

AGENDA FOR 24th MEETING OF THE CONSERVATION COMMITTEE TO BE HELD ON 27/11/2020 AT 4.00 P.M. IN THE CONFERENCE HALL, MINISTER'S BLOCK, SECRETARIAT, PORVORIM - GOA

Item No. 1:- Confirmation of minutes of 23rd meeting of Conservation Committee held on 13/07/2020.

Minutes of 23rd meeting of the Conservation Committee held on 13/07/2020 were circulated among the members of the Committee. Since no comments have been received, the Committee may confirm the same.

Item No. 2: Identification of historic icon/monument for the State of Goa.

The Delhi Development Authority, New Delhi vide letter dated 25/02/2020, had informed Chief Secretary, Government of Goa, Secretariat, Porvorim, Goa to identify and intimate atleast one historical icon/monument for State of Goa to showcase the rich heritage of the State to feature in “Bharat Vandana Park” at New Delhi, wherein miniature version of identified iconic/historical monument similar to mini upon Theme Park in Brussels on bigger scale shall be featured from the respective states in this :Mini India Park”. Copy of letter dated 25/02/2020 may be seen at C/2.

The matter was placed before 22nd meeting of Conservation Committee held on 01/06/2020 and the Conservation Committee had decided to recommend two icon/monuments i.e. 1) Basilica of Bom Jesus at Old Goa in Tiswadi Taluka and 2) Shree Manguesh Temple at Mangueshi at Priol Village in Ponda Taluka as historic icon/monument for the State of Goa to feature in “Bharat Vandana Park” at New Delhi. Copy of extract of 22nd minutes of meeting of Conservation Committee placed at C/6.

Whereas now, vide letter dated 10th August, 2020, Directorate of Archives & Archeology, Panaji has informed Member Secretary of Conservation Committee that the Delhi Development Authority (DDA), new Delhi vide their letter dated 29th July, 2020 has informed that as required to meet strict timelines of the project and in absence of identification from the State, Basilica of Bom, Jesus at Old Goa in Tiswadi Taluka has been identified for placing as

replica/miniature version in the “Bharat Vandana Park” as iconic/historic monument of Goa. Copy of letter dated 10th August, 2020 and letter dated 29th July, 2020, may be seen at C/8.

Since, the matter was earlier discussed in Conservation Committee, we may bring to notice the above decision, to the members of Conservation Committee.

Item No. 3: Revised plan for Fabrica-de-Igreja Macasana pertaining to extension to existing school building at Sy. No. 1/1 of Village Macasana in Salcete Taluka.

The proposal is forwarded by South Goa District Office, Town and Country Planning Department for extension to existing school building.

As per proposal submitted, total area of the property is 41950.00 m² located at Village Macasana in Salcete Taluka. As per policy decision the village Macasana falls under category VP 2 having maximum permissible FAR of 60 and since the total plot area is more than 4000 reduced to 50.

The total coverage consume = 2317.10 m² (12.4%) i.e. (existing =1660.31 + proposed = 656.79 m².) the property under reference is partly earmarked as Settlement zone, partly as Natural Cover and partly as No Development slope as per Regional Plan for Goa 2021. The said property is accessible by existing 8.00 mt. wide road, MDR having proposed 25.00 mts. right of way as per Regional Plan for Goa 2021.

The proposal is placed before the Committee.

Item No. 4: Proposal for proposed addition to existing community centre building at Dramapur, Salcete-Goa.

The proposal is forwarded by South Goa District Office, Town & Country Planning Department for addition to existing community centre building as per proposal submitted the property under reference falls under settlement the property under reference fall under settlement zone as per Regional Plan Goa 2021, the plot is accessible by existing 6.00 mt. with proposed 15.00 right of way as per Regional Plan for Goa 2021. Area of the

plot is 6200.00 m² having existing coverage is 1446.23 m² and proposed coverage is 212.37 m² total coverage (existing + proposed) = 1658.00 m² (31.71%) FAR proposed to be consumed (existing + proposed) is Rs. 33.61 %).

The proposal involves an addition of buffet hall, pantry/bar, guest house room and toilet block to existing community hall.

The proposal is placed before the Committee.

