

**MINUTES OF 18<sup>TH</sup> MEETING OF THE CONSERVATION COMMITTEE  
HELD ON 24/9/2018 AT 11.30 A.M. IN THE CONFERENCE HALL,  
MINISTER'S BLOCK, SECRETARIAT, PORVORIM – GOA**

The meeting was attended by the following:

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

At the outset, the Chairman welcomed all.

**Item No. 1:- Confirmation of minutes of 17<sup>th</sup> meeting of Conservation Committee held on 6/6/2018.**

The Member Secretary informed the Committee that the Minutes of 17<sup>th</sup> meeting of Conservation Committee were circulated to all the members vide letter No. 27/15-2/TCP/CC/2018/1473 dtd. 23/7/2018 and no comments have been received on the same. Hence the minutes be confirmed.

The Committee confirmed the minutes.

**Item No. 2: Proposed construction of residential house and compound wall (part) at Sy.No. 27/1, Plot No. 10 of Bainguinim village, Tiswadi Taluka by Smt. Sunetra Uday Nagvekar (File No. 27/15-3/834/TCP/CC/2018)**

The Member Secretary informed the Committee that the proposal is received from Tiswadi Taluka Office of TCP Dept. for consideration by the Conservation Committee. The proposal is for construction of residential house and compound wall by Smt. Sunetra Uday Nagvekar in the property bearing Sy.No. 27/1, Plot No. 10 of Bainguinim village, Tiswadi Taluka. The plot is accessible by 10.00 mts. wide sub-division road.

It was informed that the Technical Members have inspected the site and observed as following:

- i. The vicinity of newer structure is prone to least impact.*
- ii. Archaeological test pits are advised to verify the impact.*

The Committee deliberated the proposal in detail and was of the opinion that since the plot under reference is in the vicinity of new structures, the same is prone to least impact as observed by the Technical Members. The Committee therefore recommended the proposal for approval subject to condition that the applicant shall have the test pits at the site as recommended by Technical Members, for the purpose of inspection by ASI and to check archaeological findings, if any. The applicant is required to inform ASI once the test pits are dug, who in turn shall inspect the same and issue necessary NOC for continuance of work.

It was decided that the investigation report once obtained shall be submitted to the Member Secretary, who was authorized to grant the NOC, subject to report being favourable.

**Item No. 3: Proposed addition on ground and first floor to the existing Church building at Sy. No. 1/1 of Navelim village and Sy.No. 1/0 of Goltim village of Tiswadi Taluka by Fr. Jose Dias, President of Our Lady of Piety (File No. 27/15-3/833/TCP/CC/2018)**

The Member Secretary informed the Committee that the proposal is received from Tiswadi Taluka office of TCP Dept. The proposal is regarding proposed addition to the ground floor and construction of first floor to the existing Church building at Sy.No. 1/1 of Navelim village and Sy.No. 1/0 of Goltim village of Tiswadi Taluka. The property is accessible by existing road.

- i. It was informed that the Technical Members have inspected the site and observed as following:

- ii. *New addition is in corner of parish house old church and house built in 17<sup>th</sup> Century, which is listed building.*
- iii. *Proposed façade is not in sync with the character of the existing house.*
- iv. *The proposal needs to be revised and resubmitted.*

Member Secretary further stated that during site inspection, the applicant was informed by the Technical Members about the observations as above, who has now vide inward No. 2329 dtd. 6/9/2018 has submitted the revised plans to the Conservation Committee. The same were scrutinized by Members during the meeting and were found to be in compliance with the observations raised and hence recommended the same for approval.

Committee took note of the same and decided to approve the revised plans.

The proposal for addition on ground and first floor to the existing Church building therefore stands approved.

**Item No. 4: Proposed construction of compound wall at property bearing Ch.No. 66(P) of P.T. Sheet No. 74 at Mala, Panaji by Damodar C. Naik and Ramacrishna C. Naik (File No. 27/15-3/832/TCP/CC/2018)**

The Member Secretary informed the Committee that the proposal is received from North Goa PDA for the construction of compound wall at property bearing Ch.No. 66(P) of P.T. Sheet No. 74 at Mala, Panaji. The property is accessible by existing road.

