

**MINUTES OF 30<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 07/07/2020 AT 11.30 A.M. IN CONFERENCE HALL OF THE OFFICE OF CHIEF SECRETARY, SECRETARIAT, PORVORIM-GOA**

**Item No 1: Confirmation of minutes of 29<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 15/01/2020.**

The minutes of 29<sup>th</sup> meeting were circulated to members of the Committee and it was informed that no comments have been received on the same. The Committee therefore confirmed the minutes of 29<sup>th</sup> meeting.

**Item No 2: Proposal for change of zone for Goa Housing Board projects from Settlement to Institutional (Housing) with FAR 100 in Sy. No. 123/1 to 8 in Xeldem village of Quepem Taluka.**

Member Secretary informed the Committee that under inward No. 1656 dtd. 25/6/2020, the Department is receipt of a proposal from the Managing Director, Goa Housing Board, Porvorim, Goa for change of zone of the property under Sy. No. 123/1 to 8 of Xeldem village of Quepem Taluka from Settlement to Institutional zone (Housing) with FAR of 100.

Member Secretary informed that as per details submitted, the proposal for plotted cum Housing Development in the property under reference was earlier approved by Town & Country Planning Department, Quepem Taluka Office vide ref No. TPQ/LA/Q-HB/2013/338 dated 20/03/2013. As per the plan submitted the portion applied is only for a pocket reserved for Group Housing having an area of 11,459.00 sq.mts.

It was informed that as per the provisions of Regional for Goa – 2021, the property under reference is zoned as Settlement and is categorised as VP-1 status with 80 FAR as per Release-I policy notified under RPG-2021.

It was further informed that the change of zone as proposed by Goa Housing Board is to take up PMAY scheme at Xeldem.

Member Secretary informed that an application is also filed by Goa Housing Board before the TCP Dept. for increase of FAR from 80 to 100 and the same proposal was discussed in 168<sup>th</sup> TCP Board meeting held on 27/1/2020 and further deliberated in 168<sup>th</sup> (Adj.) Board meeting held on 20/2/2020 and is still not decided upon.

The Committee was however of the view that it is for the Housing Board to pursue the matter further at TCP Board level if it so desires and that this Committee shall independently dispose off the present application filed before it under 16A of TCP Act, by taking appropriate decision.

Managing Director of Goa Housing Board Shri Nikhil Dessai, who was a special invitee for the meeting then gave a brief about the requirement of the Goa Housing Board by emphasizing the need for additional FAR so as to make the PMAY scheme viable and to make the scheme beneficiary for larger public.

It was the contention of MD that grant of additional FAR would facilitate the Goa Housing Board to put up additional residential units at affordable prices for the targeted group. It was then inquired as to what would be the distribution of percentage of different income groups, to which MD informed that no such details have been worked out as regards to beneficiaries in LIG, MIG and HIG groups. The Committee was however of the opinion that the percentage of HIG shall not be more than 50% of the housing pool being constructed on this plot, which was agreed upon and accordingly MD was asked to give further details to the Department in this regard.

It was however brought to the notice of the Committee that as per the rules under “The Goa Town & Country Planning (Public projects/Schemes/Development works by the Government) Rules, 2008”, housing scheme of Housing Board/Corporation are not included under Public projects/Schemes/Development works and as such rules requires amendment for consideration of the same.

Considering the proposal put up by the Goa Housing Board and its intended use under PMAY, the Committee recommended the change of zone of part of the property Sy. No. 123/1 to 8 of Xeldem village of Quepem Taluka admeasuring an area of 11,459.00 sq.mts. from Settlement to Institutional (Housing) with FAR of 100 with height as permissible under institutional zone subject to amendment in the rules notified vide notification dated 18<sup>th</sup> August, 2008, “the Goa Town & Country Planning (Public projects/Schemes/Development works by the Government) Rules, 2008” and subject to the Goa Housing Board taking up the scheme by reserving more than 50% of dwelling units for High Income Group (H.I.G.).

Member Secretary was also accordingly directed to move the proposal for amendment of the rules such that housing schemes of Housing Board/Corporations are not excluded from the benefits and also to obtain necessary details from Housing Board as discussed.

The proposal of Goa Housing Board for change of zone of the property therefore stands recommended subject to conditions as above.

