

MINUTES OF 32nd 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 02/03/2021 AT 3.30 P.M.

The following Members attended:

1. Shri Parimal Rai
Chief Secretary ... Chairman
2. Er. Anwar Khan
Rep. of Institution of Engineers
(Goa Local Centre) ... Member
3. Arch. Milind Ramani
Rep. of Indian Institute of Architects
(Goa Chapter) ... Member
4. Shri Rajesh Naik,
Chief Town Planner (Planning) ... Convener/
Member Secretary

Item No. 1: Confirmation of minutes of 31stmeeting 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 15/12/2020.

Member Secretary informed that the minutes of 31stmeeting were circulated to members of the Committee and that no comments have been received on the same. The Committee therefore confirmed the minutes of 31stmeeting.

Item No. 2: Proposal for re-construction of Panchayat Ghar under Deendayal Scheme at land bearing Sy. No. 69/3 in Quitol Village in Village Panchayat Naqueri-Betul, Quepem Taluka.

The Member Secretary informed that the proposal is received from Director of Panchayat, Panaji-Goa under reference No. 37/79/DP/Engg./DPRIDS/2020-21/396 dated 15/01/2021 for change of zone of the property bearing Sy. No. 69/3 in Quitol Village in Village Panchayat Naqueri-Betul, Quepem Taluka for the construction of Panchayat Ghar at Naqueri-Betul.

As per Regional Plan for Goa 2021 policy, village is VP-II category having maximum FAR of 60. The property under reference is earmarked as Settlement zone.

The Member Secretary informed that the Director of Panchayat has also forwarded a letter dated 13/01/2021 of Block Development Officer, Quepem-Goa, addressed to him enclosing therein a letter dated 13/01/2021 of Sarpanch of Village Panchayat Naqueri-Betul requesting for change of zone of property from Settlement to Institutional zone with FAR of 100 for construction of Panchayat Ghar for an area of 600.00 sq. mts., under the provisions of Section 16 A of TCP Act. The same proposal is stated to be under Deendayal Panchayat Raj Infrastructure Development (Golden Jubilee) Scheme.

The Members Secretary further informed that the said letter of Sarpanch, V.P. Naqueri-Betul states that the Panchayat Ghar shall consist of Community hall, Panchayat Office, Office for Electricity, Post and Health Department. The letter further states that the property under reference is presently under Settlement zone with FAR of 60 with maximum permissible heights of 9.00 mts. only and that their project needs higher FAR of 100 and a height of 12.00 mts. for the building in order to accommodate requirements of Panchayat Building which is for Institutional use.

The Additional Director, Directorate of Panchayat Mr. Umakant Korkankar alongwith Block Development Officer of Quepem Taluka Mr. Siddesh Kerkar and Village Panchayat Secretary Mr. Vinod Shinde were present as invitees during the discussion on proposal.

The Additional Director explained that there is an existing Panchayat Ghar in the plot which is to be re-constructed and additional facilities such as Material Recovery Facility (MRF) etc. are to be added due to which existing FAR of 60 shall not be sufficient and especially because the area of the plot is very less.

He further informed that as per Form I & XIV the land under reference is in possession of Directorate of Panchayat, Goa.

The Committee deliberated on the proposal and having satisfied with the presentation made before it and the need of the Directorate of Panchayats, for proposed reconstruction of Panchayat Ghar under Deendayal Panchayat Raj Infrastructure Development (Golden Jubilee) Scheme, considered the proposal

for change of zone of the property having an area of 600.00 m² from Settlement to Institutional zone with FAR of 100.

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 A) Plot No. 38, 39 & 29 at Curca Village, Tiswadi Taluka.

Member Secretary informed that the proposal is received from the Managing Director, Goa Housing Board, Porvorim-Goa for change of zone of plot No. 38 having an area of 3998.97 m², Plot No. 39 having an area of 3994.54 m² and of Plot No. 29 having an area of 2720.00 in Sy. No. 24/1-A (Part A) at Curca, Tiswadi Taluka. The proposal is for change of zone from Settlement to Institutional (Housing). The Goa Housing Board has also requested for increase in FAR to 150.

Committee was further informed that three plots under reference are part of approved sub-division and the approval for the sub-division was issued by Tiswadi Taluka Office of TCP Department vide no. Tis/3429/CUR/TCP/9/283 dated 04/02/2019. As per Regional Plan for Goa 2021 policy, the property under reference is earmarked as Settlement zone and the village is VP-1 category having maximum permissible FAR of 80.

Member Secretary further informed that the same proposal was earlier placed before the 31st meeting of the Committee held on 15/12/2020 and the same was deferred for discussion, as no representative of Goa Housing Board was present for the meeting.

The Managing Director, Goa Housing Board Mr. Nikhil Desai along with Mr. Bretlee (Architect) of Goa Housing Board were now present for the meeting.

On enquiry from the Chairman regarding provisions under the Act to undertake institutional activities.

