is received from the Executive Engineer, Work Division XIV (NH), Public Works Department, Fatorda, Margao-Goa, for change of zone of property bearing Sy. No. 54/1 of Telaulim Village of Salcete-Taluka. The proposal is for

change of zone from cultivable land to Settlement for rehabilitation of project for affected person.

As per the letter, the proposal for rehabilitation is approved by the Hon'ble Chief Minister vide report No. 750/1/17-18/PWD/WD-XIV(NH)/SD-III/11 dated 06/04/2017. The area proposed for change of zone is admeasuring 2000.00 sq. mt. at Sy. No. 54/1 of Telaulim Village of Salcete Taluka.

It is informed that the landuse of the property under reference is Cultivable zone with Irrigation Command area as per the Regional Plan for Goa 2021 and a canal is also shown passing through the property. As per the Release-I notified under Regional Plan 2021, village Telaulim is categorized' as VP-2 status with 60 FAR.

The Executive Engineer, PWD has submitted that the proposal for change of zone is a rehabilitation project for affected person due to construction of Margao Western bye-pass for NH-17 (New-66)which is in progress under the fund sanction provided by Ministry of Road Transport and Highways (MORTH).

The proposal of Executive Engineer, PWD for change of zone of property from Cultivable land to Settlement zone for an area admeasuring 2000.00 sq. mts. wherein the plots are made.

The Member Secretary, brought to the notice of the Committee that as per the Regional Plan 2021 the plot are abutting existing road which is proposed 10.00 mts. wide and informed that the Canal is passing through the said plots. *The Executive Engineer informed that they have obtained letter of dropping the same proposal. Since the said letter was not clear, it was decided to postponed for lack of clarification as regards to the letter discussed in the meeting.*

Item No. 3: Proposal for change of zone for setting up of permanent campus of Indian Institute of Technology Goa (IITG) at Sy. No. 67/1 of Melaulim Village, Sattari received from Directorate of Technical Education, Alto-Porvorim.

The Member Secretary submitted that the proposal has been received from Directorate of Technical Education pertaining to change of zone of the

property bearing Sy. No. 67/1 of Melaulim Village, Sattari Taluka for setting up permanent campus of Indian Institute of Technology Goa (IITG).

It was informed that for the said proposal submitted, Government has issued administrative approval for transfer of Government land admeasuring an area of 10 lakhs sq. mts. for setting up of permanent campus of Indian Institute of Technology Goa (IITG). Further, it was informed that the Directorate of Technical Education has issued order dated 18/11/2019 for administrative approval for transfer of above land. The Dy. Conservator of Forest, North Goa Division, Ponda has issued NOC vide letter dated 04/10/2019 for setting up permanent campus of Indian Institute of Technology Goa (IITG) at Sy. No. 67/1 of Melaulim Village, Sattari Taluka.

It was informed that the land use as per the Regional Plan for Goa 2021 is earmarked partly as Orchard Zone with partly No Development Slope, Natural Cover with partly No Development Slope, partly MIZ and partly Settlement zone. As per the Release-I notified under Regional Plan 2021, village Melaulim is categorized' as VP-2 status with 60 FAR.

The plot is accessible by existing roads which are proposed for 15.00 & 10.00 mts. widening.

The proposal as submitted for change of zone of the property for setting up permanent campus of Indian Institute of Technology Goa (IITG) from Orchard and Natural Cover to Institutional zone for an area admeasuring 10 lakhs sq. mts. is therefore placed before the Committee for decision.

The TCP Department vide its letter dated 30/09/2019, had also issued a feasibility report on setting up of permanent campus of IIT Goa in Melauli Village of Sattari Taluka. Vide same letter the Department had suggested that provision of section 16A of the Town and Country Planning Act read with Goa (Town and Country Planning public projects, scheme and development works by Government) Rule, 2008, may have to be invoked as was done earlier for NIT Cuncolim. The same was suggested as the land use proposed in the Regional Plan 2021 is not conforming to intended use i.e. to set up permanent campus of IIT in Goa.

During the discussion, the letter dtd. 14/1/2020 received from the Director, Directorate of Technical Education requesting that an additional

area of 2,43,000sq.mts. adjoining to 10,00,000 sq.mts. in Sy.No. 74/14 and 74/28 to be allotted to IIT *was discussed however Committee suggested that for additional area Cabinet approval is awaited hence the request to change the zone to Institutional zone was considered to an area of 10,00,000.00sq.mts. area only as per the earlier proposal submitted.*

Item No. 4: 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 letter received from the Dy. Director of Transport for change of zone to institutional of property bearing Sy. No. 60 of Cusmane Village of Quepem Taluka for construction of bus stand.

