

**AGENDA FOR 25<sup>th</sup> MEETING OF THE CONSERVATION COMMITTEE TO BE HELD ON 02/07/2021 AT 4.00 P.M. IN THE CONFERENCE HALL, MINISTER'S BLOCK, SECRETARIAT, PORVORIM - GOA**

**Item No. 1:- Confirmation of minutes of 24<sup>th</sup>& 24<sup>th</sup> (Adj.) meeting of Conservation Committee held on 27/11/2020 and 23/12/2020.**

Minutes of 24<sup>th</sup>& 24<sup>th</sup> (Adj.) meeting of the Conservation Committee held on 27/11/2020 and 23/12/2020 were circulated among the members of the Committee. Since no comments have been received, the Committee may confirm the same.

**Item No. 2: Proposal for proposed compound wall and part regularization of compound wall at property bearing Sy. No. 1/1 of Carmona Village, Salcete Taluka by Our Lady of Succoro Church, Carmona.**

The proposal is forwarded by South Goa District Office, Town & Country Planning Department for proposed construction of compound wall and part regularization. The property under reference falls under 'settlement' zone as per Regional Plan for Goa 2001 as well as Regional Plan for Goa 2021. The plot is accessible by village road having proposed right of way of 10.00 mts. as per Regional Plan for Goa 2021. Area of the plot is 8800.00 m<sup>2</sup>. Church Building and parochial house is existing in the plot.

Earlier Conservation Committee has granted approval for modification to Parochial house of Our Lady of Socorro Church, Carmona vide No. 27/15-3/658/TCP/2010/1184 dated 07/04/2010.

The proposal now involves only for proposed compound wall and part regularization of compound wall.

The office of Senior Town Planner (South) has stated that the proposal is in conformity with GLDBCR, 2010 and has therefore recommended the proposal for approval subject to condition that existing pathway passing through the property shall be maintained upto satisfaction of local authority. The site is inspected by members.

It is also informed by Our Lady of Socorro Church vide letter dated 28/06/2021 that Church will strictly follow drawings sent for approval and that a small portion of existing compound wall observed by the Committee Members on site will be demolished.

The proposal is placed before the Committee.

**Item No. 3: Proposal for development of Heritage Circuit on plot bearing Sy. No. 75/2 of Cudnem Village, Bicholim Taluka by Shri Deo Betalnath Devasthan Committee.**

The proposal is forwarded by the Dy. Town Planner, Bicholim Taluka Office, Bicholim-Goa.

The proposal is for construction of Museum, Reception, Canteen, Store room, toilet etc. in land bearing Sy. No. 75/2 of Cudnem Village, Bicholim Taluka. There are temples existing in the property. As per Regional Plan for Goa 2021 the plot falls partly in 'Settlement' zone and partly in 'paddy field'.

As per the proposal submitted the total plot area is 27725.00 m<sup>2</sup>. Area under road widening is 1822.00 m<sup>2</sup> and area under Agriculture zone is 9025.00 m<sup>2</sup>. Net area of the plot is 10847.00 m<sup>2</sup>. The total covered area is 931.20 m<sup>2</sup> i.e. coverage 5.52% and total floor area is 901.25 m<sup>2</sup> i.e. FAR 5.34. As per the regulation the permissible coverage is 40% and permissible FAR is 60.

The Director of Archives and Archeology, Panaji had informed that Directorate has undertaken the development of heritage circuit at Cudnem. Applicant has also mentioned that only part of the property under sy. No. 75/2 admeasuring an area of 9025.00 m<sup>2</sup> (Paddy field) is having tenant.

The Office of the Bicholim/Sattari Taluka has stated that the plans submitted confirms to the GLDBCR, 2010.

The site was inspected by the members on 28/06/2021 and it was opined that the relocation of certain units was essential.

The proposal is placed before the Committee.

**Item No. 4: Proposal for proposed construction of 1<sup>st</sup> floor of the bungalow (revised) and completion order dated land bearing Sy. No. 124/3-D, Ella Village, Tiswadi Taluka by Shri Paulo Fernandes.**

The proposal is forwarded by Dy. Town Planner, Tiswadi Taluka Office, TCP Department, Panaji-Goa.

