

AGENDA FOR 23rd MEETING OF THE CONSERVATION COMMITTEE TO BE HELD ON 13/07/2020 AT 3.30 P.M. IN THE CONFERENCE HALL, MINISTER'S BLOCK, SECRETARIAT, PORVORIM - GOA

Item No. 1:- Confirmation of minutes of 22nd meeting of Conservation Committee held on 01/06/2020.

Minutes of 21st meeting of the Conservation Committee held on 01/06/2020 were circulated among the members of the Committee. Since no comments have been received, the Committee may confirm the same.

Item No. 2: Revised plan of ground floor and first floor to existing blocks 9 and 10 at Sy. No. 14/1 of Bainguinim Village of Tiswadi Taluka by Fr. Mavrick Fernandes, Director, Caritas Goa, St. Xavier Centre for differently abled. (File No. 27/15-3/609/TCP/2020).

The proposal is forwarded by Tiswadi Taluka Office for construction of ground floor and 1st floor to existing blocks 9 & 10 (revised plan).

As per the proposal submitted, total area of the property is 37,575 sq. mts. Village Bainguinim is classified as VP1 category. Since the total area of the property is more than 4000.00 sq. mts., permissible FAR is 60. The coverage consumed (existing + proposed) is 11.80 % and FAR consumed (existing + proposed) is 14.52. The property under reference is accessible by 10.00 mts. wide existing road having proposed right of way of 15.00 mts. Blocks No. 9 and 10 consist of existing ground floor and part of Block No. 9 only is shown for demolition in the plans submitted.

The proposal was placed in the 22nd meeting of Conservation Committee held on 01/06/2020, however the Technical Members were of the opinion that the site need to be inspected at first instance for carrying out further scrutiny of the proposal. It was also decided that the official of ASI shall accompany the Technical Members at the time of site inspection, as the proposal is in vicinity of St. Augustin Tower.

The site was inspected by the Members on 8/7/2020.

The Committee may decide.

Item No. 3: Proposed restoration, alteration and addition to existing St. Rock Church at Sy. No. 1/3 of Village in Salcete Taluka. (File No. 27/15-3/873/TCP/2020)

The proposal is forwarded by South Goa District Office, Town and Country Planning Department.

The President of Fabrica of St. Rock Church in letter dated 11/03/2020 has applied for Technical Clearance for restoration, alteration and addition to the existing St. Rock Church at Velim, Salcete Taluka. The plot admeasures 2650.00 m². The coverage consumed is 45.99% and FAR proposed to be consumed is 51%. The proposal comes under the list of protected monuments under the Directorate of Archives and Archeology, Panaji-Goa as notified from time to time under the State Act as listed under Goa Land Development and Building Construction Regulations, 2010. It is mentioned by office of Senior Town Planner (South) that the coverage consumed is 45.99, whereas permissible is 33 1/3 and hence has asked for the relaxation in coverage.

The proposal was placed in the 22nd meeting of Conservation Committee held on 01/06/2020, however the Technical Members were of the opinion that the site need to be inspected at first instance for carrying out further scrutiny of the proposal.

The Technical Members inspected the site on 30/6/2020 and were of the opinion that the characteristic of front façade of the church shall be retained. Also, the materials used for front façade shall be re-used for shifting of the front façade in the podium as proposed and that utmost care shall be taken while undertaking the demolition and shifting.

The Committee may decide.

Item No. 4: Proposed alteration and addition to existing Church building at Sy. No. 1 of Colva Village of Salcete Taluka by Fr. Simpliciano N. Fernandes – TPM/32478/Colva/1/2020 (File No. 27/15-3/880/TCP/2020)

The proposal is forwarded by South Goa District Office, Town & Country Planning Department for alteration & addition to Our Lady of Merces Church in Sy. No. 1 of Colva Village, Salcete Taluka.

