

**AGENDA FOR 19<sup>TH</sup> MEETING OF THE CONSERVATION COMMITTEE TO BE HELD ON 29/11/2018 AT 4.00 P.M. IN THE CONFERENCE HALL, MINISTER'S BLOCK, SECRETARIAT, PORVORIM - GOA**

**Item No. 1:- Confirmation of minutes of 18<sup>th</sup> meeting of Conservation Committee held on 24/09/2018.**

The Minutes of 18<sup>th</sup> meeting of Conservation Committee were circulated to all the members vide letter No. 27/15-2/TCP/CC/2018/2184 dtd. 23/10/2018. Since no comments are received, the minutes may please be confirmed.

The Committee may like to confirm the same.

**Item No. 2: Proposed construction of V.I.P Guests House with Dining facilities at Raj Bhavan, Dona Paula, Goa in the property bearing Chalta No. 1, P.T. Sheet No. 168 of Panaji by Exe. Engineer, W.D.I, P.W.D, Patto, Goa. (File No. 27/15-3/842/TCP/18)**

The proposal by Exe. Engineer, W.D.I, P.W.D, Patto, Goa regarding proposed construction of V.I.P Guests House with Dining facilities at Raj Bhavan, Dona Paula, Goa in the property bearing Chalta No. 1, P.T. Sheet No. 168 of Panaji, is received through Greater Panaji Planning & Development Authority.

The proposal involves 1 no. of Dining Block & 2 nos. of V.I.P Guest House Blocks containing 4 residential units each. The site is accessible by proposed 20 mtrs.wide road and portion of property where buildings are proposed is uniformly level. The proposed buildings fall towards the sea ward side of Zauri River & 100 mtrs away from HTL of Zauri River. The Greater Panaji Planning & Development Authority has recommended the proposal in the Standard Proforma.

The property is earmarked as partly Public/ Semi Public / Institutional 'F-P' Conservation zone partly Preservation 'PR' zone as per ODP of Panaji.

The members of Technical Committee has scrutinized the proposal and has recommended the same.

The Committee may decide.

**Item No. 3: Proposed construction and extension to Old Priest Home at Sy. No. 34/1, Goa Velha Village, Tiswadi Taluka by Mission Society of Pilar (File No. 27/15-3/846/TCP/18)**

The proposal by Mission Society of Pilar regarding construction and extension to Old Priest Home at Sy. No. 34/1, Goa Velha Village, Tiswadi Taluka is received through Tiswadi Taluka Office of the Town & Country Planning Dept.,

The proposal involves proposed addition of total 900.27 sq.mtrs.floor area on G+2 floors to the existing Church Building for residential purpose, consisting of bedrooms, kitchen, store, washing area etc. along with infirmary , nurses station and ICU. The Old Priest Building existing on site is to be retained and existing structure attached to it is proposed to be demolished. The property is earmarked as Settlement zone as per Regional Plan for Goa 2021. The applicant has not yet submitted any reference to adjacent buildings in order to ascertain the character of the area. The Technical Committee has scrutinized the proposal and has recommended that the shape of windows and plaster band as that of existing Church building shall preferably be repeated to the proposed structure.

The Committee may decide.

**Item No. 4: Proposed construction of Residential Bungalow at Sy. No. 124/1, Plot No. 13 of Ella village, Tiswadi Taluka by Shri Milind V. Limaye and Mrs. Gauri M. Limaye. (File No. 27/15-3/840/TCP/18)**

The proposal by Shri Milind V. Limaye and Mrs. Gauri M. Limaye regarding proposed construction of residential Bungalow at Sy. No. 124/1, Plot No. 13 of Ella village, Tiswadi Taluka is received through the Tiswadi Taluka Office of the Town & Country Planning Dept.,

The proposal involves proposed construction of a single house (G+1) with proposed total floor area of 238.8 sq. mtrs. The property is earmarked as S4 zone and Ella village is classified in VP 1 category and said plot is in Archaeological Park. The plot is accessible by 8.00 mtrs wide subdivision road towards western side and 6.00 mtrs. wide subdivision road towards northern side. It is vacant and flat in nature. There are existing houses in the said subdivision. The Technical Committee has scrutinized the proposal and was of the opinion that the proposal

does not reflect Conservation Character and appears to be more of a contemporary structure.