**Item No 3: Proposal for change of zone for Goa Housing Board projects from Settlement to Institutional (Commercial) with FAR 150 in Sy. No. 34/1 in Plot No E of Penha-de-Franca village of Bardez Taluka.**

Member Secretary informed the Committee that under inward No. 1655 dtd. 25/6/2020, the Department is in receipt of a proposal from the Managing Director, Goa Housing Board, Porvorim, Goa for change of zone of the property under Sy. No. 34 (Part), Plot No. E of Penha-de-Franca village of Bardez Taluka from Settlement to Institutional zone (Housing) with FAR of 150.

Committee was further informed that as per the documents submitted by the Managing Director, Goa Housing Board, Porvorim, Plot E under reference admeasuring an area of 6138.00 sq.mts. is part of the approved sub-division layout of the property under Sy. No. 34 (part) of Penha-De-Franca village of Bardez Taluka.

Further, it was informed that the land use of the property under reference is Settlement zone as per the Regional for Goa 2021. As per Release-I, notified under Regional Plan for Goa 2021, Village Penha-De-Franca is categorised as VP-1 status with 80 FAR.

Member Secretary then briefed the Committee that a revised letter dtd. 3/7/2020 has been forwarded by the Goa Housing Board requesting for change of zone from Settlement to Institutional (Commercial) with FAR of 150.

Managing Director of Goa Housing Board Shri Nikhil Dessai, who was a special invitee for the meeting then gave a brief about the proposal and informed that there is an existing structure of Goa Housing Board office in plot E1 and on plot E2, Goa Housing Board is in the process of proposing a office complex for which Technical Clearance from Town & Country Planning Dept. has been obtained vide No. TPB/730/PDF/TCP-19/2834 dtd. 22/5/2019 and further process of licensing was underway and that the proposal for amalgamation of plot E1 & E2 to form plot E is being submitted to the Town & Country Planning Department, Mapusa.

Managing Director further informed the Committee that vide their letter dtd. 23/6/2020, the request was initially made for change of zone to Institutional (Housing) with FAR 150 however vide their letter dtd. 3/7/2020, the same change of zone has now been requested for Institutional (Commercial) with FAR of 150 for the purpose of accommodating more built-up area for Plot No. E designated as Office Building and other amenities in the approved sub-division layout.

It was however brought to the notice of the Committee that as per the rules under “the Goa Town & Country Planning (Public projects/Schemes/ Development works by the Government) Rules, 2008”, housing schemes of Housing Board/Corporation are not included under Public projects/ Schemes/Development works and as such rules requires amendment for consideration of the same.

Considering the proposal put up by the Goa Housing Board and its requirement of additional built up area for setting up of office building and other amenities, the Committee recommended the change of zone of plot E of Sy. No. 34/1 of Penha-de-Franca village of Bardez Taluka admeasuring an area of 6138.00 sq.mts. from Settlement to Institutional (Housing/Office building) with FAR of 150 with height as permissible under Institutional zone, subject to amendment in the rules notified vide notification dated 18<sup>th</sup> August, 2008, “the Goa Town & Country Planning (Public projects/Schemes/ Development works by the Government) Rules, 2008”.

The proposal of Goa Housing Board for change of zone of the property from Settlement to Institutional (Housing/Office building) therefore stands recommended.

**Item No 4: Proposal for change of zone from Settlement to Institutional (P) for construction of Tribal Bhavan at Sy.No. 106/1, Plot No. A in Village Penha-de-Franca, Bardez Taluka.**

Member Secretary informed the Committee that a proposal is received from Directorate of Tribal Welfare, Panaji, Goavide No. 1-326-2020-21/ADMN/DTW/668 dtd. 22/5/2020 pertaining to change of zone of the property bearing Sy. No. 106/1, Plot No. A of Penha-de-Franca village, Bardez Taluka, from Settlement to Institutional zone (P).

In the letter dtd. 22/5/2020 of Directorate of Tribal Welfare, it is submitted that Directorate proposes to construct a Tribal Bhavan in the lease plot bearing Sy. No. 106/1, Plot No. A of Penha-de-Franca village, Bardez Taluka, admeasuring an area of 2200 sq.mts. It is further stated that the land is granted to the Gomantak Gaoud Maratha Samaj by the Comunidade of Serula, for an annual lease rent that Comunidade of Serula and Gomantak Gaoud Maratha Samaj have issued irrevocable NOCs to construct the Tribal Bhavan and an in-principle approval has been conveyed by the Government for the same.

