

MINUTES OF 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 HELD ON 24/06/2021 AT 10.30 A.M. IN MINI CONFERENCE HALL, SECRETARIAT, PORVORIM – GOA.

The following Members attended:

1. Shri Parimal Rai
Chief Secretary ... Chairman
2. Shri Puneet Goel,
Principal Secretary (TCP) ... Member
3. Er. Anwar Khan
Rep. of Institution of Engineers
(Goa Local Centre) ... Member
4. Arch. Milind Ramani
Rep. of Indian Institute of Architects
(Goa Chapter) ... Member
5. Smt. Snehalata Pednekar,
Rep. of Indian Institute of Town Planners
(Goa Chapter) ... Member
6. Shri Rajesh J. Naik,
Chief Town Planner (Planning) ... Convener/
Member Secretary

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 Members took note of the progress pertaining to decisions taken in 32nd meeting of the committee held on 02/03/2021. Member Secretary was accordingly directed to immediately communicate the decision of the Committee to the concerned Department once the approval for the same is obtained from the Government.

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.

Member Secretary informed that the proposal is of Directorate of Tribal Welfare, Panaji regarding construction of Tribal Bhavan in the leased plot bearing Sy. No. 106/1, Plot No. A of Penha-de-Franca village, Bardez Taluka, admeasuring an area of 2200 sq.mts. It was informed that 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.

Member Secretary further informed that the 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 Committee was briefed that the property under reference 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.

It was informed that 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.

Smt. Sandhya Kamat, Director of Tribal Welfare who was special invitee for the meeting then informed that the Government has approved for grant of land to Directorate of Tribal Welfare bearing plot No. 'A' Survey No. 106/1 admeasuring an area of 2200.00 sq. mts. of Village Penha-de-Franca. She further informed that necessary mutation has been made in the name of Directorate of Tribal Welfare and the name of "Directorate of Tribal Welfare-Government of Goa" is now reflected in Form I&XIV under the column showing the names of occupants.

The request was accordingly made by the director to consider the change the zone of property from Settlement to Institutional (P) alongwith increased FAR of 150.

Member Secretary acknowledged the same and informed that the necessary correspondence in this regard has been made by Directorate of Tribal Welfare vide their letter dtd. 9/6/2021.

The Committee deliberated on the proposal and took note that the requirement of owning the land under reference by the Directorate now stands complied and therefore considered the proposal for change of zone of property from Settlement to Institutional (P) alongwith increased FAR of 150.

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.

Member Secretary informed that 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. It was informed that the request is 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.

It was informed that 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.

Member Secretary informed that the Committee in its 32nd meeting held on 2/3/2021 had earlier considered 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 for change of zone from Settlement to Institutional (Commercial) zone, with 150 FAR and it was further informed that the same proposal is already placed before the 174th (Adj.) meeting of TCP Board held on 28/04/2021 and recommended for change of zone as decided by the Committee and further process for obtaining approval of Government for the same is under progress.

The Members sought to know from Shri Nikhil Dessai, Managing Director, Goa Housing Board who was present as a special invitee for the meeting, about the need of the Board for enhanced FAR and sought the details of future plans of Housing Board in this regard. Shri Nikhil Dessai then

explained about the various proposals of Goa Housing Board at different parts in Goa and expressed to make the project more viable and affordable for masses, it is required to increase the number of housing units which is possible only if the FAR is enhanced.

It was also explained by him that generally the schemes of Housing Board provides for housing under HIG, MIG & LIG category and to have a balanced proportion of these units, it is required to have more number of units. various components of such housing schemes were then explained to the Committee by the Managing Director emphasizing the need for increased FAR.

The Committee deliberated on the proposal and considering the role played by Goa Housing Board in meeting housing requirement of the State, the request was agreed upon.

The Committee therefore considered for change of zone from Settlement to Institutional (Housing) with FAR 150 in the 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.

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