Item No. 5: Proposal for development permission for proposed reconstruction of existing house at land bearing Chalta No. 131-A of P.T. Sheet No. 74 of Panaji city.

The proposal is forwarded by the Member Secretary, Greater Panaji Planning and Development Authority.

The proposal for reconstruction of existing house at land bearing Chalta No. 131-A of P.T. Sheet No. 74 of Panaji city has applied for development permission by Mr. Rahul Kamat Damodar Shankwalkar. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji.

As per the proposal submitted the total plot area is 95.00 m². Coverage consume is 100 % and FAR proposed is 232.23. However, as per regulation the permissible coverage is 70 % and permissible FAR is 140.

The proposal involves reconstruction of existing house. The site was inspected by the Committee members on 25/11/2020.

The proposal is placed before the Committee.

Item No. 6: Proposal for proposed construction of residential building (revised) at land bearing Sy. No. 217/3 of Queolossim village, Mormugao Taluka.

The proposal is forwarded by Dy. Town Planner, Mormugao Taluka Office, TCP Department.

The proposal for construction of residential building (revised) at land bearing Sy. No. 217/3 of Queolossim village, Momrugao Taluka has applied for technical clearance by Mr. Antonio Almeida. The said proposal comes under Settlement zone as per Regional Plan for Goa 2021. The village Queolossim is classified as VP1 status with 80 FAR and maximum height permissible is 11.50 mts. The said construction activity proposed at the state protected site of ruins of Shantadurga Temple, Queolossim. The said site is within 100 mts. from the protected monument.

The proposal is placed before the Committee.

Item No. 7: Proposal for development permission for proposed (revision) of residential building at land bearing Chalta No. 94 & 95, P.T. Sheet No. 4 of Ribandar, Panaji.

The proposal is forwarded by the Member Secretary, Greater Panaji Planning and Development Authority.

The proposal for revision of residential building at land bearing Chalta No. 94 & 95, P.T. Sheet No. 4 of Ribandar, Panaji has applied for development permission by Mr. Caetano Xavier Jacinto De Souza. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the proposal submitted the total plot area is 656.00 m². Coverage proposed is 27.97 % and FAR proposed is 74.56. The proposal involves revision of residential building. The site was inspected by the Committee members on 26/11/2020.

The proposal is placed before the Committee.

Item No. 8: Proposal for development permission for proposed construction of residential bungalow at land bearing Chalta No. 79 of P.T. Sheet No. 86 of Ribandar, Panaji.

The proposal is forwarded by the Member Secretary, Greater Panaji Planning and Development Authority.

The proposal for proposed construction of residential bungalow at land bearing Chalta No. 79 of P.T. Sheet No. 86 of Ribandar, Panaji has applied for development permission by Mrs. Magdalena Visitacao Ataide Pereira. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the proposal submitted the total plot area is 326.00 m². Coverage proposed is 31.29 % and FAR proposed is 25.24. However, as per regulation the permissible coverage is 60 % and permissible FAR is 80. The proposal involves construction of residential bungalow. The site was inspected by the Committee members on 25/11/2020.

The proposal is placed before the Committee.

Item No. 9: Proposal for development permission for proposed construction of residential building at land bearing Chalta No. 173 of P.T. Sheet No. 15 of Ribandar, Panaji.

The proposal is forwarded by the Member Secretary, Greater Panaji Planning and Development Authority.

The proposal for proposed construction of residential building at land bearing Chalta No. 173 of P.T. Sheet No. 15 of Ribandar, Panaji has applied for development permission by Mr. Rajesh Mahambrey (P.O.A.), C/o Vastu Estate Developers. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the proposal submitted the total plot area is 606.00 m². Coverage proposed is 38.55 % and FAR proposed is 99.09. However, as per regulation the permissible coverage is 60 % and permissible FAR is 120. The proposal involves construction of residential building. The site was inspected by the Committee members on 26/11/2020.

The proposal is placed before the Committee.

Item No. 10: Proposal for development permission for proposed re-construction of existing ground floor and addition of first floor at land bearing Chalta No. 81 of P.T. Sheet No. 15 of Ribandar, Panaji.

The proposal is forwarded by the Member Secretary, Greater Panaji Planning and Development Authority.