The Committee was informed that the land use of the property under reference is Settlement zone as per the Regional for Goa 2021 and as per Release-I notified under Regional Plan for Goa 2021, Village Penha-de-Franca is categorised as VP-1 status with 80 FAR.

Member Secretary brought to the notice of the Committee that an application under Section 16B of the TCP for change of zone of same property from Settlement to Institutional (P) zone is also under consideration by the Department, which is yet to be finally decided. The Committee was however of the view that it is for the Directorate of Tribal Welfare to pursue the matter further under Section 16B and that this Committee shall independently dispose off the present application filed before it by taking appropriate decision under Section 16A of the TCP Act.

Director of Directorate of Tribal Welfare Smt. Sandhya Kamat, who was a special invitee for the meeting, then gave a brief about the proposal and emphasized on the need of construction of Tribal Bhavan in the interest of the public. A note of Minister Shri Govind Gaude addressed to Hon'ble Dy. Chief Minister/Minister for TCP requesting for change of zone as applied for, was also referred to.

Upon inquiry, it was clarified by the Director that the Directorate of Tribal Welfare is still in the process of acquiring the land to establish its ownership over the plot under reference. It was then made clear by the Chairman that the Committee is empowered to consider the proposals only if the land is in possession of the Government, which in the present case was not so.

The Committee therefore decided not to consider the request for change of zone at this stage, as Directorate of Tribal Welfare was not the owner of the property as yet.

The proposal of Directorate of Tribal Welfare for change of zone of the property therefore stands rejected.

**Item No 5: Proposal for change of zone for Goa Housing Board projects from Settlement to Institutional (Housing) with FAR 150 in Sy. No. 93/1 (part), 93/2, 3, 4, 94/1 & 2, 95/1(part), 2, 12/1, 2 (part), 11, 13/1, 10/3, 2, 1 at Rumdamol, Davorlim village, Salcete Taluka.**

Member Secretary informed the Committee that under inward No. 1659 dtd. 25/6/2020, the Department is in receipt of a proposal from the Managing Director, Goa Housing Board, Porvorim for change of zone of the property under Sy. No. 93/1 (part), 93/2, 3, 4, 94/1 & 2, 95/1(part), 2, 12/1, 2 (part), 11, 13/1, 10/3, 2, 1 of Rumdamol, Davorlim village, Salcete Taluka from Settlement to Institutional zone (Housing) with FAR of 150.

It was informed to the Committee that as per the documents submitted by the Managing Director, Goa Housing Board, the area applied for change of zone are sectors of approved sub-division layout which are referred as Sector R, U & Z. The area mentioned of these sectors are 7750.00 sq.mts, 6450.00 sq.mts. & 6450.00 sq.mts. respectively, and which was approved by Town & Country Planning Department vide ref no TPB/HB/Margao/93/2001/3011 dated 11/09/2001. The total area proposed comprising of these Sectors is 20,450.00 Sqmts.

Further, it was informed that the land use for the property under reference is Settlement zone as per the Regional for Goa 2021. As per Release-I, notified under Regional Plan for Goa 2021, Village Davorlim is categorised as VP-2 status with 60 FAR.

Managing Director of Goa Housing Board Shri Nikhil Dessai, present as a special invitee for the meeting then gave a brief about the proposal and informed that the request for change of zone to institutional (Housing) with FAR of 150 is only to accommodate additional built up area in the Sector R, U & Z.

It was however brought to the notice of the Committee that as per the rules under “the Goa Town & Country Planning (Public projects/Schemes/ Development works by the Government) Rules, 2008”, housing scheme of Housing Board/Corporation are not included under Public projects/ Schemes/Development works and as such cannot be considered by the Committee at this stage until the rules are amended in this regard.

Considering the proposal put up by the Goa Housing Board and its requirement of additional built up area, the Committee recommended the change of zone of Sector R, U & Z from Settlement to Institutional (Housing) zone having areas of 7750.00 sq.mts, 6450.00 sq.mts. & 6450.00 sq.mts. respectively subject to amendment in the rules notified vide notification dated 18<sup>th</sup> August, 2008, “the Goa Town & Country Planning (Public projects/Schemes/ Development works by the Government) Rules, 2008”.

