

**MINUTES OF 19TH MEETING OF THE CONSERVATION COMMITTEE
HELD ON 29/11/2018 AT 4.00 P.M. IN THE CONFERENCE HALL,
MINISTER'S BLOCK, SECRETARIAT, PORVORIM – GOA**

The meeting was attended by the following:

- 1) Shri Vijai Sardesai, --- Chairman
Hon'ble Minister for TCP
- 2) Shri Daulat Hawaldar, IAS --- Member
Secretary (TCP)
- 3) Shri Marwin Gomes, --- Member
Chief Architect
- 4) Shri Varad Sabnis, --- Member
Assistant Superintending Archaeologist,
Representative of Director of Archives and
Archeology
- 5) Shri Pradosh Naik, --- Member
ASI-Old Goa Circle
- 6) Arch. Ketak Nachinolkar, Govt. Nominee --- Member
- 7) Er. Ernesto Moniz, Govt. Nominee --- Member
- 8) Arch. Rajeev Sukhtankar, --- Member
Representative of IIA
- 9) Er. Chandrashekhar G. Prabhudesai, --- Member
Representative of IEI
- 10) Arch. Snehalata Pednekar, --- Member
Representative of ITPI
- 11) Shri Rajesh J. Naik, --- Member Secretary
Chief Town Planner (Planning)

Item No. 1:- Confirmation of Minutes of 18th meeting of Conservation Committee held on 24/09/2018.

It was informed to the Committee that the Minutes of 18th meeting of Conservation Committee were circulated to all the members vide letter No. 27/15-2/TCP/CC/2018/2184 dtd. 23/10/2018. Since no comments were received, the minutes were confirmed.

Item No. 2: Proposed construction of V.I.P Guests House with Dining facilities at Raj Bhavan, Dona Paula, Goa in the property bearing Chalta No. 1, P.T. Sheet No. 168 of Panaji by Exe. Engineer, W.D.I, P.W.D, Patto, Goa. (File No. 27/15-3/842/TCP/18)

It was informed to the Committee that the proposal by Exe. Engineer, W.D.I, P.W.D, Patto, Goa regarding proposed construction of V.I.P Guest House with Dining facilities at Raj Bhavan, Dona Paula, Goa in the property bearing Chalta No. 1, P.T. Sheet No. 168 of Panaji, is received through Greater Panaji Planning & Development Authority.

The property is earmarked as partly Public/Semi Public/Institutional 'F-P' Conservation zone partly Preservation 'PR' zone as per ODP of Panaji.

The proposal involves 1 no. of Dining Block & 2 nos. of V.I.P Guest House Blocks containing 4 residential units each. Shri Mauvin Gomes, Chief Architect informed the Committee that the plans have been prepared by their office and further informed that the portion of property where buildings are proposed is uniformly level and that the proposed buildings are located towards the seaward side of Zauri River & 100 mts. away from HTL of Zauri River.

The Greater Panaji Planning & Development Authority has recommended the proposal.

The Technical Members have also scrutinized the proposal and has recommended the same.

Considering the proposal and the recommendation of the Technical Members, the Committee decided to recommend the proposal for grant of its NOC.

Item No. 3: Proposed construction and extension to Old Priest Home at Sy. No. 34/1, Goa Velha Village, Tiswadi Taluka by Mission Society of Pilar (File No. 27/15-3/846/TCP/18)

It was informed to the Committee that the proposal by Mission Society of Pilar regarding construction and extension to Old Priest Home at Sy. No. 34/1, Goa Velha Village, Tiswadi Taluka is received through Tiswadi Taluka Office of the Town & Country Planning Dept.

The property is earmarked as Settlement zone as per Regional Plan for Goa 2021.

The proposal involves addition of total 900.27 sq. mtrs. floor area on G+2 floors to the existing Church Building for residential purpose, consisting of bedrooms, kitchen, store, washing area etc. along with infirmary , nurses station and ICU. As per the proposal, the old Priest Building existing on site is to be retained and existing structure attached to it is proposed for demolition. The applicant has not yet submitted any reference to adjacent buildings in order to ascertain the character of the area. The Technical Committee has scrutinized the proposal and has recommended that the shape of windows and plaster band as that of existing Church building shall preferably be repeated to the proposed structure.