The proposal for proposed re-construction of existing ground floor and addition of first floor at land bearing Chalta No. 81 of P.T. Sheet No. 15 of Ribandar, Panaji has applied for development permission by Mr. Pedro Manuel Fernandes. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the proposal submitted the total plot area is 768.00 m². Coverage proposed is 24.74% and FAR proposed is 46.30. However, as per regulation the permissible coverage is 70% and permissible FAR is 120. The proposal involves re-construction of existing ground floor and addition of first floor. The site was inspected by the Committee members on 26/11/2020.

The proposal is placed before the Committee.

Item No. 11: Proposal for development permission for proposed addition and alteration to existing residential house and construction of first floor at land bearing Chalta No. 30 of P.T. Sheet No. 4 of Ribandar, Panaji.

The proposal is forwarded by the Member Secretary, Greater Panaji Planning and Development Authority.

The proposal for proposed addition and alteration to existing residential house and construction of first floor at land bearing Chalta No. 30 of P.T. Sheet No. 4 of Ribandar, Panaji has applied for development permission by Mr. Antonio Jacinto Conceicao. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the proposal submitted the total plot area is 58.00 m². Coverage proposed is 100% and FAR proposed is 133.62. However, as per regulation the

permissible coverage is 60% and permissible FAR is 120. The proposal involves addition and alteration to existing residential house and construction of first floor. The site was inspected by the Committee members on 26/11/2020.

The proposal is placed before the Committee.

Item No. 12: Proposal for development permission for proposed construction of residential building and compound wall at land bearing Chalta No. 109 of P.T. Sheet No. 91 of Ribandar, Panaji.

The proposal is forwarded by the Member Secretary, Greater Panaji Planning and Development Authority.

The proposal for proposed construction of residential building and compound wall at land bearing Chalta No. 109 of P.T. Sheet No. 91 of Ribandar, Panaji has applied for development permission by Smt. Bhanu Bi Shaikh Haroon. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the proposal submitted the total plot area is 539.00 m². Coverage proposed is 43.25% and FAR proposed is 63.99. However, as per regulation the permissible coverage is 60% and permissible FAR is 120. The proposal involves construction of residential building and compound wall. The site was inspected by the Committee members on 25/11/2020.

The proposal is placed before the Committee.

Item No. 13: Proposal for development permission for proposed construction of residential building and compound wall at land bearing Chalta No. 36 of P.T. Sheet No. 15 of Ribandar, Panaji.

The proposal is forwarded by the Member Secretary, Greater Panaji Planning and Development Authority.

The proposal for proposed residential building and compound wall at land bearing Chalta No. 36 of P.T. Sheet No. 15 of Ribandar, Panaji has applied

for development permission by Mr. Surya Chopdekar. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the proposal submitted the total plot area is 357.40 m². Coverage proposed is 59.98% and FAR proposed is 118.55. However, as per regulation the permissible coverage is 60% and permissible FAR is 120. The proposal involves construction of residential building and compound wall. The site was inspected by the Committee members on 26/11/2020.

The proposal is placed before the Committee.

Item No. 14: Proposal for development permission for proposed construction of residential building at land bearing Chalta No. 15 & 16 of P.T. Sheet No. 19 of Ribandar, Panaji.

The proposal is forwarded by the Member Secretary, Greater Panaji Planning and Development Authority.

The proposal for proposed construction of residential building at land bearing Chalta No. 15 & 16 of P.T. Sheet No. 19 of Ribandar, Panaji has applied for development permission by Mr. Wilson Newman D'souza. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the proposal submitted the total plot area is 1168.00 m². Coverage proposed is 42.05% and FAR proposed is 79.55. However, as per regulation the permissible coverage is 60% and permissible FAR is 120. The proposal involves construction of residential building. The site was inspected by the Committee members on 26/11/2020.

The proposal is placed before the Committee.

Item No. 15: Proposal for development permission for proposed construction of residential house at land bearing Chalta No. 59 of P.T. Sheet No. 4 of Ribandar, Panaji.

The proposal is forwarded by the Member Secretary, Greater Panaji Planning and Development Authority.