The proposal of Goa Housing Board for change of zone of the property from Settlement to Institutional (Housing) therefore stands recommended.

**Item No 6: Proposal for change of zone for Goa Housing Board projects from Settlement to Institutional (Housing) with FAR 150 in Sy No 35/1, 36/1, 2, 37/1, 38/1, 39/1 and 40/1 in Dargalim village, Pernem Taluka.**

Member Secretary informed the Committee that under inward No. 1661 dtd. 25/6/2020, the Department is in receipt of a proposal from the Managing Director, Goa Housing Board, Porvorim for change of zone of the property under Sy. No. 35/1, 36/1, 2, 37/1, 38/1, 39/1 and 40/1 of Dargalim village, Pernem Taluka from Settlement to Institutional zone (Housing) with FAR of 150.

It was informed to the Committee that as per the survey plan and other documents submitted (Form I&XIV), the total area of properties under Sy. No. 35/1, 36/1, 2, 37/1, 38/1, 39/1 and 40/1 of Dargalim village, Pernem Taluka is 168002.00 sq.mts.

Further, it was informed that the land use for the property under reference is Settlement zone as per the Regional for Goa 2021. As per Release-I, notified under Regional Plan for Goa 2021, Village Dargalim is categorised as VP-1 status with 80 FAR.

Managing Director of Goa Housing Board Shri Nikhil Dessai, present as a special invitee for the meeting then gave a brief about the proposal and informed that the land is acquired by Goa Housing Board for implementation of housing scheme and the request for change of zone to Institutional (Housing) with FAR of 150 is only to accommodate additional built up area for upcoming Housing Board Project.

It was however brought to the notice of the Committee that as per the rules under “the Goa Town & Country Planning (Public projects/Schemes/ Development works by the Government) Rules, 2008”, housing scheme of Housing Board/Corporation are not included under Public projects/ Schemes/Development works and as such rules requires amendment for consideration of the same.

Considering the proposal put up by the Goa Housing Board and its requirement of additional built up area, the Committee recommended the change of zone of properties under Sy. No. 35/1, 36/1, 2, 37/1, 38/1, 39/1 and 40/1 of Dargalim village, Pernem Taluka admeasuring an area of 168002.00 sq.mts. subject to amendment in the rules notified vide notification dated 18<sup>th</sup> August, 2008, “the Goa Town & Country Planning (Public projects/Schemes/ Development works by the Government) Rules, 2008”.

The proposal of Goa Housing Board for change of zone of the property from Settlement to Institutional (Housing) therefore stands recommended.

**Item No 7: Proposal for change of zone for Goa Housing Board projects from Settlement to Institutional (Housing) with FAR 150 at P.T. Sheet No. 22, Chalta No 14, Margao, Salcete Taluka.**

Member Secretary informed the Committee that under inward No. 1660 dtd. 25/6/2020, the Department is in receipt of a proposal from the Managing Director, Goa Housing Board, Porvorim for change of zone of the property bearing P.T. Sheet No. 22, Chalta No 14 of Margao, Salcete Taluka, from Settlement to Institutional zone (Housing) with FAR of 150.

The Committee was informed that as per the documents submitted by the Managing Director, Goa Housing Board, Porvorim, Goa, the area applied for change of zone are Sectors of approved sub-division layout which are referred as Sector D & E. The area mentioned of these Sectors are 2747.62 & 2624.00 sq.mts respectively.

It was informed that the land use for the property under reference is earmarked as Settlement (S1) zone as per the Outline Development Plan of Margao -2028 with permissible FAR of 100 and that the sub-division was approved by Margao PDA vide ref No. MPDA/P/55/1365/04-05 dated 08/10/2001. The total area proposed for change of zone comprising of these two Sectors is 5371.62sq.mts.

Managing Director of Goa Housing Board Shri Nikhil Dessai, present as a special invitee for the meeting then gave a brief about the proposal and informed that the request for change of zone to institutional (Housing) with FAR of 150 is only to accommodate additional built up area in the Sector D & E.

