

AGENDA FOR 17TH MEETING OF THE CONSERVATION COMMITTEE TO BE HELD ON 06/06/2018 AT 04.00 P.M. IN CONFERENCE HALL, MINISTER'S BLOCK, SECRETARIAT, PORVORIM – GOA

Item No. 1:- Confirmation of minutes of 16th meeting of Conservation Committee held on 12/03/2018.

The Minutes of 16th meeting of Conservation Committee were circulated to all the members vide letter No. 27/15-2/TCP/CC/2018/739 dtd. 20/04/2018. No comments have been received on the same.

The Committee may like to confirm the minutes.

Item No. 2: Proposed repair / renovation of existing house and addition of first floor (Part) situated in property bearing Chalta No. 63 P.T. Sheet No. 74 of Panaji city by Shri Sadhashiva Vinayak Vaigankar (File No. 27/15-3/830/TCP/C.C/2018)

The proposal is received from North Goa Planning & Development Authority vide letter dtd. 03/05/2018 for proposed repair / renovation of existing house and addition of first floor (Part).

The Technical Members Arch. Ketak Nachinolkar, Arch. Snehalata Pednekar, Eng. Chandrashekhar Prabhudessai and Arch. Shri John Marcelino inspected the site on 14/05/2018 and it is observed that the small house has no proper access which is sought to be rebuilt. It is not visible from the main road and is surrounded by new structures of suspicious legality.

The Technical Members have recommended the proposal.

The Committee may like to decide on the proposal.

Item No. 3: Proposed Re-construction of Kasturba Matoshri High School building situated in property bearing Chalta No. 211, 212, 312 of P.T. Sheet No. 35 at Panaji City by Shree Shikshan Pravartak Mandal. (File No. 27/15-3/631/TCP/C.C/2018)

The proposal is received from North Goa Planning & Development Authority vide letter dtd. 09/05/2018 for proposed re-construction of Kasturba Matoshri High School building.

Earlier the proposal was placed in the 100th meeting of the conservation Committee held on 11/02/2009 and was approved from Conservation point of view.

The Technical Members Arch. KetakNachinolkar, Arch. SnehalataPednekar, Eng. ChandrashekharPrabhudessai and Arch. Shri John Marceloinspected the site on 14/05/2018 and it is observed that the old building is sought to be demolished and rebuilt with additional floor. Further, it is observed that there is no proper access to the place. The building bears strong character and historic features which needs to be maintained. The Technical Members did not recommend the proposal as the above features are not reflected properly in the proposal.

The Committee may like to decide on the proposal.

Item No. 4: Proposed construction of residential house in Sy. No. 217/3 of Quelossim village Mormugao Taluka by Shri Antonio Almeida. (File No. 27/15-3/829/TCP/C.C/2018)

The proposal was received from Director of Archives & Archaeology vide letter dtd. 11/04/2018 for proposed construction of residential house.

The permission was granted for proposed construction of residential house by Mormugao Taluka Office vide letter no. DH/3193/5/MTP/2015/73 dtd. 21/01/2015, and also Conversion Sanad obtained from Office of the Dy. Collector/SDO, Mormugao, Vasco-Da-Gama Goa for an area admeasuring 255.00 Sq.mtrs for residential purpose vide letter No. 11/DYC/MOR/CONV/27/2015/4578 dtd. 04/01/2016 and construction licence issued by office of the village Panchayat Cortalim Quelossim vide letter No. VP/CQ/Const licence/45/2015-16/3131 dtd. 22/02/2016.

The Director of Archives & Archaeology mentioned in the above letter that the permission was granted within 100 mtrs from the State protected monuments of the site of Shree Shantadurga Temple without having NOC from Director of Archives & Archaeology.

The Technical Members inspected the site on 14/05/2018 and it is observed that the structure is located in the vicinity of protected site of ruins of Shree Shantadurga Temple. The site is largely unexplored and needs investigations for test pits on the other side of the road. The old structure exists above the ground as of now. The proposed structure is behind the temple and also separated by road.