The proposal for proposed construction of residential house at land bearing Chalta No. 59 of P.T. Sheet No. 4 of Ribandar, Panaji has applied for development permission by Mr. Francisco Araujo & Palmira Araujo. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the proposal submitted the total plot area is 188.00 m². Coverage proposed is 39.75% and FAR proposed is 79.37. However, as per regulation the permissible coverage is 70% and permissible FAR is 140. The proposal involves construction of residential house. The site was inspected by the Committee members on 26/11/2020.

The proposal is placed before the Committee.

Item No. 16: Proposal for development permission for proposed construction of Chapel building at land bearing Chalta No. 26 of P.T. Sheet No. 2 of Ribandar, Panaji.

The proposal is forwarded by the Member Secretary, Greater Panaji Planning and Development Authority.

The proposal for proposed construction of Chapel building at land bearing Chalta No. 26 of P.T. Sheet No. 2 of Ribandar, Panaji has applied for development permission by Fr. Antonio Lawrence Fernandes (Administrator for Our Lady of Ajuda Church). The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the proposal submitted the total plot area is 1935.00 m². Coverage proposed is 59.55% and FAR proposed is 78.77. However, as per regulation the permissible coverage is 60% and permissible FAR is 100. The proposal

involves construction of Chapel Building. The site was inspected by the Committee members on 26/11/2020.

The proposal is placed before the Committee.

Item No. 17: Proposal for development permission for regularization of second floor over existing building (revised plan) at land bearing Chalta No. 77 of P.T. Sheet No. 15 of Ribandar, Panaji.

The proposal is forwarded by the Member Secretary, Greater Panaji Planning and Development Authority.

The proposal for regularization of second floor over existing building (revised plan) at land bearing Chalta No. 77 of P.T. Sheet No. 15 of Ribandar, Panaji has applied for development permission by Mr. P. X. de Boadita Ferrao. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the proposal submitted the total plot area is 650.03 m². Coverage proposed is 48.95% and FAR proposed is 70.70. However, as per regulation the permissible coverage is 60% and permissible FAR is 120. The proposal involves regularization of second floor over existing building (revised plan). The site was inspected by the Committee members on 26/11/2020.

The proposal is placed before the Committee.

Item No. 18: Proposal for development permission for proposed construction of residential house and compound wall at land bearing Chalta No. 55 of P.T. Sheet No. 15 of Ribandar, Panaji.

The proposal is forwarded by the Member Secretary, Greater Panaji Planning and Development Authority.

The proposal for proposed construction of residential house and compound wall at land bearing Chalta No. 55 of P.T. Sheet No. 15 of Ribandar, Panaji has applied for development permission by Mr. Manguesh J. Chari. The

proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the proposal submitted the total plot area is 295.00 m². Coverage proposed is 30.90% and FAR proposed is 41.47. However, as per regulation the permissible coverage is 70% and permissible FAR is 140. The proposal involves construction of residential house and compound wall. The site was inspected by the Committee members on 26/11/2020.

The proposal is placed before the Committee.

Item No. 19: Proposal for development permission for proposed addition to existing house and construction of first floor at land bearing Chalta No. 46 & 19 (part) of P.T. Sheet No. 19 of Ribandar, Panaji.

The proposal is forwarded by the Member Secretary, Greater Panaji Planning and Development Authority.

The proposal for proposed addition to existing house and construction of first floor at land bearing Chalta No. 46 & 19 (part) of P.T. Sheet No. 19 of Ribandar, Panaji has applied for development permission by Mr. Shripad K. Bhosle. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the proposal submitted the total plot area is 220.00 m². Coverage proposed is 52.69% and FAR proposed is 94.44. However, as per regulation the permissible coverage is 70% and permissible FAR is 140. The proposal involves addition to existing house and construction of first floor. The site was inspected by the Committee members on 26/11/2020.

The proposal is placed before the Committee.

Item No. 20: Proposal for development permission for proposed reconstruction of addition and alteration to the existing house at land bearing Chalta No. 65 of P.T. Sheet No. 2 of Ribandar, Panaji.

The proposal is forwarded by the Member Secretary, Greater Panaji Planning and Development Authority.