The Committee may decide.

**Item No. 5: Proposed addition of 1<sup>st</sup> floor to exiting house by Shri Rafael Rodrigues at Chalta No. 32, P.T. Sheet No. 151 of Margao, Salcete Taluka.(File No. 27/15-3/847/TCP/18)**

The proposal regarding proposed addition of 1<sup>st</sup> floor to exiting house by Shri Rafael Rodrigues at Chalta No. 32, P.T. Sheet No. 151 of Margao, Salcete Taluka is received through South Goa Planning & Development Authority. The proposal involves proposed construction of internal staircase in the lobby of existing ground floor and proposed addition of 1<sup>st</sup> floor on the existing house. The proposed as well as existing building is touching both the sides of the plot which is having frontage of 6.20 mtrs. The property is accessible by road with proposed Right of Way of 10.00 mtrs and there is an existing house on the site. The South Goa Planning & Development Authority has recommended the proposal in the Standard Proforma. The members of Technical Committee has scrutinized the proposal and has recommended the same.

The Committee may decide.

**Item No. 6: Issue of Completion Certificate in Conservation Area(File No. 27/15-3/838/TCP/18)**

The matter regarding issue of Completion Certificate in Conservation Area was discussed in the 17<sup>th</sup> meeting of the Conservation Committee and Committee recommended that instructions are to be issued to PDAs/ TCP offices to ensure that the approvals granted by the Conservation Committee are strictly adhered to and if found that there are any deviations from the approval granted by Conservation Committee, then the NOC granted by the Committee shall be withdrawn. The Member Secretary was accordingly directed to issue necessary instructions to all the concerned District offices/ PDAs dealing with Conservation matters.”

However, in order to effectively implement the recommendation of the Committee, directions need to be issued to the PDA's /District/Taluka level branch offices of TCP Dept., to refer the proposals for Completion Certificate to Conservation Committee in the cases where NOC's from Committee were obtained. The concerned PDA's/District/Taluka level branch offices of TCP

Dept., shall ensure that the construction has been carried out in accordance with the plan recommended by it, and accordingly issue its NOC for further grant of completion order.

The Committee may decide.

**Item No. 7: Proposed addition and alteration to existing G+1 House in the property bearing P.T. Sheet No. 4 , Chalta No. 91, Ribandar, Panaji City , Goa for Shri Sadanand R. Rane.(File No. 27/15-3/848/TCP/18)**

The proposal regarding proposed addition and alteration to existing G+1 house in the property bearing P.T. Sheet No. 4, Chalta No. 91, Ribandar, Panaji city, Goa for Shri Sadanand R. Rane, is received through North Goa Planning & Development Authority.

The proposal involves revision and addition to existing ground as well as addition to existing first floor, thereby adding 209.75 sq. mtrs. of floor area to the existing building . The property is earmarked as Conservation Settlement zone. It is accessible by an existing tar road with proposed width of 6.00 mtrs. There is an existing G+1 building on the site. The North Goa PDA has not specifically commented on recommendation of it.

The Committee may decide.

**Item No. 8: Representation by Goa Heritage Action Group regarding appointment of Shri Raya Shankhwalkar as member of Conservation Committee.**

The Department is in receipt of representation dtd. 28/09/2018 by Goa Heritage Action Group regarding appointment of Shri Raya Shankhwalkar as member of Conservation Committee, in order to help contribute towards Goa's Heritage Conservation.

As per section 27.IX.5.a) of Goa Land Development & Building Construction Regulations, 2010, the Committee has power to co-opt up to 2 additional members who may have special knowledge of the subject, and who may be experts of repute on Heritage/Conservation/ History/Land scape/ Natural History and other related fields to seek expertise on a specific proposal before the Commission if required.

Hence, Committee may decide.

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