It was informed by the Member Secretary that earlier, the Committee in its 27th meeting held on 26/02/2019 had discussed the proposal for change of land use for construction of bus stand and the same was deferred for further study.

As per sub rule (6) of the Rule 3, proposal was placed before 165th meeting of the Town & Country Planning Board held on 01/03/2019 and the Board was of the opinion that the proposal for the change of zone from “Paddy Field with Irrigation Command Area” to “Transportation” Zone needs to be considered for approval as the Government had gone much ahead with the proposal and the land for the use as transportation zone for the purpose of construction of Bus Stand was already acquired by undertaking the due procedure. Considering the extreme necessity of the proposal and the procedure undertaken for the acquisition of land, the Board therefore had recommended the change of zone of the property from “Paddy Field and Irrigation Command Area” to “Transportation zone”.

Thereafter, the Government approval was accorded for the same and accordingly, decision was conveyed to the Directorate of Transport vide letter dated 17/06/2019.

Now, the Director of Transport has requested for change of zone of the same property for institutional purpose so as to avail benefit of additional FAR.

The present proposal of Dy. Director of Transport for change of zone of the same property at Sy. No. 60 of Cusmane Village of Quepem Taluka from Transportation to Public (Institutional and Government) was discussed and accordingly *approved the change of zone as requested on the condition that Department will have to ensure the proposal submitted for which the use is permitted.*

Item No. 5: Proposal for change of zone for construction of multipurpose hall at Sy. No. 55/2 (p), 4(p), 5, 6,7 & 8 of Nagoa Village of Salcete received from Director of Panchayat.

The Member Secretary submitted that the proposal has been received from the Director of Panchayat pertaining to change of zone for construction of multipurpose hall at Sy. No. 55/2 (p), 4(p), 5, 6,7& 8 of Nagoa Village of Salcete Taluka.

The Village Panchayat Nagoa has required for change of zone for an area of 3086.00 sq. mts. As per the memorandum dated 28/01/2013, Director of Panchayat has transferred an area of 12575.00 sq. mts, under Sy. No. 55/2 (p), 4(p), 5, 6,7 & 8 of Nagoa Village to Village Panchayat Nagoa, Salcete where, there exists a building of Panchayat on Northern side of the property and Football ground in the center, whereas the area proposed for change of zone is on Southern side of the property. The area proposed for change of land use is 3086.33 sq. mts.

It is informed that, the land use of the above property as per the Regional Plan for Goa 2021 is earmarked as partly Settlement, partly Playground and partly Orchard Zone. As per the Release-I notified under Regional Plan 2021, village Nagoa is categorized as VP-2 status with 60 FAR. The area proposed for change of land is earmarked as Orchard zone.

The Panchayat has proposed construction of multipurpose hall with indoor game stadium at Sy. No. 55/2 (p), 4(p), 5, 6,7& 8 of Nagoa Village. The ground floor is having hall, stage and green room, dining and kitchen with built up area of 1053.00 sq. mts. and two rooms on 1st floor with a built up area of 103.20 sq.mt. The land in reference is accessible by existing road.

The proposal for change of zone at Sy. No. 55/2 (p), 4(p), 5, 6,7& 8 of Nagoa Village of Salcete Taluka from Orchard Zone to Public (Institutional &

Government) for an area admeasuring 3086.33 sq. mts. for construction of multipurpose hall was *discussed and accordingly decided to consider the change of zone as requested on the condition that the development will be looked into as per the prevailing rules and regulations in force.*

Item No. 6: Proposal for change of zone for integrated office complex at Sr. No. 62/3, Mollem Village of Dharbandora Taluka from PWD, Altinho.

The Member Secretary submitted that the proposal has been received from Principal Chief Engineer, Public Works Department, Altinho, Panaji-Goa for change of zone of property bearing Survey No. 62/3 of Mollem Village of Dharbandora Taluka for construction of integrated office complex.

The proposal is for change of zone from Settlement to Institutional for an area admeasuring 2477.00 sq. mts. As per the letter of P.W.D. and Form I & XIV submitted, the land occupant is Government of Goa.

It is informed that, the land use as per the Regional Plan for Goa 2021 is earmarked as Settlement zone and plot falls within 1 km buffer (WL) As per the Release-I notified under Regional Plan 2021, village Mollem is categorized' as VP-2 status with 60 FAR.

As per the plan submitted by PWD, the proposal consists of Office building having part stilt area and part office area admeasuring 254.00 sq. mts. on ground floor and three upper floors with an area of 547.00 sq. mts. on each floor.