The proposal for proposed reconstruction of addition and alteration to the existing house at land bearing Chalta No. 65 of P.T. Sheet No. 2 of Ribandar, Panaji has applied for development permission by Mr. Bernard and Darryl Fernandes. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the proposal submitted the total plot area is 359.46 m². Coverage proposed is 35.52% and FAR proposed is 44.79. However, as per regulation the permissible coverage is 60% and permissible FAR is 120. The proposal involves reconstruction of addition and alteration to the existing house. The site was inspected by the Committee members on 26/11/2020.

The proposal is placed before the Committee.

Item No. 21: Proposal for development permission for proposed construction of addition and alteration to the existing house at land bearing Chalta No. 4 to 7 of P.T. Sheet No. 105 of Panaji.

The proposal is forwarded by the Member Secretary, Greater Panaji Planning and Development Authority.

The proposal for proposed construction of addition and alteration to the existing house at land bearing Chalta No. 4 to 7 of P.T. Sheet No. 105 of Panaji has applied for development permission by Mrs. Maria Guilda Chilena Velho-e-Cotta. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the proposal submitted the total plot area is 347.86 m². Coverage proposed is 62.83% and FAR proposed is 114.13. However, as per regulation the permissible coverage is 60% and permissible FAR is 120. The proposal involves construction of addition and alteration to the existing house.

The proposal is placed before the Committee.

Item No. 22: Proposal for development permission for proposed reconstruction of existing house at land bearing Chalta No. 159 & 160 of P.T. Sheet No. 45 of Panaji.

The proposal is forwarded by the Member Secretary, Greater Panaji Planning and Development Authority.

The proposal for proposed reconstruction of existing house at land bearing Chalta No. 159 & 160 of P.T. Sheet No. 45 of Panaji has applied for development permission by Ms. Ciriaca H. Dias. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the proposal submitted the total plot area is 242.00 m². Coverage proposed is 94.26% and FAR proposed is 137.32. However, as per regulation the permissible coverage is 70% and permissible FAR is 140. The proposal involves reconstruction of existing house. The site was inspected by the Committee members on 25/11/2020.

The proposal is placed before the Committee.

Item No. 23: Proposal for development permission for proposed construction of residential house at land bearing Chalta No. 76 of P.T. Sheet No. 44 of Panaji.

The proposal is forwarded by the Member Secretary, Greater Panaji Planning and Development Authority.

The proposal for proposed construction of residential house at land bearing Chalta No. 76 of P.T. Sheet No. 44 of Panaji has applied for development permission by Mrs. Lucille D'souza. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the proposal submitted the total plot area is 354.00 m². Coverage proposed is 28.00% and FAR proposed is 51.35. However, as per regulation the permissible coverage is 60% and permissible FAR is 120. The proposal involves construction of residential house.

The proposal is placed before the Committee.

Item No. 24: Proposal for development permission for proposed construction of hotel building and swimming pool at land bearing Chalta No. 175 and 176 of P.T. Sheet No. 74 of Panaji.

The proposal is forwarded by the Member Secretary, Greater Panaji Planning and Development Authority.

The proposal for proposed construction of hotel building and swimming pool at land bearing Chalta No. 175 and 176 of P.T. Sheet No. 74 of Panaji has applied for development permission by M/s Dempo Vision Resorts and Construction Pvt. Ltd. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the proposal submitted the total plot area is 1212.00 m². Coverage proposed is 46.67% and FAR proposed is 98.74. However, as per regulation the permissible coverage is 60% and permissible FAR is 120. The proposal involves construction of hotel building and swimming pool.

Further, the members of the Conservation Committee had visited the site on 24/11/2020. It was decided that, main street façade of the building/house should be maintain and also the parking has shown in the plan submitted should be changed and the entrance for the parking should be taken from adjacent road/street. The site was inspected by the Committee members on 25/11/2020.

The proposal is placed before the Committee.

Item No. 25: Proposal for construction of commercial building and amalgamation of property at land bearing Chalta No. 117 and 170 of P.T. Sheet No. 207 at Abade Faria Road, Margao.

The proposal is forwarded by the Member Secretary, South Goa Planning and Development Authority.

The proposal for amalgamation of plots and proposed construction of commercial building at land bearing Chalta No. 117 and 170 of P.T. Sheet No. 207 of Margao, Salcete-Goa has applied for development permission by Shri Ravindra V. Kalekar.

The said proposal was placed before 22nd meeting of the Conservation Committee (under the Goa Land Development and Building Construction Regulations, 2010) held on 01/06/2020.