The Committee recommended the proposal subject to condition that the suggestion as made by Technical Members shall be implemented during the time of construction and the same shall be verified during the grant of Completion Certificate and Occupancy Certificate.

Item No. 4: Proposed construction of Residential Bungalow at Sy. No. 124/1, Plot No. 13 of Ella village, Tiswadi Taluka by Shri Milind V. Limaye and Mrs. Gauri M. Limaye. (File No. 27/15-3/840/TCP/18)

It was informed to the Committee that the proposal by Shri Milind V. Limaye and Mrs. Gauri M. Limaye regarding proposed construction of residential Bungalow at Sy. No. 124/1, Plot No. 13 of Ella village, Tiswadi Taluka is received through the Tiswadi Taluka Office of the Town & Country Planning Dept.

The property is earmarked as S4 zone and Ella village is classified in VP 1 category and said plot is in Archaeological Park. The plot is accessible by 8.00 mts. wide sub division road towards western side and 6.00 mts. wide sub division road towards northern side. It is vacant and flat in nature. There are existing houses in the said sub-division. The proposal involves proposed construction of a single house (G+1) with total floor area of 238.8 sq. mts.

The Technical Committee has scrutinized the proposal and is of the opinion that the proposal does not reflect conservation character and appears to be more of a contemporary structure.

The Committee therefore recommended that the proposal be revised accordingly and directed the Member Secretary to place the proposal before the Committee again once the revised plans are received.

Item No. 5: Proposed addition of 1st floor to exiting house by Shri Rafael Rodrigues at Chalta No. 32, P.T. Sheet No. 151 of Margao, Salcete Taluka. (File No. 27/15-3/847/TCP/18)

It was informed to the Committee that the proposal regarding proposed addition of 1st floor to exiting house by Shri Rafael Rodrigues at Chalta No. 32, P.T. Sheet No. 151 of Margao, Salcete Taluka is received through South Goa Planning & Development Authority. The property is accessible by road with proposed Right of Way of 10.00 mts.

The proposal involves construction of internal staircase in the lobby of existing ground floor and addition of 1st floor to the existing house which is touching both the sides of the plot, having frontage of 6.20 mts. only.

The South Goa Planning & Development Authority has recommended the proposal in the Standard Proforma. The members of Technical Committee has scrutinized the proposal and has recommended the same.

The Committee therefore recommended the proposal.

Item No. 6: Issue of Completion Certificate in Conservation Area (File No. 27/15-3/838/TCP/18)

It was informed to the Committee that the matter regarding issue of Completion Certificate in Conservation Area was discussed in the 17th meeting of the Conservation Committee and Committee recommended that instructions are to be issued to PDAs/ TCP offices to ensure that the approvals granted by the Conservation Committee are strictly adhered to and if found deviating from the approval granted by Conservation Committee, then the NOC granted by it shall be withdrawn. The Member Secretary was accordingly directed to issue necessary instructions to all the concerned District offices/ PDAs dealing with Conservation matters.

It was therefore decided that the concerned PDAs/District/Taluka level branch offices of TCP Dept., shall ensure that the constructions have been carried out strictly in accordance with the plans recommended by Conservation Committee.

In order to effectively implement the recommendation of the Committee, it was however felt necessary that the directions be issued to the PDA's /District/Taluka level branch offices of TCP Dept., to refer the proposals received

by them for Completion Certificate to Conservation Committee in the cases where its NOCs were obtained.

The Committee deliberated in detail on the issue of construction being carried out in violation of recommendation of Conservation Committee.

The Committee therefore decided that in the matter of proposals cleared by it, concerned offices shall refer such proposal to the Conservation Committee once the same are received for issue of Completion Certificate.

Member Secretary was accordingly directed to issue such instructions.

Item No. 7: Proposed addition and alteration to existing G+1 House in the property bearing P.T. Sheet No. 4 , Chalta No. 91, Ribandar, Panaji City , Goa for Shri Sadanand R. Rane. (File No. 27/15-3/848/TCP/18)

It was informed to the Committee that the proposal regarding addition and alteration to existing G+1 house in the property bearing P.T. Sheet No. 4, Chalta No. 91, Ribandar, Panaji city, Goa for Shri Sadanand R. Rane is received through North Goa Planning & Development Authority.

