

MINUTES OF 174th(Adj.) MEETING OF THE TOWN & COUNTRY PLANNING BOARD HELD ON 28/04/2021 AT 3.30 P.M. IN CONFERENCE HALL, MINISTER'S BLOCK, SECRETARIAT, PORVORIM - GOA.

The following attended the meeting:

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| 1. Shri. Chandrakant Kavlekar,
Hon. Minister for TCP | ... | Chairman |
| 2. Shri Glenn Souza Ticlo,
Chairman, GIDC | ... | Member |
| 3. Shri Puneet Goel
Secretary (TCP) | ... | Member |
| 4. Shri Nevil Alphonso,
Director of Agriculture | ... | Member |
| 5. Shri D.M. Kudalker,
Asst. Conservator of Forest,
(Representative) | ... | Member |
| 6. Assumption Luis,
Asst. Surveyor of Works,
PWD (Representative) | ... | Member |
| 7. Shri Chandresh P. Haldankar,
Supdt. of Fisheries,
Department of Fisheries,
(Representative) | ... | Member |
| 8. Shri Dhiraj R. Vagle,
Asst. Director of Tourism,
(Representative) | ... | Member |
| 9. Dr. Surekha Parulekar,
CMO (NVHCP)
(Representative) | ... | Member |
| 10. Shri. Antonio P. Diniz | ... | Member |
| 11. Arch. Rajeev M. Sukhthanker | ... | Member |
| 12. Shri. Rajesh J. Naik,
Chief Town Planner (Planning) | ... | Member Secretary |

Item No. 1: Confirmation of the minutes of the 174th meeting of Town & Country Planning Board held on 23/03/2021.

Member Secretary informed that the minutes of 174th meeting of TCP Board held on 23/03/2021 were circulated to all the Members and it was further informed that no comments on the same are received from any of the Member.

Member Secretary further informed that in the minutes of 173rd meeting held on 3/2/2021 under Agenda item No. 8 at Sr.No. 13 of Annexure B, in the matter of application of Rodrigues Real Estate Pvt. Ltd., the area of the property considered under Section 13(2) of the TCP Act is wrongly mentioned as 2950.00 sq.mts. and the same should be corrected as 6400.00 sq.mts. The Board took note of the same corrections.

Since there were no comments from the Members on the draft Minutes of 174th meeting, the Minutes of same meeting were confirmed.

Item No. 2: Decision on proposal considered in 32nd meeting of the 16-A Committee, constituted under sub rule 4 of Rule 3 of the Goa Town & Country Planning (Public Projects/Schemes/Development work by the Government) Rules - 2008 held on 02/03/2021.

The Member Secretary submitted that proposals as referred in Annexure 'A' were considered by the Committee constituted under sub rule 4 of Rule 3 of the Goa Town & Country Planning (Public Projects/Schemes/Development work by the Government) Rules – 2008 in its 30th meeting held on 7/7/2020 and 32nd meeting held on 02/03/2021. The same proposals were placed before the Board for its consideration.

The Board after deliberation recommended the proposals as listed in Annexure 'A'.

Item No. 3:- Proposals received under Section 16B of the TCP Act for consideration under Section 12 of TCP Act.

With notification of Section 16B of TCP Act, the Town & Country Planning Dept. has started receiving applications u/s 16B. The proposals as received under Section 16B were scrutinized in terms of site conditions and potentialities of the area under Section 10 of TCP Act and were placed before the Board for consideration as required under the provisions of Section 12 of the TCP Act and the decision taken on the same are as recorded in Annexure 'B', which forms the part of these minutes.

Item No. 4: Proposals received under Section 16B of the TCP Act for consideration under Section 13(2) of TCP Act.

With notification of Section 16B of TCP Act, the Town & Country Planning Dept. has started receiving applications u/s 16B. The Board had earlier considered applications under the provision of Section 12 of the TCP Act. The proposals were then placed before the Board for consideration under the provisions of Section 13(2) of the TCP Act and the decisions taken on the same are as recorded in Annexure 'C', which forms the part of these minutes.

ADDITIONAL AGENDA

Item No. 1: Appeal under Section 52(2)(B) of the TCP Act, 1974 filed by Shri Lyndon D'Silva and Maria Colaco D'Silva against South Goa Planning & Development Authority (File No. TP/B/APL/187/19).

