

**MINUTES OF 31ST 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 15/12/2020 AT 3.30 P.M.**

The following Members attended:

1. Shri Parimal Rai
Chief Secretary ... Chairman
2. Shri Puneet Kumar Goel
Principal Secretary (TCP) ... Member
3. Er. Venancio C. Fernandes
Rep. of Indian Institution of Town Planners
(Goa Regional Chapter) ... Member
4. Er. Anwar Khan
Rep. of Institution of Engineers
(Goa Local Centre) ... Member
5. Arch. Milind Ramani
Rep. of Indian Institute of Architects
(Goa Chapter) ... Member
6. Shri. Ivo A. J. Daniel ... Member
7. Shri Evangelisto Andriano Da Costa ... Member
8. Shri Rajesh Naik,
Chief Town Planner (Planning) ... Convener/
Member Secretary

Item No. 1: Confirmation of minutes of 30th 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 07/07/2020.

Member Secretary informed that the minutes of 30th meeting were circulated to members of the Committee and that no comments have been received on the same. The Committee therefore confirmed the minutes of 30th meeting.

Item No. 2: Proposal of Goa Housing Board for change of zone from Settlement to Institutional (Housing) at land bearing Sy. No. 24/1-A Plot No. 38, 39 & 29 at Curca Village, Tiswadi Taluka.

The Member Secretary informed that the proposal is received from the Managing Director, Goa Housing Board, Porvorim-Goa for change of zone of sub divided Plot Nos. 29, 38 & 39 in Sy. No. 24/1-A at Curca, from Settlement zone to Institutional zone (Housing), with a request for increase in FAR to 150.

As per the proposal submitted, the plots under reference are part of finally approved sub-division layout. It was informed that sub-division was issued by Tiswadi Taluka Office, TCP Department vide no. Tis/3429/CUR/TCP/9/283 dated 04/02/2019. As per Regional Plan for Goa 2021, Release-I policy, Village Curca comes under VP-1 category having maximum FAR of 80. The zone of the property under Sy. No. 24/1-A at present is Settlement as per Regional Plan for Goa 2021, which is requested for Institutional zone (Housing).

It was informed that the proposal of Goa Housing Board is for change of zone of 03 plots only i.e. Plot No. 29 having area of 2720.00 sq. mts., plot no. 38 having an area of 3998.97 sq.mts. and Plot No. 39 having area of 3994.54 m² and thus total area requested for change of zone is 10713.51 sq. mts.

The Member Secretary informed that the request is made by Goa Housing Board for change of zone to institutional with FAR of 150, only for the purpose of taking up housing projects, details of which however are not submitted.

The Member Secretary further informed that a representative of Goa Housing Board was invited for the meeting to give the details and reasoning for their request, however it was observed that no official of the Goa Housing Board was present for the meeting.

It was therefore decided by the Committee to defer the matter for the next meeting such that a detail presentation could be given by the Goa Housing Board to justify their request.

Item No. 3: Proposal of Goa Housing Board for change of zone from Settlement to Institutional (Housing) at land bearing Sy. No. 24/1-A, part B at Curca Village, Tiswadi Taluka.

The Member Secretary informed that another proposal is received from the Managing Director, Goa Housing Board, Porvorim-Goa for change of zone of property bearing Sy. No. 24/1-A, part B at Curca Village, Tiswadi Taluka. The proposal is for change of zone from Settlement zone to Institutional (Housing) with a FAR of 150.

As per Regional Plan for Goa 2021, Release-I policy, Village Curca comes under VP-1 category having maximum FAR of 80. The zone of the property under Sy. No. 24/1-A part B is Settlement at present as per Regional Plan for Goa 2021, which is requested for Institutional zone (Housing).

The Member Secretary informed that the request is made by Goa Housing Board for change of zone to institutional with FAR of 150, only for the purpose of taking up housing projects, details of which however are not submitted. It was further informed that the ownership documents of the property are also not submitted by the applicant. It was also brought to the notice of the Committee that the letter of Goa Housing Board dated 22/09/2020 states that the change of zone is requested from Settlement to Institutional (Housing), whereas another letter of theirs dated 15/10/2020 mentions that the change of zone is requested from Settlement to Institutional (Commercial). It was also observed that the letter of the Housing Board mentions area of the property for which change of zone is sought is 127000.00 sq. mts. whereas, site plan shows that same as 35955.00 sq. mts.