It was informed that the Technical Members have inspected the site and observed the following:

- i. *Design is acceptable.*
- ii. *It is advised to have white colour incase plastered or otherwise in exposed stone to blend with the landscape.*
- iii. *Coping may be added for shade.*

The matter was deliberated in detail. Committee agreed to the suggestions made by Technical Members as above. The Committee therefore approved the proposal with condition that compound wall shall be in white colour if plastered or shall be in exposed stone to blend with the landscape. It was further suggested that the coping shall be added to the compound wall for shade.

Applicant was accordingly required to submit the revised plan showing the above features.

Member Secretary was accordingly authorized to issue necessary NOC, if found that the plans submitted are in compliance with the suggestions made.

**Item No. 5: Proposed Residential Wellness Centre (re-construction) in Chalta No. 5 of P.T. Sheet No. 125 of Mapusa, Bardez – Goa by Fr. Ivo Dias (File No. 27/15-3/828/TCP/CC/2018)**

The proposal is for reconstruction of residential Wellness Centre and consist of stilt, upper ground floor, first floor and second floor having a height of 11.35 mts. and having an area of 954.26 sq.mts.

The Member Secretary informed the Committee that the proposal was discussed in 17<sup>th</sup> meeting of Conservation Committee held on 6/6/2018 and it was decided to return the proposal to NGPDA asking for clear recommendation/ approval of the Authority from planning point of view for further consideration of the Committee from conservation point of view.

As decided in the 17<sup>th</sup> meeting of the Committee held on 6/6/2018, the Member Secretary was required to mention specifically about the recommendation of the Authority from planning point of view.

Member Secretary informed that the North Goa PDA has issued a corrigendum dtd. 27/8/2018 to proforma of the application, which however still does not mention the clear recommendation.

The matter was discussed in detail by the Committee. The Members observed that the proposal was acceptable and that no further delay shall be caused in issuing the NOC, only because of failure on NGPDA's part to issue a clear cut recommendation. The Committee therefore approved the proposal.

The proposal for reconstruction of residential Wellness Centre therefore stands approved.

The Chairman also directed that henceforth the concerned Taluka offices and the PDAs shall forward the proposal to the Committee with clear recommendations or observations, if any, from planning point of view and shall clearly indicate whether any relaxations, are required for consideration of the proposal. Chairman also directed that the concerned offices shall clearly indicate the provisions if any, for consideration of relaxation of regulations etc., if required.

Member Secretary was accordingly directed to issue necessary directions in this regard.

**Item No. 6: Repair/Restoration of existing fortification wall, alteration of existing structures, compound wall, proposed entrance wall with Gate and STP at Sy.No. 91 and 92 of Candolim village, Bardez Taluka for Goa Tourism Development Corporation (File No. 27/15-3/796/TCP/2016)**

The Member Secretary informed the Committee that the proposal of repair/restoration of existing fortification wall, alteration of existing structures, compound wall, proposed entrance wall with Gate and STP at Sy.No. 91 and 92 of Candolim village, Bardez Taluka was approved by Conservation Committee in its 14<sup>th</sup> meeting held on 01/12/2016 under agenda item No. 2. However, NOC for the same was not issued, as the applicant did not submit required number of sets of plans.

Now, the applicant has submitted revised plans for development of Coastal Circuit 1 in Goa under Swadesh Darshan Scheme regarding Development of Fort Aguada (lower fort) as Heritage Destination. In the revised proposal, it is proposed to use only those building materials for renovation, which are existing as of now and not to go for any RCC building materials, as was proposed earlier.

The proposal needs to be referred to National Monuments Authority, New Delhi, so also comment from ASI are required.

The matter was discussed in detail. The Member Secretary informed to the Committee that the present proposal is only about restoration of existing buildings to their original state by using the same material with which they were made. There is no addition or demolition. The Committee agreed for the proposal, since the original character of the premises is proposed to be restored.