It was however brought to the notice of the Committee that as per the rules under “the Goa Town & Country Planning (Public projects/Schemes/ Development works by the Government) Rules, 2008”, housing scheme of Housing Board/Corporation are not included under Public projects/ Schemes/Development works and as such cannot be considered by the Committee at this stage until the rules are amended in this regard.

It was also informed by the Member Secretary that under the provisions of the Act and the rules notified therein, the Committee is empowered to deal with the proposals pertaining to change of zone in the Regional Plan only, whereas the property under reference falls under the jurisdiction of South Goa Planning & Development Authority, land uses under which are governed by the provisions of Outline Development Plan.

Considering the proposal put up by the Goa Housing Board and its requirement of additional built up area, viz-a-viz the restrictions as applicable under the rules mentioned above, the Committee decided only to recommend the change of zone to South Goa PDA to enable the Authority to take an appropriate decision accordingly as regards to zoning of the properties under ODP.

Member Secretary was accordingly directed to convey the recommendation of the Committee to the South Goa PDA for further needful action at their end.

**Item No 8: Proposal for change of zone for Goa Housing Board projects from Settlement to Institutional (Housing) with FAR 150 at Sy. No. 89/1, Sancoale, Mormugao Taluka.**

Member Secretary informed the Committee that under inward No. 1658 dtd. 25/6/2020, the Department is in receipt of a proposal from the Managing Director, Goa Housing Board, Porvorim for change of zone of the property under Sy.No. 89/1, Sancoale, Mormugao Taluka from Settlement to Institutional zone (Housing/Commercial) with FAR of 150.

It was informed to the Committee that as per the documents submitted by the Managing Director, Goa Housing Board, the area applied for change of zone from Settlement to Institutional (Housing) i.e. for sectors reserved for future development admeasuring an area of 5537.00 sq.mts. and Sector A & J admeasuring an area of 3357.00 sq.mts., 1670.00 sq.mts. respectively and from Settlement to Commercial zone for Sector E admeasuring an area of 3785.00 sq.mts.

It was informed that the land use for the property under reference is earmarked as Settlement (S2) zone as per the Outline Development Plan of Mormugao - 2026 with permissible FAR of 80 and it was further informed that the said sub-division was approved by Mormugao PDA vide ref No. MPDA/7-H-4(VolII)/16-17/702 dated 12/09/2016. The total area proposed for change of zone comprising of these Sectors is 14349.00 sq.mts.

Managing Director of Goa Housing Board Shri Nikhil Dessai, present as a special invitee for the meeting then gave a brief about the proposal and informed that the request for change of zone to institutional (Housing) with FAR of 150 is only to accommodate additional built up area in the above Sectors.

It was however brought to the notice of the Committee that as per the rules under “the Goa Town & Country Planning (Public projects/Schemes/ Development works by the Government) Rules, 2008”, housing scheme of Housing Board/Corporation are not included under Public projects/ Schemes/Development works and as such rules requires amendment for consideration of the same.

It was also informed by the Member Secretary that under the provisions of the Act and the rules notified therein, the Committee is empowered to deal with the proposals only pertaining to change of zone in the Regional Plan, whereas the property under reference falls under the jurisdiction of Mormugao Planning & Development Authority and hence the land uses are governed by the provisions of Outline Development Plan.

Considering the proposal put up by the Goa Housing Board and its requirement of additional built up area, viz-a-viz the restrictions as applicable under the rules mentioned above, the Committee decided only to recommend the change of zone of the properties to Mormugao PDA to enable the Authority to take an appropriate decision in this regard.

Member Secretary was accordingly directed to convey the recommendation of the Committee to the Mormugao PDA for further needful action at their end.



**Item No 9: Proposal for change of zone for Goa Housing Board projects from Settlement to Institutional (Commercial) with FAR 150 in Sy. No. 92, 93 & 94 of village Curti, Ponda Taluka.**

Member Secretary informed the Committee that under inward No. 1788 dtd. 03/07/2020, the Department is in receipt of a proposal from the Managing Director, Goa Housing Board, Porvorim, Goa for change of zone of the property under Sy. No. 92, 93 & 94 of village Curti, Ponda Taluka, from Settlement to Institutional zone (Commercial) with FAR of 150.