The Committee therefore felt it essential that clarification regarding these issues need to be given by the Goa Housing Board and since no official of theirs was present for the meeting, it was decided to differ the matter for the next meeting such that a detail presentation could be given by the applicant to justify their request and to clarify on the issues raised.

Item No. 4: Proposal of Institute of Public Administration & Rural Development (GIPARD), for change of zone from Orchard to Institutional at land bearing Sy.No. 126/1(part) at Ella village, Tiswadi Taluka.

The Member Secretary informed that a proposal is received from the Director (Training), Goa Institute of Public Administration & Rural Development (GIPARD), for change of zone of part of the property under Sy.No. 126/1(part) at Ella village, Tiswadi Taluka, admeasuring 10067.00 sq.mts. from Orchard zone to Institutional zone.

As per Regional Plan for Goa – 2021, the property under reference is earmarked as Orchard zone. Village Ella falls under VP-1 category having maximum FAR of 80 as per Regional Plan for Goa 2021, Release-I policy.

The Member Secretary informed that as per the letter of GIPARD, present establishment of GIPARD is housed in a building in the Directorate of Agriculture Campus at Ella Farm, Old Goa. It was further informed that an area of 13007.00 sq. mts. is in possession of GIPARD out of which an area of 2940 sq. mts. is already classified as Settlement zone and whereas major portion of the property admeasuring 10067.00 sq. mts. is classified as Orchard zone as per Regional Plan for Goa 2021. The said area of 10067.00 sq. mts. is transferred from Directorate of Agriculture to GIPARD vide order dated 11/01/2017.

The Member Secretary further informed that the GIPARD had stated that they are in the process of taking up the construction of a new full-fledged institute building over the plot of 10,067.00 sq. mts. and for which an Architectural competition was also held and the design has been selected for execution, as per which, the total built up area is approximately 2650.00 sq. mts.

Considering the training requirement of the institution and the need of theirs for construction a full-fledged institute building, the Committee recommended the change of zone of the property admeasuring 10,067.00 sq. mts. from Orchard to Institutional zone with FAR of 150.

Item No. 5: Proposal of Work Division XIV (NH), Public Works Department, Fatorda, 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 informed that the proposal was earlier received from the Executive Engineer, Work Division XIV (NH), Public Works Department, Fatorda, Margao-Goa, for change of zone of property admeasuring 2000.00 sq. mts. under Sy. No. 54/1 of Telaulim Village of Salcete-Taluka from cultivable zone to Settlement zone for rehabilitation of houses affected due to construction of Margao Western Bye-pass on NH-17.

It was informed that as per the Regional Plan for Goa 2021, the land use of the property under reference is Cultivable zone with Irrigation Command area and a canal is also passing through the property. Village Telaulim falls under VP-2 category having maximum FAR of 60 as per Regional Plan for Goa 2021, Release-I policy.

It was informed by the Member Secretary that 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.

It was further informed that the proposal was earlier placed before the 29th meeting of the Committee held on 15/01/2020 during which it was brought to the notice of the Committee that as per the Regional Plan 2021, the plot is abutting existing road which is proposed for 10.00 mts. width and a Canal is passing through the same property. During the discussion in the said meeting, the Executive Engineer of PWD had informed that they have obtained a letter from concerned Department regarding dropping of canal proposal, however, the Committee had observed that the contents of the letter were not clear and hence it was decided to obtain further clarification regarding this issue.

The Member Secretary then informed that the PWD has now placed on record a letter dated 02/09/2020 issued by Executive Engineer, Water Resources Department, Gogol, Margao-Goa, which clearly states that the land admeasuring 2000.00 sq. mts. under Sy. No. 54/1 of Telaulim Village is

handed over to PWD for the purpose of rehabilitation project subject to condition that the provision for water from Canal shall be maintained and chambers shall be provided. The said letter/NOC also requires the PWD to construct a syphon with chambers on either sides connected by underground pipeline in order to provide the irrigation facilities to the remaining command area.

On enquiry with the official representing PWD whether the conditions has imposed are agreeable to PWD and after the official agreeing to abide by the same, the Committee decided to recommend the change of zone of the property admeasuring 2000.00 sq. mts. under Sy. No. 54/1 of Village Telaulim from cultivable zone to Settlement zone.

Item No. 6: Proposal of Ministry of Ayush for change of zone from Sports City to Institutional zone u/s 16A TCP Act, 1974 for establishment of All India Institute of Ayurveda (AIIA) at property bearing Survey No. 298/1, 297/2-A, 294/1-A, 297/1(P), 296/2A (P), 296/1-A & 306/1-A (P) of Dhargal village in Pernem Taluka.

