

AGENDA FOR 33rd 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, SCHEDULED TO BE HELD ON 24/06/2021 AT 10.30 A.M. IN MINI CONFERENCE HALL, SECRETARIAT, PORVORIM – GOA.

Item No. 1: Confirmation of minutes of 32nd 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 02/03/2021.

The Minutes of 32nd meeting were earlier circulated to the Members of Committee and since no comments were received on the same, the decisions as taken were placed before 174th (Adj.) meeting of the TCP Board and the same were considered for approval. The Minutes of the same Board meeting are in the process of approval, after which the decisions as taken shall be communicated to the concerned Departments.

Item No 2: Proposal for change of zone from Settlement to Institutional (P) for construction of Tribal Bhavan at Sy.No. 106/1, Plot No. A in Village Penha-de-Franca, Bardez Taluka.

Directorate of Tribal Welfare, Panaji proposes to construct a Tribal Bhavan in the lease plot bearing Sy. No. 106/1, Plot No. A of Penha-de-Franca village, Bardez Taluka, admeasuring an area of 2200 sq.mts.

The land use of the property under reference is Settlement zone as per the Regional for Goa 2021 and as per Release-I notified under Regional Plan for Goa 2021, Village Penha-de-Franca is categorised as VP-1 status with 80 FAR.

A proposal in this regard was earlier received from Directorate of Tribal Welfare, Panaji, Goa vide No. 1-326-2020-21/ADMN/DTW/668 dtd. 22/5/2020 pertaining to change of zone of the property from Settlement to Institutional zone (P).

The land is granted to the Gomantak Gaoud Maratha Samaj by the Comunidade of Serula, for an annual lease rent. Comunidade of Serula and Gomantak Gaoud Maratha Samaj have issued their irrevocable NOCs to construct the Tribal Bhavan and an in-principle approval has been conveyed by the Government for the same.

The proposal of Directorate of Tribal Welfare, Panaji, was earlier placed before 30th meeting of the Committee held on 07/07/2020 under item no. 4 but was not considered for change of zone, as Directorate of Tribal Welfare was not found to be the owner of the property at that stage and hence the proposal was rejected.

Now, the Directorate of Tribal Welfare vide letter dated 09/06/2021 has submitted that plot No. 'A' bearing Survey No. 106/1 admeasuring an area of 2200.00 sq. mts. of Village Penha-de- Franca belonging to Comunidade of Serula is approved and granted to Directorate of Tribal Welfare by the Government.

It is also informed by the Department that necessary mutation has been made in the name of Directorate of Tribal Welfare and a copy of Form I & XIV is also submitted in which the name of "Directorate of Tribal Welfare-Government of Goa" is reflected in the column showing the names of occupants.

The request therefore is made again by Directorate of Tribal Welfare to change the zone of property from Settlement to Institutional (P) alongwith increased FAR of 150. a request is also made

Proposal is placed before the Committee for necessary decision.

Item No. 3: Proposal of Goa Housing Board for change of zone from Settlement to Institutional (Housing) with FAR 150 at land bearing Sy. No. 449/1-A, Sector A and Sector D at Tivim Village, Bardez Taluka.

Vide letter No. GHB/TECH/PLC/1065/2021 dated 05/01/2021, a proposal is received from the Managing Director, Goa Housing Board, Porvorim-Goa for change of zone of Sector A and Sector D of sub-divided land bearing Sy. No. 449/1-A of Tivim Village, Bardez Taluka.

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.

The proposal now received is for change of zone from Settlement to Institutional (Housing). The Goa Housing Board has also requested for increase in FAR to 150 for Sector A having an area of 13795.00 sq. mts. and for sector D having an area of 8038.00 sq.mts.

Another proposal of Goa Housing Board as regards to Sector-B admeasuring an area of 3960 m² in the same property under Survey Number 449/1-A was earlier placed before the 32nd meeting of the Committee held on 02/03/2021 and was considered for change of zone from Settlement to Institutional (Commercial) zone, with 150 FAR. The same proposal was also placed before the 174th (Adj.) meeting of TCP Board held on 28/04/2021 and it was decided to recommend the change of zone from Settlement to Institutional (Commercial) zone with FAR of 150 and further process for obtaining approval of Government for the same is under progress.

The present proposal is for consideration of change of zone from Settlement to Institutional (Housing) with FAR 150 in the same property under survey number 449/1-A of Tivim Village for Sector A having an area of 13795.00 m² and for Sector D having an area of 8038.00 m².

The proposal is placed before the Committee for necessary decision.

Item No. 4: Any other item with the permission of the chair.