The Committee deliberate on the proposal submitted and took note of the observation made by the Technical Members. The Committee was therefore on the view that the applicant has not complied fully with the observation made earlier. The proposal was therefore not considered for approval and stands rejected. Also the Member Secretary was directed to communicate the decision of the committee.

Further, the Member Secretary, South Goa PDA vide letter dated 19/11/2020 submitted the building plan and documents of the property to the Committee.

The proposal is placed before the Committee.

Item No. 26: Proposal for Completion Certificate for addition and alteration to the existing residential house at land bearing Chalta No. 12 of P.T. Sheet No. 105 of Panaji.

The proposal is forwarded by the Member Secretary, Greater Panaji Planning and Development Authority.

The proposal for Completion Certificate for addition and alteration to the existing residential house at land bearing Chalta No. 12 of P.T. Sheet No. 105

of Panaji has applied for development permission by Mrs. Maria Antonieta Marta Saldanha e D'souza. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

Earlier, the Committee has given no objection from Conservation point of view for the said house/building vide order No. 27/15-3/790/TCP/2016/4519 dated 02/01/2016.

The proposal is placed before the Committee.

Item No. 27: Proposal for development permission for regularization of A.C. sheet roofing on open terrace (non habitable) over existing G+1 residential building at land bearing Chalta No. 92 of P.T. Sheet No. 5 of Ribandar, Panaji-Goa.

The proposal is forwarded by the Member Secretary, Greater Panaji Planning and Development Authority.

The proposal for regularization of A.C. sheet roofing on open terrace (non habitable) over existing G+1 residential building at land bearing Chalta No. 92 of P.T. Sheet No. 5 of Ribandar, Panaji-Goa has applied for development permission by Mrs. Ana Rosa Fernandes. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the proposal submitted the total plot area is 544.00 m². Coverage proposed is 38.23% and FAR proposed is 76.46. However, as per regulation the permissible coverage is 60% and permissible FAR is 120. The proposal involves regularization of A.C. sheet roofing on open terrace (non habitable) over existing G+1 residential building. The site was inspected by the Committee members on 26/11/2020.

The proposal is placed before the Committee.

Item No. 28: Proposal for development permission for construction of residential building at land bearing Chalta No. 65 of P.T. Sheet No. 19, Plot No. 52 of Ribandar, Panaji-Goa.

The proposal is forwarded by the Member Secretary, Greater Panaji Planning and Development Authority.

The proposal for construction of residential building at land bearing Chalta No. 65 of P.T. Sheet No. 19, Plot No. 52 of Ribandar, Panaji-Goa has applied for development permission by Mr. Malba Vithalrao Vishwasrao Desai. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the proposal submitted the total plot area is 416.00 m². Coverage proposed is 41.11% and FAR proposed is 101.47. However, as per regulation the permissible coverage is 60% and permissible FAR is 120. The proposal involves construction of residential building. The site was inspected by the Committee members on 26/11/2020.

The proposal is placed before the Committee.

Item No. 29: Proposal for development permission for construction of residential house at land bearing Chalta No. 12 of P.T. Sheet No. 1 of Ribandar, Panaji-Goa.

The proposal is forwarded by the Member Secretary, Greater Panaji Planning and Development Authority.

The proposal for construction of residential house at land bearing Chalta No. 12 of P.T. Sheet No. 1 of Ribandar, Panaji-Goa has applied for development permission by Mr. Kiran Thakur. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the proposal submitted the total plot area is 459.00 m². Coverage proposed is 47.51% and FAR proposed is 87.81. However, as per regulation the permissible coverage is 60% and permissible FAR is 120. The proposal

involves construction of residential building. The site was inspected by the Committee members on 26/11/2020.

The proposal is placed before the Committee.

Item No. 30: Proposal for construction of compound wall at land bearing Survey No. 124/1 of Ella village of Tiswadi Taluka.

The proposal is forwarded by the Tiswadi Taluka Office, Town & Country Planning Department for proposed construction of residential house at land bearing Sy. No. 124/1 of Ella Village, Tiswadi Taluka.