The Member Secretary informed that the proposal is received from Shri A. J. J. Kennedy, Under Secretary to the Government of India for change of zone of the property bearing Survey No. 298/1, 297/2, 294/1-A, 297/1(P), 296/2A (P), 296/1-A & 306/1-A (P) of Dhargal village in Pernem Taluka from Sports City to Institutional zone for establishment of All India Institute of Ayurveda (AIIA).

As per Regional Plan for Goa 2021, the land under reference is earmarked as Sports City. Village Dhargal falls under VP-1 category having maximum FAR of 80 as per Regional Plan for Goa 2021, Release-I policy.

The Member Secretary informed that Shri A. J. J. Kennedy, Under Secretary to the Government of India vide his letter dated 02/12/2020 has informed that Memorandum of Understanding (MoU) has been executed on 24/03/2017 and the supplementary MoU is executed on 13/08/2018 between Ministry of AYUSH, Government of India and Government of Goa. It is mentioned in the same letter that the Directorate of Health Services, Government of Goa has handed over the possession of land admeasuring

200000.00 sq. mts. at Dhargal to the Ministry of Ayush, Government of India.

The letter mentions that the proposal for change of zone of the property from Sports City to Institutional zone is for an area of 200000 sq. mts. and comprises of properties under Sy. No. 298/1, 297/2-A, 294/1-A, 297/1(P), 296/2A (P), 296/1-A & 306/1-A (P) and the same is for the purpose of setting up of All India Institute of Ayurveda (AIIA) having Hospital, Academic/Admin., Residential Quarters, UG/PG Hostels and associated buildings.

As per the application submitted, the detail of the properties for which change of zone is sought, is as under:

Sr. No.	Taluka	Village	Survey No.	Area in sq. mts.
1	Pernem	Dhargal	No. 298/1	29,200 sq. mts.
2			No. 297/2-A	78,200 sq. mts.
3			No. 294/1-A	17,532 sq. mts.
4			No. 297/1 (part)	16,270 sq. mts.
5			No. 296/2-A (part)	44,510 sq. mts.
6			No. 296/1-A	2,606 sq. mts.
7			No. 306/1-A (part)	11,682 sq. mts.
			Total Area	2,00,000 sq. mts.

The Committee deliberated on the proposal and observed that the land under reference has been already transferred to Ministry of Ayush for establishment of All India Institute of Ayurveda (AIIA) and considering the importance of the proposal for the State of Goa, recommended for change of zone of the property from Sports City to Institutional zone with FAR of 150.

Item No. 7: Proposal of Directorate of Panchayat for change of zone for development of New Panchayat Ghar cum Market complex and Material Recovery Facility shed at Sy. No. 107/7, Majorda, Salcete-Goa.

The proposal is received from Directorate of Panchayat for change of zone of the property under Sy. No. 107/7, Majorda, Salcete-Goa for development of New Panchayat Ghar cum Market complex and Material Recovery Facility shed at Majorda, Salcete – Goa.

As per Regional Plan for Goa - 2021, the property under reference is zoned as Paddy field having total area as 8675.00 sq. mts. The Member Secretary informed that the proposal was earlier discussed in 25th meeting of

the Committee held on 26/11/2018 and it was observed that the proposal was forwarded by Block Development Officer, Mormugao Block, which actually needs to be forwarded by Directorate of Panchayats after taking necessary administrative approval from the Government. In the said meeting, it was also observed that detail building plans and ownership documents were not submitted by the applicant. This findings were accordingly communicated to the Directorate of Panchayats by the TCP Dept. vide its letter dtd. 3/5/2019 which in turn were further communicated to BDO, Mormugao Taluka by the Directorate of Panchayats vide his letter dtd. 9/7/2019.

Member Secretary then informed the Committee that Directorate of Panchayats vide his letter dtd. 26/2/2020 has forwarded the proposal after obtaining necessary compliance from the office of Village Panchayat Majorda-Utorda-Calata, for necessary consideration by the Committee.

Shri Narayan M. Gad, Director of Panchayats, who was present for the meeting as invitee informed the Committee that the priority of the Village Panchayat was to construct Material Recovery Facility in the property and subsequently to take up the project of New Panchayat Ghar cum Market Complex. He also informed that the plans accordingly of MRF have been submitted by the Village Panchayat Majorda-Utorda-Calata showing the construction to be taken up. He also informed that Village Panchayat has forwarded Deed of Gift executed by the Village Panchayat Majorda-Utorda-Calata, which confirms their ownership over the property.