It was informed that as per the documents submitted by the Managing Director, Goa Housing Board, area applied for change of zone are parts of the approved sub-division layout which are referred Block F & G. The area mentioned of these blocks are 2400.00 sq.mts. & 2300 sq.mts. respectively and was approved by Town & Country Planning Department vide ref No.TPP/HB/Cur-92/03/702 dated 04/08/2003. The total area proposed comprising of two blocks is 4700.00sq.mts.

Further, it was informed that the land use of the property under reference is Settlement zone as per the Regional for Goa-2021. As per Release-I, notified under Regional Plan for Goa 2021, Village Curti is categorised as VP-I status with 80 FAR.

Managing Director of Goa Housing Board Shri Nikhil Dessai, present as a special invitee for the meeting then gave a brief about the proposal and informed that the land is acquired by Goa Housing Board for implementation of housing scheme and the request for change of zone to Institutional (Housing) with FAR of 150 is only to accommodate additional built up area for upcoming Housing Board Project.

It was however brought to the notice of the Committee that as per the rules under “the Goa Town & Country Planning (Public projects/Schemes/ Development works by the Government) Rules, 2008”, housing scheme of Housing Board/Corporation are not included under Public projects/ Schemes/Development works and as such rules requires amendment for consideration of the same.

Considering the proposal put up by the Goa Housing Board and its requirement of additional built up area, the Committee recommended the change of zone of blocks F & G from Settlement to Institutional (Commercial) zone having area of 2400.00 sq.mts. & 2300 sq.mts. respectively subject to amendment in the rules notified vide notification dated 18<sup>th</sup> August, 2008, “the Goa Town & Country Planning (Public projects/Schemes/ Development works by the Government) Rules, 2008”.

The proposal of Goa Housing Board for change of zone of the property from Settlement to Institutional (Housing) therefore stands recommended.

**Item No 10: Proposal for change of zone from Paddy Field to Settlement zone for construction of Municipal Fish Market at Sy. No. 53/2 of village Chaudi, Canacona Taluka.**

Member Secretary informed the Committee that a proposal is received from the Department of Urban Development (Municipal Administration), Panaji vide letter No. 14/DMA/14<sup>th</sup> FC/2020-21/Canacona/701 dtd. 25/06/2020 under inward No. 1650 dtd. 25/6/2020 for change of zone of the property from Paddy Field to Settlement zone under Sy. No. 53/2 of village Chaudi, Canacona Taluka, for construction of Municipal Fish Market.

As per the letter submitted by the Department of Urban Development (Municipal Administration), Panaji, the request is made for construction of new Municipal Fish Market. As per the zoning certificate, the property under reference is earmarked as Paddy field under the provisions of RPG-2021 and is having an area of 1269.00 sq.mts. As per Form I&XIV, the name of “Canacona Municipal Council” is recorded as occupant.

It was informed that as per Release-I, notified under Regional Plan for Goa 2021, Village Chaudi is categorised as M2 status with 100 FAR.

As per the records, Department of Urban Development (Municipal Administration), Panaji vide their application dtd. 12/6/2020 had earlier applied for change of zone of the property from Paddy Field to Settlement zone under the provisions of Section 16B of the TCP Act, which is now requested for consideration under 16A of TCP Act.

Office of Canacona Municipal Council vide their letter No. CMC/Techsec/2020-21/479 dtd. 03/07/2020 has also requested that the proposal pertaining to the change of zone of their property as submitted earlier under Section 16B may now be considered under Section 16A of TCP Act. It is also stated in the same letter that the purpose for the change of zone is for construction of new Municipal Fish Market under 14<sup>th</sup> Finance Commission grant sanctioned by the Government for the purpose and an resolution to that effect has been adopted in the council meeting dtd. 8/8/2017.

The Committee deliberated on the proposal and decided to recommend change of zone of the property under Sy.No. 53/2 of village Chaudi, Canacona Taluka from Paddy Field to Settlement zone for an area of 1269.00 sq.mts. for the purpose of constructing a new Municipal Fish Market.

The proposal of Department of Urban Development (Municipal Administration) for change of zone of the property therefore stands recommended.