As per the proposal submitted, total area of the plot is 328.00 m², the said plot is a part of final approved sub-division, village Ella is classified as VP1 category. Total proposed coverage is 119.35 m² (36.39%), FAR consumed is 220.88 m² (67.34%). The property is accessible by 10.00 mts. wide road.

The proposal is placed before the Committee.

Item No. 31: Proposal for construction of compound wall and exhibition hall at land bearing Survey No. 153/4 of Ella village of Tiswadi Taluka.

The proposal is forwarded by the Tiswadi Taluka Office, TCP Department for proposed Exhibition hall with compound wall at land bearing Sy. No. 153/4 of Ella Village of Tiswadi Taluka.

As per the proposal submitted, total plot area is 3357.00 m² (effective plot Area is 3277.00 m²), FAR proposed is 350.02 sq. mts. (10.42%), Coverage proposed is 11.01% (360.82 m²) Village Ella is VP-1 category.

Further, it is pertinent to note that the proposal approved vide No. CA/NMA/01/TCP/2019/16 dated 26/10/2020 by Competent Authority for State of Goa (under Ancient Monument and Archeology Sites).

The proposal is placed before the Committee.

Item No. 32: Proposal for construction of residential bungalow at plot No. 2, Survey No. 121/4 of Ella village of Tiswadi Taluka.

The proposal is forwarded by the Tiswadi Taluka Office, TCP Department for completion of residential bungalow and compound wall at land bearing Sy. No. 121 of Ella village, Tiswadi Taluka.

Total area of the plot is 900.00 m², FAR consumed is 49.61% and coverage consume is 29.41%. The Conservation Committee had accorded approval vide No. 27/15-3/715/TCP/20/67 dated 20/01/2012 and subsequently Technical Clearance was issued vide No. TIS/4753/Dup/TCP/2017/32, dated 30/03/2017 by Tiswadi Taluka Office.

Accordingly, the proposal is placed before the Committee.

ADDITIONAL ITEM

Additional Item 1: Proposal for revised plan of ground floor and proposed first floor of “Block “B” in plot No. 27, 28, 29, Sy. No. 142/1, Ella Village, Tiswadi Taluka.

The proposal is forwarded by the Tiswadi Taluka Office, TCP Department for received plan of ground floor and proposed first.

As per the proposal submitted total plot area of the property is 1106.00 sq. mts. Located at Ella Village Tiswadi Taluka. As per policy decision the village Ella falls under category VP-1 having maximum permissible FAR of 80.

The proposal consist of 2 nos. of building, building block ‘A’ & Building block ‘B’, total coverage of Building A & B is 425.34 sq. mts. (38.46%), the said property is accessible by 6.00 mt. vide road. The additional built up area proposed is 169.57 sq. mts.

The proposal is placed before the Committee.

Additional Item 2: Regarding repairing of Building of Administrator of Comunidade of North Zone, Mapusa-Goa.

The proposal has been received from Administrator of Comunidade, North Zone, Mapusa-Goa regarding request for urgent repairs and it is requested to Conservation Committee to provide Financial Assistance or help Administrator of Comunidade, North Zone to repair & renovate the building.

Initially the proposal was placed before the 18th meeting of the Conservation Committee held on 24/09/2018 in which the Committee was of the view that the proposal does not contain any details such as ownership aspect, the nature of renovation/repair to be undertaken, administrative approval for the proposal by the Competent Authority, estimate of the work, etc. The Committee was also of the opinion that financing the restoration work of the building of Comunidade is beyond the scope of Conservation Committee and hence was of the decision that the proposal cannot be considered at this stage.

The request for providing financial assistance for repairs of Old Heritage Building of Administrator of Comunidade, North Zone at Mapusa was therefore not considered.

Accordingly, the Administrator of Comunidade, North Zone, Mapusa had submitted a copy of estimate prepared by PWD, DIV V (Building North) Panaji-Goa as per which the total estimated cost per repair of the said building is Rs. 57,17,844.00 (Rupees Fifty-Seven Lakhs Seventeen Thousand Eight Hundred Forty Four only). It is further to state that as per expenditure statement for the year 2020-21 of TCP Department, Conservation Committee has balance Budget is Rupees on 150.00 lakhs.

Accordingly, the proposal is placed before the Committee.

Additional Item No. 3: Any other item with the permission of the chair.