Member Secretary then brought to the notice of the Authority that the property under reference is earmarked as 'Rice' on Form I&XIV and necessary permission under Section 17A of TCP Act may have to be obtained prior to commencement of any construction activity in the property.

Chairman at this suggested that the applicant shall obtain all other requisite permissions as required under any other provisions of law prior to commencement of any secondary development within the property.

Accordingly, the Committee recommended for change of zone of the property under Sy. No. 107/7 at Majorda, Salcete-Goa for an area of 8675.00 sq.mts.

Item No. 8: Proposal of Law Department, Secretariat for change of zone for proposed High Court Complex for Bombay High Court at Goa in Sy. No. 75/1-A, 75/3-A, 76/1-C, 77/1-A, 77/1-G & 89/5-A, Village Penha-De-Franca, Taluka Bardez-Goa.

The proposal is received from the Under Secretary (Estt.), Law Department, Secretariat, Porvorim-Goa for change of zone of part of the property under Sy. No. 75/1-A, 75/3-A, 76/1-C, 77/1-A, 77/1-G & 89/5-A, Village Penha-De-Franca, Taluka Bardez-Goa **from** partly Natural Cover, partly Natural cover with No Development Slope, partly Settlement zone **to** Institutional zone and for realignment of 6.00 mts. internal road passing through the property.

It was informed by the Member Secretary that the Under Secretary, Department of Law & Judiciary Law (Establishment), Division had earlier obtained permission for construction of High Court Building in the property under reference vide Order No. TPB/716/TCP-14/2149 dtd. 16/7/2014 which was subsequently revised vide Technical Clearance Order No. TPB/716/PDF/TCP-20/498 dtd. 29/1/2020.

Member Secretary then informed that the application is now forwarded by Under Secretary (Estt), Law Department for consideration for change of zone of part of the property **from** Natural Cover, No Development Slope and Settlement **to** Institutional zone. Details of survey numbers alongwith corresponding area sought for change of zone is as under:

LAND USES							
Sr. No.	Survey No.	Area Sq. mts.	Change of zone sought for Institutional from following existing zones as per RPG-2021			Already existing as Institutional as per RP-2021	Existing and proposed roads
			Natural cover	No Development Slopes	Settlement Area Existing Retained	Institutional zone	
			Sq. mts.	Sq. mts.	Sq. mts.	Sq. mts.	Sq. mts.
1	75/1-A	2500	--	--	370	1897	233
2	75/3-A	6470	3378			3092	
3	76/1-C	13800	6664	286		6850	
4	77/1-A	6700	3110		574	2511	505
5	77/1-G	1983			318	1665	
6	89/5-A	408	67				341
	Total Areas	31861	13219	286	1262	16015	1079

The Committee after deliberation decided to consider the proposal for change of zone of the properties as under:

LAND USES						
Sr. No.	Survey No.	Area Sq. mts.	From Natural cover	From No Development Slopes	From Settlement zone	To Institutional zone
			Sq. mts.	Sq. mts.	Sq. mts.	
1	75/1-A	2500	--	--	370	370
2	75/3-A	6470	3378			3378
3	76/1-C	13800	6664	286		6664
4	77/1-A	6700	3110		574	3684
5	77/1-G	1983			318	318
6	89/5-A	408	67			67
	Total Areas	31861	13219	286	1262	14481

Thus the total area recommended for change of zone is 14481.00 sq.mts., breakup of which is as under:

- 1) Sy.No. 75/1-A, an area of 370 sq.mts. from Settlement to Institutional zone.
- 2) Sy.No. 75/3-A, an area of 3378.00 sq.mts. from Natural Cover to Institutional zone.
- 3) Sy.No. 76/1-C, an area of 6664.00 sq.mts. from partly Natural Cover to Institutional zone, subject to condition that no building construction activity shall be undertaken in the area of No Development Slope (286 m²).
- 4) Sy.No. 77/1-A, an area of 3684.00 sq.mts. from partly Natural Cover and partly Settlement to Institutional zone.
- 5) Sy.No. 77/1-G, an area of 318.00 sq.mts. from Settlement to Institutional zone.
- 6) Sy.No. 89/5-A, an area of 67.00 sq.mts. from Natural Cover to Institutional zone.

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

No other item was taken up under this item.