Hence, the Committee may like to decide on the proposal.

Item No. 5 Revised plan for proposed construction of Residential Building at Sy. No. 124/1 of Ella village, Tiswadi Taluka by Shri Ajit B. Shirodkar. (File No. 27/15-3/783/TCP/2018)

The proposal is received vide letter dtd. 14/05/2018 from Office of the Dy. Town Planer, TCP Dept., Tiswadi Taluka office for proposed construction of Residential Building (revised plan).

Earlier the proposal was placed in the 12th meeting of Conservation Committee meeting held on 28/04/2016 and it was decided to approve the proposal subject to condition that the colour scheme be revised as suggested by the Technical Members. The Member Secretary was accordingly directed to communicate the decision of the Technical Members to Tiswadi Taluka Office for obtaining revised colour scheme as suggested above.

A sub-committee comprising of three members i.e. (i) Arch. Ketak Nachinolkar (ii) Arch. Chandan Parab and (iii) Arch. Snehalata Pednekar, was constituted to go through the revised colour scheme, if received, and then to recommend the same for approval, if found satisfactory. The Committee had also authorized Member Secretary to issue the necessary NOC from conservation point of view, after obtaining recommendation of sub-committee as above.

Subsequently, the Tiswadi Taluka office had forwarded revised colour scheme vide letter dtd. 11/08/2016 and same was verified by sub-committee and thereafter decision (NOC/approval) of the Committee was communicated to the Tiswadi Taluka office vide letter dtd. 22/09/2016 from Conservation point of view.

Now the revised proposal is received wherein the structure is proposed with stilt, ground floor and first floor having floor area 274.63 sqmtrs and a height of 6.32 mtrs.

The Technical Members observed that the elevation is not in keeping with the character. The Technical Members recommend that the proposal be resubmitted.

The Committee may like to decide on the proposal.

Item No. 6: Proposed Residential Wellness Center (re-construction) in Chalta No. 5 of P.T. Sheet No. 125 of Mapusa Goa, Bardez Goa by Fr. Ivo Dias (File No. 27/15-3/828/TCP/C.C/2018)

The proposal is received from North Goa Planning & Development Authority vide letter dtd. 04/04/2018 for Residential Wellness Center (re-construction).

The proposal consists of ground + 2 structure above stilt with a height of 11.35 mts. having an area of 650.84 sq.mts. with sloping roof .

The proposal submitted was not as per the Goa Land Development and Building Construction Regulations, 2010 and also without clear recommendation of North Goa PDA from planning point of view. Accordingly, the same was informed to the Member Secretary vide letter dtd. 13/5/2018 to submit the revised proposal to be placed before the Conservation Committee.

Subsequently, the Member Secretary has submitted revised plan vide letter dtd. 17/5/2018.

The proposal now consists of stilt, upper ground floor, first floor and second floor with a height of 11.35 mts. from the upper ground level for an area admeasuring 954.26 sq.mts. The proposal is again submitted without any clear recommendation of North Goa PDA from planning point of view.

The Technical Members could not go through the revised proposal so as to offer their comments.

The Committee may like to decide on the proposal.

Item No. 7: Suggestion to preserve Goan Culture and Heritage. (File No. 27/15-2/C.C/OBJECTION-SUGGESTION/2018)

The Department is in receipt of letter dtd. 24/6/2017 from Directorate of Archives & Archaeology, Panaji wherein applications received from Additional Collector-II and suggestion received from Department of Public Grievance-Secretariat, Porvorim are forwarded to TCP office, requesting for preservation of Goan Culture and Heritage. It is stated that Goa is influenced by Portuguese culture and their buildings and art works are famous till today

It is their say that the Modern developments are spoiling the cities age old streets, colonies, churches, and have also stated that there should be no more new buildings, new structures to be built in the name of modernization and spoiling the states age old colour and culture, buildings, houses, churches it is their request not to allow new structures to be built.