During the presentation, the Managing Director explained that as per clause 30 of the Goa Housing Board Acts and Regulations different type of Housing, improvement or building scheme are undertaken by the Board and as per sub-clause (g) *land development schemes are undertaken by the Board and further informed that the Town & Country Planning Department has given final approval of sub-division of the property under reference.*

The Managing Director further explained to the Committee that the present request for change of zone of the plots from Settlement to Institutional (Housing) was requested as per the acts and rules of Goa Housing Board. He further explained that for the Board, definition of “*institutional plot*” means a plot to be allotted to the Government or an Institution for using the same for the purpose of an auditorium or complex for cultural and allied activities or for hospice, persons suffering from physical or mental illness, handicap, diseased or infirm, orphans, abandoned women, children and infants, convalescents, destitute or aged persons, penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation and includes dharamshalas, hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correction, detention and reformatories, school, etc.

It was further emphasized by the Managing Director that there is an increase need for providing housing facilities for different types of economic category and for which purpose, the present proposal was made.

It was however brought to the notice of MD that the differences does not meet completely the requirement of Board and that the sufficient provisions shall still required to be made under their Act and Regulations to facilitate such housing development under institutional category. The same was agreed upon.

The Committee after much deliberation on the matter, considered the proposal for change of zone from Settlement to Institutional (Housing) with FAR of 150 for plot No. 38 having an area of 3998.97 m², Plot No. 39 having an area of 3994.54 m² and of Plot No. 29 having an area of 2720.00 for land bearing Sy. No. 24/1-A (Part A) at Curca, Tiswadi Taluka.

Item No. 4: 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.

Member Secretary informed that the proposal is received from the Managing Director, Goa Housing Board, Porvorim-Goa for change of zone of land 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). The Goa Housing Board has also requested for increase in FAR to 150. As per Regional Plan for Goa 2021 policy, the property under reference is

earmarked as Settlement zone and the village is VP-1 category having maximum FAR of 80.

Committee was further informed that some proposal was earlier placed before the 31st meeting of the Committee held on 15/12/2020 and the same was deferred for discussion, as no representative of Goa Housing Board was present for the meeting.

The Managing Director, Goa Housing Board Mr. Nikhil Desai alongwith Mr. Bretlee (Architect) of Goa Housing Board were now present for the meeting.

Since the issue pertaining to development of institutional plots for residential development was already discussed at length at item No. 3 and as the issues and the location, the property was the same, the

The Committee deliberated on the matter and decided that the proposal was considered for change of zone from Settlement to Institutional (Housing), for an area admeasuring 35955.00 sq. mts. at land bearing Sy. No. 24/1-A, part B at Curca Village, Tiswadi Taluka with FAR of 150.

Item No. 5: Proposal of Goa Housing Board for change of zone from Settlement to Institutional (Commercial) with FAR 150 at land bearing Sy. No. 449/1-A at Thivim Village, Bardez Taluka.

Member Secretary informed that the proposal is received from the Managing Director, Goa Housing Board, Porvorim-Goa for change of zone of land bearing Sy. No. 449/1-A at Thivim Village, Bardez Taluka. The proposal is for change of zone from Settlement to Institutional (Commercial). The Goa Housing Board has also requested for increase in FAR to 150. As per Regional Plan for Goa 2021 policy, the property under reference having an area of 3960.00 sq.mts. is earmarked as Settlement zone and the village is VP-1 category having maximum FAR of 80.

The Managing Director, Goa Housing Board Mr. Nikhil Desai alongwith Mr. Bretlee (Architect) of Goa Housing Board were present for the meeting.

On enquiry by the members regarding provision under the Act & Regulation to undertake commercial development, the Managing Director explained that under the Goa Housing Board (Registration, allotment and sale of

plots) Rules 2016, there is a mention of Commercial plot under the definition and that such Commercial plots are to be allotted only by public auction.

The Committee deliberated on the matter and considered the proposal for change of zone from Settlement to Institutional (Commercial) for an area admeasuring 3960.00 sq. mts. at land bearing Sy. No. 449/1-A at Thivim Village, Bardez Taluka, with FAR of 150.

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

Table Item. No. 1: Change of zone from Settlement to Institutional (Housing) with FAR 150 in sector “D” & “E” admeasuring 2747.62 m² & 2624 m² under P.T. Sheet No. 22, Chalta No. 14 at Ambaji, Fatorda, Salcete, Goa.

Member Secretary informed that a proposal for change of zone from Settlement to Institutional (Housing) with FAR 150 in sector “D” & “E” admeasuring 2747.62 m² & 2624 m² respectively under P.T. Sheet No. 22, Chalta No. 14 at Ambaji, Fatorda, Salcete, Goa was earlier placed before the 30th meeting of the Committee held on 07/07/2020 under item No. 7 and the Committee had decided to recommend the change of zone of properties to South Goa PDA to enable the Authority to take an appropriate decision in the matter.

It was then informed that the Housing Engineer of Goa Housing Board vide his letter No. GHB/TECH/PLC/1336/2021 dated 22/02/2021 has now communicated that the Board does not want to pursue the said matter any further and would like to withdraw the proposal as placed earlier before the Committee. The same was agreed for by the Committee and accordingly the Member Secretary was directed not to process the application any further as the proposal stands withdrawn by the Housing Board.

Meeting ended with thanks to the chair.