The proposal involves alteration and addition to existing structure mentioned as portion 'A' and portion 'B' on the plans submitted. Portion marked as 'A' is for proposed stilt parking and staircase block at ground floor level, over which a bedroom with toilet is proposed at first floor level and whereas in portion 'B', a transept is proposed on the ground floor and is contained within the courtyard area and hence is not visible in the elevation. The area of the property is 8800 m². Coverage proposed is 39.37% and the FAR proposed to be consumed is 58.09. The property is abutting existing MDR.

The proposal was placed in the 22nd meeting of Conservation Committee on 01/06/2020, however the Technical Members were of the opinion that the site need to be inspected at first instance for carrying out further scrutiny of the proposal.

The Technical Members inspected the site on 30/6/2020 and were of the opinion that portion 'B' where transept is proposed on the ground floor may not be agreed upon as it will disturb the whole characteristic and proportion of open to sky courtyard. The Members also did not favour the demolition of the old columns as replacing them by columns of a smaller sections would disturb the scale and grandeur of the passage and area in which they are contained. Members however were in favour of permitting portion 'A' where stilt parking and staircase block is proposed at ground floor level and bedroom with toilet is proposed at the first floor, which is an addition to the rear of the existing structure and does not have much visual impact on the exteriors.

The Committee may decide.

Item No. 5: The proposal for preparation of Master Plan for the Heritage Panchayat of Se-Old Goa by Charles Correa Foundation (CCF). (File No. 27/15-3/877/TCP/2020)

The proposal for preparation of Master Plan for the Heritage Panchayat of Se-Old Goa by Charles Correa Foundation (CCF) was placed in the 22nd meeting of Conservation Committee held on 01/06/2020.

In the above meeting, it was informed that CCF has submitted proposal that the Panchayat of Se-Old Goa poses a unique challenge towards spatial, environmental, transport and heritage planning. Further, CCF has stated that members of CCF team, in the process of their research, found that there has been various developments since the preparation of the Village Panchayat development plan by the TCP Department, since 2009, which warrant immediate update in the form of a detailed Local Area Development Plan (LAP) for the Village Panchayat of Se-Old Goa.

CCF has informed that the preparation of Master Plan for the Heritage Panchayat of Se-Old Goa will be a 10 months project in two parts.

1. Area development plan for the Village Panchayat of Se-Old Goa under Section 17 of the TCP Act.
2. A Heritage management plan for archeological park identified at Old Goa in the Regional Plan for Goa 2021.

CCF quoted a cost of Rs. 18 lakhs for undertaking the work of preparation of Master Plan for of the Heritage Panchayat of Se-Old Goa.

The Member Secretary had briefed in the above meeting that earlier, Arch. Ketak Nachinolkar was appointed by Government vide Notification No. 10/686/2016/DMA/775 dtd. 30/6/2016 to prepare a Comprehensive Master Plan for Conservation and development of the Old Goa Heritage area which is recognized by the UNESCO as World Heritage. The scope of preparation of this Comprehensive Master Plan included the following:

1. Historical aspects of the place before the arrival of the Portuguese.
2. Portuguese era developments leading to Old Goa becoming a major metropolis.
3. The historical area which would be encompassed within the Master Plan.
4. Delineation of the historic sites to be considered in the Master Plan.
5. Assistance in preparation of the draft bye-laws to regulate the activity.
6. Proposal for constitution of a Special Development Authority.
7. Identifying parameters for accrual of social and economic benefits to the local population.

8. Solid as well as liquid waste management for total sanitation.
9. Any other inputs as deemed necessary.

It was further informed that vide letter dtd. 20/9/2016, Architect Ketak Nachinolkar has submitted a draft report to Directorate of Municipal Administration, Panaji – Goa, for which, Smt. Rohini Ambekar Pandey from ASI informed that no final decision on the said report has been taken as yet.

The Committee had deliberated on the proposal and decided that a proper presentation shall be given by CCF in the forthcoming meeting of the Committee such that a final decision in this regard could thereafter be taken. Accordingly, CCF is asked to make a formal presentation on the subject.

The Committee may deliberate.

Item No. 6: Any other item with the permission of the chair.