Also, Directorate of Archives & Archeology vide their letter dtd. 15/11/2017 have forwarded representation of Shri Prajal Sakhardand regarding preservation of the ancient Temple of Betal in Paigunim Canacona.

Also one letter is received from Shri Domnick Mendes requesting to declare village of Chandor as Heritage Conservation area.

The Committee may like to deliberate on the representations.

Item No. 8: Proposed development of Reis Magos Fort and Reis Magos village along with development of Passenger Ropeway between Panaji and Reis Magos at Sy.No. 91/1 of Reis Magos village, Chalta No. 7 of P.T. Sheet No. 97 & Chalta No. 1 of P.T. Sheet No. 79 of Panaji city by Dy. General Manager (Co-Affairs), Goa Tourism Development Corporation Ltd. (File No. 27/15-3/819/TCP/2017)

Member Secretary informed that the proposal was earlier discussed in 15th meeting of Conservation Committee held on 22/11/2017, in which certain suggestions were made to be incorporated in the proposal. The Committee had also recommended that the Tower shall be covered with suitable material considering aesthetic features to match with surrounding area.

Proposal was again placed in the 16th meeting held on 12/3/2018 and it was informed that the proposal for inclusive development of Reis Magos Fort and Reis Magos village along with development of passenger ropeway between Panaji and Reis-Magos. The proposal consisted of re-opening in the backside (North-West) of the Fort Wall, illumination of the Fort, conducting Light & Sound show at the back side of the Fort and running battery-operated buggies for transporting tourists.

It was informed that a note of GTDC addressed to Hon'ble Minister for TCP was also received by the Department, by which relaxations are sought from the office of North Goa PDA pertaining to height of the terminal building to 40.00 mts. and floor height to 6.00 mts. Also, coverage relaxation upto 40% is sought. GTDC also requires change of zone to Commercial Special (CS) having FAR of 250.

Further, it was informed that earlier a meeting was convened on 2/2/2018 in the Conference Hall, Secretariat by the Hon'ble Minister TCP Shri

VijaiSardesai to discuss and resolve issues faced by GTDC in executing the project.

During the meeting, Smt. Blossom Medeira, Director of Archives and Archaeology had raised apprehensions regarding stability of Fort walls during construction of Tower, as the said Tower to be constructed is in close proximity to the Fort. The Committee was of the opinion that the foundation of the Fort Walls shall be checked thoroughly by the Competent Authority so as the Fort is not endangered during the execution of the work. It was accordingly decided that the site shall be inspected by the Technical Members to ascertain the stability of Fort Walls.

As decided in the meeting, the site inspection was carried out by the Technical Members on 14/5/2018 and the proposal in totality and its impact on the fort wall and the surrounding was studied and the following was observed as regards to the development proposed:

1. *In the vicinity of the historic fort of Reis Magos.*
2. *The main block proposed is far away from the fort.*
3. *However the proposed tower is close to the fort wall on the slope.*
4. *Impacts seen.*

Archaeological – Away from the Fort area hence negligible.

Visual – The tower which is much higher than 80.00 mts. is quite imposing affecting the visual impression of the fort on the west side from the road below. This will also be a hindrance to the Vicco from the bastion of the fort.

Architectural – Not competing with the architectural character of the fort.

Physical/structural – No direct touch but the slope which is steep with the fort above. Digging and rock breaking for foundation might impact the structural stability of the old fort which already has cracks in the bastions.

The Technical Members did not recommend the proposal in view of visual and physical impact seen and as detailed above. The Technical Members also recommended that the tower may be shifted away from line of sight of the Fort.

The decision of the Conservation Committee in its 16th meeting was to approve the proposal with the suggestion that the site shall be inspected by the Technical Members to ascertain the stability of Fort wall and whereas on conducting this site inspection, the Technical Members have given adverse remark and hence the proposal is placed again before the Committee for information and decision accordingly.

Item No. 9: Conservation Policy for Goa

Item No. 10: Any other item with the permission of chair