The Committee therefore approved the proposal with condition that the NOC is only for restoration of the existing structures to their original condition by using existing material only, for which purpose comments from ASI and NOC from NMA shall be obtained by the project proponent.

The proposal for repair/restoration of existing fortification wall, alteration of existing structures, compound wall, proposed entrance wall with Gate and STP therefore stands approved.

**Item No. 7: Structural Stability of Portuguese Era Old Culvert at Rachol.**

The Member Secretary informed that the Committee is in receipt of a letter dtd. 24/8/2018 from Sarpanch, Village Panchayat Rachol, vide which, the Village Panchayat has forwarded a Resolution No. 4/4 dtd. 27/7/2018, informing that there exists a Portuguese Era Old Culvert constructed over the rivulet of River Zuari, which is the only connection between Rachol and Ilha-de-Rachol.

Member Secretary informed that it is requested of the Department to depute a qualified Resource Person/Engineer to check the structural stability of the said culvert and accordingly take necessary measures to preserve the same.

The Chairman was of the opinion that for the purpose of consideration of request, a joint site inspection be first carried out by atleast two members of Committee, who shall inspect the site and give their recommendations accordingly.

The Chairman suggested names of two members as (i) Shri Ernesto Moniz, Engineer and (ii) Shri Chandrashekhar Prabhudesai, Engineer for the purpose of conducting inspection.

Accordingly, it was decided that the proposal shall be discussed further in next meeting of the Committee, once the report of two Technical Members is received.

**Item No. 8: Repairs of Old Heritage Building of Administrator of Comunidade, North zone at Mapusa**

The Member Secretary informed that the Committee is in receipt of a letter dtd. 11/6/2018 from Administrator of Comunidade, North Zone, Mapusa. It is mentioned in the said letter that the office of Administrator of Comunidade, North Zone at Mapusa is an old heritage public building, which requires urgent repairs. It is requested to Conservation Committee to provide some financial assistance or help Administrator of Comunidade, North Zone to repair and renovate the building.

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.

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

**a) Heritage Policy for Goa**

The Chairman inquired of the progress in preparation of Heritage Policy for Goa. Member Secretary informed the Committee that the work of preparation of draft Heritage Policy is underway, for which purpose member Shri Ketak Nachinolkar and Smt. Snehalata Pednekar have given their inputs

and further informed that Shri James Mathew, Chief Town Planner (Administration) is monitoring the progress. Chairman directed that the work be expedited such that heritage policy is ready at the earliest.

The Chairman further suggested that an Architectural Control Policy shall also be framed such that specific condition can be imposed during the approval of the projects, such that the new structures shall compulsorily have a “Goan character”. Chairman desired that the same policy shall preferably be ready by 01/11/2018, such that the same could be further deliberated in the next meeting of Committee.

Member Shri Ketak Nachinolkar was specifically requested to give his inputs as regards to framing of such a policy.

**b) Proposal by Director, Printing and Stationery regarding proposed civil works in respect of installation of Sinhora Offset Printing Machine for Department of Printing and Stationery in land bearing Chalta No. 19, P.T. Sheet No. 37, Panaji, Tiswadi Taluka.**

It was informed to the Committee that a proposal is received from the Director, Printing and Stationery, Panaji regarding proposed civil works to be undertaken for the purpose of installation of Sinhora Offset Printing Machine in their office, which is being newly purchased by the Printing Press. The proposal is only for making a temporary opening in the building by means of opening a door of about 2.00 mts. width, where presently there is a window. The same is required to be done as the existing doors of building cannot accommodate the machine to be taken inside in view of its size.

It is stated that once the machine is installed inside, the part of the external wall shall be restored back to its original condition by maintaining the window etc. as is now. The consent of the Conservation Committee is sought in view of the heritage importance of the building.

Considering the nature of the work and its need to be undertaken, the Committee approved the proposal subject to condition that the part building wall shall be restored to its original state once the purpose is served.

The meeting ended with thanks to the chair.