The proposal of Principal Chief Engineer, PWD, for change of zone of the property bearing Sy. 62/3, Mollem Village of Dharbandora Taluka from Settlement zone to Public (Institutional and Government) admeasuring an area of 2477.00 sq. mts. for construction of integrated office complex for housing different PWD Department with Revenue Department. *The proposal was discussed and was decided to approve the change of zone submit to clearance of Forest Department since the area requested was falling within 1 km buffer (Wild life).*

Item No. 7: Proposal for change of zone at Sy. No. 43/2, 28/1 to 5, 29/0 & 27/2 for construction of Indoor Stadium at Sawalwada, Pernem received from Sports Authority of Goa.

The Member Secretary submitted that the proposal has been received from Sports Authority of Goa pertaining to change of zone of the property bearing Sy. No. 43/2, 28/1 to 5, 29/0 & 27/2 at Sawalwada, Pernem Taluka for construction of Indoor Stadium as the Sports Authority of Goa will be hosting National Games for the year 2020 in Goa. The area proposed for the change of zone is admeasuring 29660.00 sq. mts. The Land Acquisition Award dated 05/09/1983 has been submitted by the Authority.

The Member Secretary informed that land use as per the Regional Plan for Goa 2021 is earmarked as Cultivable Land with Irrigation Command area. As per the Release-I notified under Regional Plan 2021, village Pernem is categorized' as M-2 status with 100 FAR.

As per the proposal submitted, the Stadium consist of playing court, sitting area, players rooms, medical room fitness center, VIP lounge, match officials with an area of 2734.96 sq. mts. on ground floor. The floor area on first floor is 2092.20 sq. mts. and 1462.93 sq. mts. on second floor. The total floor area of the construction is 6290.00 sq. mts.

The present proposal of Sports Authority of Goa for change of zone of the property bearing Sy. No. 43/2, 28/1 to 5, 29/0 & 27/2 at Sawalwada, Pernem Taluka from Cultivable land with Irrigation Command Area to recreational sports/Settlement zone for an area admeasuring 6290.00 sq. mts.

The proposal was discussed and change of zone was approved to Institutional zone subject to NOC from Water Resources Department since the area falls under Irrigation Command Area as per Regional Plan for Goa 2021.

Item No. 8: Proposal for change of zone for development of Sewage Treatment Plant at land bearing Sy. No. 25/14, 15 and 16 of Colva Village of Salcete Taluka.

The Member Secretary submitted that the proposal has been received from Managing Director, Sewage & Infrastructural Development Corporation of Goa Ltd. for change of zone of property bearing Sy. No. No. 25/14, 15 and 16 of Colva Village of Salcete Taluka for development of Sewage Treatment Plant.

The Member Secretary informed that the proposal is for change of zone from Cultivable land with Irrigation Command Area to Public (Institutional & Government) for an area measuring 5650.00 m². As per Form I & XIV, the land under reference belongs to Directorate of Sports and Youth Affairs, Government of Goa, whereas, the Directorate of Sports and Youth Affairs has given NOC to SIDGL for construction of Sewerage Treatment Plant.

The Member Secretary submitted that the proposal of construction of Sewerage Treatment Plant was earlier referred to the Government, the Government vide note No. TPM/31154/Colva/25/14,15&16/TCP/2019/1939 dated 29/07/2019 and the same has been considered subject to change of zone of the property under section 16A of TCP Act.

The Member Secretary informed that Goa Coastal Zone Management Authority has issued approval/recommendation for Phase I of Project which includes construction of 7.50 MLP Sewerage treatment Plant and other allied units. The Goa State Pollution Control Board has also issued consent for said project on 29/12/2015.

The Member Secretary submitted that the land use as per the Regional Plan for Goa 2021 is earmarked as Cultivable land with Irrigation Command Area. As per the Release - I notified under Regional Plan for Goa 2021, Village Colva is categorized as VP II with 60 FAR.

As per the site inspection report of the Dy. Town Planner, South Goa District Office, Margao, the property under reference is accessible by 6.00 mts. road towards Western side. The construction of STP and other units are already carried out. The land has been already filled up and also compound wall has been constructed on all sides. The property is located adjacent to Colva playground.

The Sewerage Treatment and Infrastructure Development, Government of Goa Ltd. has requested to consider the proposal as it is for treatment of Sewerage and for efficient compliance of long term measures suggested to avoid pollution of Colva Creek and hence is in public interest.

The Committee discussed and approved the proposal for change of zone of the property from Paddy field to Public (Institutional and Government).

Item No. 9: Any other item with the permission of the chair.

No other items were discussed.

The meeting ended with thanks to the chair.