The proposal involves revision and completion of 1<sup>st</sup> floor of residential bungalow. Approval was granted earlier in the year 2016 for construction of residential bungalow & compound wall and completion order was issued for ground floor only on 20/10/2016.

As per the proposal submitted the total plot area is 347.00 m<sup>2</sup>. The area under road widening is 17.52 m<sup>2</sup>. Net area of the plot is 329.48 m<sup>2</sup>. The coverage consume is 91.06 m<sup>2</sup> i.e. coverage 27.64 % and floor area consumed is 182.12 m<sup>2</sup> i.e. FAR 52.48. As per the regulations, the coverage permissible is 40 % and FAR permissible is 80.

Site was inspected by the Committee on 25/06/2021 and it was observed that the construction of 1<sup>st</sup> floor of the bungalow is complete.

The proposal is placed before the Committee.

**Item No. 5: Proposal for completion order of residential building at plot bearing Survey No. 9/2-A of Ella village of Tiswadi Taluka, by Shri Domic Thomas Remedios and Joaquim Francisco Bras Remedios.**

The proposal is forwarded by the Tiswadi Taluka Office, TCP Department for completion of residential building at plot bearing Sy. No. 9/2-A of Ella village, Tiswadi Taluka.

Total area of the plot is 1700.00 m<sup>2</sup>, FAR consumed is 46.63 and coverage consumed is 28.44 %. The Conservation Committee had accorded approval vide No. 27/15-3/761/TCP/2020/384 dated 11/02/2021 and

subsequently Technical Clearance was issued vide No. TIS/6109/Ella/TCP/2021/336, dated 18/02/2021 by Tiswadi Taluka Office.

Site was inspected by the Committee members on 25/06/2021 and it was observed that building is partly complete. Also, flat roof instead of sloping roof has been constructed for balconies towards the Southern side.

Accordingly, the proposal is placed before the Committee.

**Item No. 6: Proposal for completion order of residential bungalow at plot No. 13 bearing Survey No. 124/1 of Ella village of Tiswadi Taluka by Shri Milind Limaye & Smt. Gauri Limaye.**

The proposal is forwarded by the Tiswadi Taluka Office, TCP Department for completion of residential bungalow at plot No. 13 Sy. No. 124/1 of Ella village, Tiswadi Taluka.

Total area of the plot is 685.00 m<sup>2</sup>, FAR consumed is 34.9 and coverage consumed is 26.00 %. The Conservation Committee had accorded approval vide No. 27/15-3/840/TCP/2019/2062 dated 13/08/2019 and subsequently 'Technical Clearance' was issued vide No. TIS/8512/Ella/TCP/19/1693, dated 27/09/2019 by the Tiswadi Taluka Office.

Site was inspected by the Committee members on 25/06/2021 and it was observed that construction of bungalow is complete and painted as per the photographs submitted.

Accordingly, the proposal is placed before the Committee.

**Item No. 7: Proposal for construction of residential/commercial building (revised) at plot bearing Sy. No. 9/2-B at Ella village of Tiswadi Taluka, by Shri Keshvnath S. Naik.**

The proposal is forwarded by Tiswadi Taluka Office, TCP Department for proposed construction of residential/commercial building (revised) at plot bearing Sy. No. 9/2-B at Ella Village, Tiswadi Taluka.

As per the proposal submitted, the total plot area is 855.00 m<sup>2</sup>. Area under road widening is 340.00 m<sup>2</sup>. The net plot area is 515.00 m<sup>2</sup>. The coverage consumed is 170.08 m<sup>2</sup> i.e. 33.02% and floor area consumed is 325.98 m<sup>2</sup> i.e. FAR 38.12. As per the Regulation, the coverage permissible is 40% and FAR permissible is 80.

Earlier, 'Conservation Committee' has granted the approval for residential building ground + one floor with sloping roof, vide ref. no. 27/15-3/818/TCP/2017/552 dated 20/03/2018. Subsequently, Town & Country Planning Department, Tiswadi Office, has granted the 'Technical Clearance Order' vide ref. no. Tis/8886/Ella/TCP/2018/433 dated 16/04/2018. These approvals were granted based on the NOC's by 'National Monument Authority' vide letter No. 2-11/54/2016-NOC/NMA dated 16/03/2017.