**Item No 11: Proposal of Director of Women & Child Development under Section 16-A of Town & Country Planning Act, 1974 for carrying out development work in land bearing Sy. No 3/5 of Xelopo-Curdo village, Sattari Taluka.**

The Member Secretary informed the Committee that a proposal is received from the Director of Women & Child Development under inward No. 1813 dtd. 6/7/2020 for seeking permission to carry out construction of an Anganwadi Centre

in plot bearing Sy. No. 3/5 of Xelopo-Curdovillage, Sattari Taluka. As per the letter submitted by the Director of Women & Child Development, the request is made for construction of Anganwadi Centre for benefit of local people of the area.

The letter states that as per Regional Plan for Goa – 2021, the property under reference is earmarked as Orchard zone and is stated to be a barren rocky piece of land in continuation of plots of land for Government Primary School.

Director of Women & Child Development has submitted a letter issued by office of Village Panchayat, Cotorem, Sattari-Goa enclosing therein resolution copy of General Gramsabha meeting held on 20/10/2018 recommending the construction new Anganwadi building in Sy. No. 3/5.

The Committee was further briefed that the letter does not specify the exact area to be changed however a survey plan of the property bearing No. 3/5 is submitted which shows that the total area of the property is 15050.00 sq.mts. over which an area of 298.00 sq.mts. is marked proposing it for change of zone. As per Form I&XIV submitted, the name of the occupant is recorded as “Government of Goa”.

The Committee also took note that although the proposal is for construction of Anganwadi, which is an educational institution, the letter of Director of Women & Child Development does not specify as to what change of zone it desires to obtain.

The Committee deliberated on the proposal and decided to recommend change of zone of part of the property admeasuring an area of 298.00 sq.mts. of Sy.No. 3/5/4 from Orchard to Institutional zone, as the purpose was for construction of Anganwadi.

The Committee also decided that the Director of Women & Child Development shall be informed that the recommendation of Committee is only for change of zone of the property from Orchard zone to Institutional zone and any secondary development in the property shall be governed as per rules in force and necessary permissions for the same shall be obtained from the Competent Authorities.

The proposal of Director of Women & Child Development for change of zone of the property therefore stands recommended.

**Item No 12: Proposal of Director of Women & Child Development under Section 16-A of Town & Country Planning Act, 1974 for carrying out development works in land bearing Sy. No.2/4 of Vantem village, Sattari Taluka.**

Member Secretary informed the Committee that a proposal is received from the Director of Women & Child Development under inward No. 1812 dtd. 6/7/2020 seeking permission to carry out construction of an AnganwadiCentre in plot bearingSy. No. 2/4 of Vantem village, Sattari Taluka. As per the letter submitted, the request is made for construction of AnganwadiCentre for benefit of local people of the area.

The letter states that as per Regional Plan for Goa – 2021, the property under reference is earmarked as Orchard zone and is stated to be a barren rocky piece of land in continuation of plots of land for Government Primary School and Temple.

A letter of Director of Education bearing ref.No. DE/ADM-III-Const.Anganwadi/171/07 dtd. 28/3/2018 is also submitted by which a NOC is granted to Director of Women & Child Development for construction of Anganwadi Centre at Gaonkarwada, Vantem, Near Govt. Primary School. Office of Village Panchayat, Bironda, Sattari-Goa has also issued No Objection Certificate dtd. 23/3/2018 to Director of Women & Child Development for the purpose.

The Committee was further briefed that the letter does not specify the exact area to be changed however a survey plan of the property bearing No. 2/4 is submitted which shows that the total area of the property is 1975.00 sq.mts. over which, an area of 535.00 sq.mts. is marked proposing it for change of zone. As per Form I&XIV submitted, the name of the occupant is recorded as “Government of Goa”

The Committee also took note that although the proposal is for construction of Anganwadi, which is an educational institution, the letter of Director of Women & Child Development does not specify as to what change of zone it desires to obtain,

The Committee deliberated on the proposal and decided to recommend change of zone of part of the property admeasuring an area of 535.00 sq.mts. of Sy.No. 2/4 from Orchard to Institutional zone, as the purpose was for construction of Anganwadi.

The Committee also decided that the Director of Women & Child Development shall be informed that the recommendation of Committee is only for change of zone of the property from Orchard zone to Institutional zone and any secondary development in the property shall be governed as per rules in force and necessary permissions for the same shall be obtained from the Competent Authorities.

The proposal of Director of Women & Child Development for change of zone of the property therefore stands recommended.