The property is earmarked as Conservation Settlement zone and is accessible by an existing tar road with proposed width of 6.00 mtrs. The proposal involves revision and addition to existing ground as well as addition to existing first floor, thereby adding 209.75 sq. mtrs. of floor area to the existing building .

It was brought to the notice of Committee that the North Goa PDA has not specifically commented on recommendation of the proposal from planning point of view.

The Committee therefore recommended the proposal subject to condition that the North Goa PDA shall carry out the further scrutiny from planning point of view before the grant of Development Permission.

Item No. 8: Representation by Goa Heritage Action Group regarding appointment of Shri Raya Shankwalkar as member of Conservation Committee.

It was informed to the Committee that the Department is in receipt of representation dtd. 28/09/2018 by Goa Heritage Action Group regarding appointment of Shri Raya Shankwalkar as member of Conservation Committee, in order to help contribute towards Goa's Heritage Conservation.

It was informed that as per Section 27.IX.5.a) of Goa Land Development & Building Construction Regulations, 2010, the Committee has power to co-opt up to two additional members who may have special knowledge of the subject, and who may be experts of repute on Heritage/Conservation/ History/Land scape/ Natural History and other related fields to seek expertise on a specific proposal before the Commission if required.

Considering this provision and desire of Goa Heritage Action Group, the Committee decided to co-opt Shri Raya Shankwalkar as member of Conservation Committee.

Member Secretary was accordingly directed to do further needful for implementation of this decision of Committee.

Item No. 9: Any other item with the permission of the chair.

Item No. a: Revised plan for proposed construction of Residential Building at Sy. No. 124/1 of Ella village, Tiswadi Taluka by Shri Ajit B. Shirodkar.

It was informed to the committee that the Town & Country Planning Dept., Tiswadi Taluka Office, vide note No. Tis/8454/Ella/TCP/18/1425, dtd. 28/11/2018, has forwarded the proposal dtd. 06/10/2018 of Shri Ajit Shirodkar for proposed construction of Residential Building (revised plan).

As per Regional Plan for Goa, the property is earmarked as Settlement zone within Archaeological Park. The village Ella is classified as VP-I category (maximum FAR 80) and maximum permissible height of 11.50 mts.

The Tiswadi Taluka Office had earlier issued Technical Clearance Order for proposed construction of Residential House in this property vide ref. no. 27/15-3/783/TCP/2016/3974, dtd. 22/09/16, after obtaining necessary NOC from the Conservation Committee.

Thereafter, the Tiswadi Taluka Office received a proposal for revised plan for construction of residential house and compound wall on 29/3/2018, which was forwarded to the Conservation Committee on 14/05/2018, which however was rejected vide letter dtd. 14/8/2018 and the applicant was communicated accordingly by Tiswadi Taluka Office vide its letter dtd. 24/8/2018.

It was informed that Tiswadi Taluka office had earlier received two complaints dtd. 1/12/2017 and 12/12/2017 from Shri Alexander Fernandes regarding illegal construction of Septic Tank and building by Shri Ajit Shirodkar by breaking 7 mts. of boundary wall. It is also informed by Tiswadi Taluka Office that as per letter No. 5/121/2018-VIG/4077 dtd. 03/08/2018, the matter of complaint of Shri Alexander Fernandes is pending before Vigilance Department.

It was informed that the proposal now received contains major variations, wherein the structure proposed now consists of stilt, ground floor and first floor having total floor area of 274.63 sq.mts. and having a height of 6.32 mts.

The Technical Members observed that the elevation is not in tune with the character of the area, as was maintained during earlier approval. The Technical Members therefore recommended that the proposal be resubmitted.

The Committee took note of the observations raised by the sub-committee and was of the view that the proposal needs major revision so as to maintain the character as desired by the sub-committee.

It was therefore decided that the Technical Members shall first inspect the site and give its report. The Committee therefore deferred the decision on the matter.

The meeting ended with thanks to the chair.