Site was inspected by the Committee on 25/0/2021 and it is observed that construction of building ground + one floor is complete with flat roof instead of sloping roof. The FAR permissible earlier at that time was 60, however, FAR that is now permissible is 80.

The proposal is placed before the Committee.

**Item No. 8: Proposal for development for construction of school building for the extension of the existing school building in property bearing P.T.S. No. 151 Chalta No. 40 of Margao city by Holy Spirit Church.**

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

The proposal is for extension to existing school building at land bearing P. T. Sheet No. 151 Chalta No. 40 of Margao city. The proposal comes under 'Institutional (Conservation)' zone as per Outline Development Plan-2028 for Margao Planning Area.

As per the proposal submitted, the total plot area is 14316.00 m<sup>2</sup>. The area under road widening is 664.93 m<sup>2</sup>. The net plot area is 13651.07 m<sup>2</sup> covered area of existing building is 3214.70 m<sup>2</sup> i.e. coverage 26.79 %. Total

floor area consumed is 10920.86 m<sup>2</sup> i.e. FAR 36.02 %. The building proposed is having basement, ground + 2 floors.

Earlier 'Conservation Committee' has granted the approval for 'Community Center' vide Ref. no. 27/15-3/392/TCP-98/310 dated 20/04/1998. Subsequently, 'development permission' was granted by South Goa PDA vide Ref. no. SGPDA/2077/629/98-99 dated 02/07/1998.

Site was inspected by members of the Committee on 28/06/2021.

The proposal is placed before the Committee.

**Item No. 9: Proposal for construction of residential building at land bearing Survey No. 142/1-C of Ella village of Tiswadi Taluka by Mr. Joel Rodrigues and Melisa D'Cruz.**

The proposal is forwarded by the Tiswadi Taluka Office, Town & Country Planning Department for proposed construction of residential building at land bearing Sy. No. 142/-C of Ella Village, Tiswadi Taluka.

The building proposed is for ground + one floor with flat slab and partly sloping roof, total area of the plot is 506.00 m<sup>2</sup>. Total proposed coverage is 143.88 m<sup>2</sup> (28.43%), FAR consumed is 254.46 m<sup>2</sup> (50.29%). The property is accessible by 6.00 mts. wide road on two sides.

As per Regional Plan for Goa 2021, the plot is located in Settlement zone with Heritage Trail & Buffer zone.

The proposal is placed before the Committee.

**Item No. 10: Proposal for proposed construction of Central Instrumentation facility building in plot bearing Sy. No. 116 of Ella Village.**

The proposal is received from ICAR-CCARI for proposed construction of Central Instrumentation Facility building at plot bearing Sy. No. 116 of Ella Village, Tiswadi Taluka.

The structure proposed is ground floor having instrumentatic area, electrophoresis room, Elect. control room, microscopy etc. The total covered area of the building is 344.159 m<sup>2</sup>. With height 3.30 mts.

The proposal is placed before the Conservation Committee.

**Item No. 11: The Proposal for revision and completion of Residential House at Plot no. 17 of Survey No. 124/1-A of Ella Village, Tiswadi Taluka by Mr. Menino Bras Monserrate & Mrs. Leonisa Maria Monserrate.**

The proposal is forwarded by the Tiswadi Taluka Office, TCP Dept. for revision and completion of Residential House at Plot no. 17 of Survey No. 124/1-A of Ella Village, Tiswadi Taluka.

The total area of the plot is 443.0 m<sup>2</sup>. The covered area on ground floor is 171.68 m<sup>2</sup> i.e. coverage 38.75%. The total floor area consumed is 263.30 m<sup>2</sup> i.e. FAR of 59.34. As per the regulations the permissible coverage is 40% and permissible FAR is 80.

The conservation committee had accorded approval vide letter no. 27/15-3/713/TCP/2012/4335 dated 28/12/2012 and subsequently technical clearance was issued by the Tiswadi Taluka office, TCP Dept. vide ref. no. TIS/7489/Ella/TCP/13/37 dated 07/01/2013.

The site was inspected by the Committee members on 25/06/2021 and it was observed that construction of the house is complete.

The proposal is placed before the Conservation Committee.

**Item No. 12: Any other item with the permission of the chair.**