Member Secretary informed that a letter dtd. 27/4/2021 is received from appellant Shri Lyndon D'Silva informing that he has been asked to home quarantine in view of detection of COVID-19 positive cases in the building he is residing and has therefore requested to postpone the hearing in the matter of his appeal.

Member Secretary further informed that the decision of Shri Lyndon D'Silva of not appearing for the scheduled hearing on 28/4/2021 was informed to the Respondent i.e. Member Secretary, SGPDA, who also decided not to appear for the hearing in view of reason cited by the petitioner.

As communicated telephonically, both the parties therefore did not appear for the hearing. The Board took note of the same and agreed to adjourn the appeal in view of the genuine reasons cited.

Member Secretary was accordingly directed to inform the next date of hearing to both the parties, as and when the same was fixed.

Item No. 2: Appeal under Section 52 of the TCP Act, 1974 filed by Mrs. Rosa Maria Lopes against Greater Panaji Planning and Development Authority. (File No. TP/B/APL/194/2020)

Member Secretary informed that the Member Secretary of GPPDA on 26/04/2021 had telephonically communicated that he is detected COVID-19 positive and is hospitalized and as such shall not be able to appear for the scheduled hearing.

Member Secretary further informed that health status of Shri R.K. Pandita, Member Secretary of GPPDA and his inability to attend the hearing was informed to the Petitioner on 27/04/2021, who too decided not to attend the hearing in view of Respondent not appearing for the same.

As communicated telephonically, both the parties therefore did not appear for the hearing. The Board took note of the same and agreed to adjourn the appeal in view of the genuine reason cited.

Member Secretary was accordingly directed to inform the next date of hearing to both the parties, as and when the same was fixed.

Item No. 3: Appeal under Section 37(b)(5) of the Goa Industrial Development Corporation Act, 1965 and Section 45 of TCP Act, 1974 filed by Mahalsa Foods through its Proprietor Shri Pradeep Shet against Goa Industrial Development Corporation (GIDC).

Member Secretary informed that on 27/04/2021, Arch. Shri Jayesh Phadte on behalf of the Respondent had telephonically informed that in view of rising COVID-19 cases and the restrictions imposed in view of the same, the Petitioner shall not be able to appear for the hearing scheduled for 28/04/2021.

Member Secretary further informed that the decision of the Appellant of not appearing for the scheduled hearing on 28/4/2021 was informed to the Respondent i.e. Member Secretary, GIDC, who too decided not to attend the hearing in view of Petitioner not appearing for the same.

As communicated telephonically, both the parties therefore did not appear for the hearing. The Board took note of the same and agreed to adjourn the appeal in view of the genuine reason cited.

Member Secretary was accordingly directed to inform the next date of hearing to both the parties, as and when the same was fixed.

Item No. 4: Appeal under Section 52(2) (b) of the TCP Act, 1974 filed by Santosh V. Khorjuekar and others against Mormugao Planning and Development Authority. (File No. TP/B/APL/199/2021)

Member Secretary informed that the Member Secretary of Mormugao PDA on 27/04/2021 had telephonically communicated that he is detected COVID-19 positive and as such shall not be able to appear for the scheduled hearing.

Member Secretary further informed that health status of Shri Ashok Kumar, Member Secretary of Mormugao PDA and his inability to attend the hearing was informed to the Petitioner on 27/04/2021, who too decided not to attend the hearing in view of Respondent not appearing for the same.

As communicated telephonically, both the parties therefore did not appear for the hearing. The Board took note of the same and agreed to adjourn the appeal in view of the genuine reason cited.

Member Secretary was accordingly directed to inform the next date of hearing to both the parties, as and when the same was fixed.

Item No. 5: Appeal under Section 45 of the TCP Act, 1974 filed by Mrs. Simi Anand Ghogale and others against Greater Panaji Planning and Development Authority. (File No. TP/B/APL/198/2021)

Member Secretary informed that the Member Secretary of GPPDA on 26/04/2021 had telephonically communicated that he is detected COVID-19 positive and is hospitalized and as such shall not be able to appear for the scheduled hearing.

Member Secretary further informed that health status of Shri R.K. Pandita, Member Secretary of GPPDA and his inability to attend the hearing was informed to the Petitioner on 27/04/2021, who too decided not to attend the hearing in view of Respondent not appearing for the same.

As communicated telephonically, both the parties therefore did not appear for the hearing. The Board took note of the same and agreed to adjourn the appeal in view of the genuine reason cited.

Member Secretary was accordingly directed to inform the next date of hearing to both the parties, as and when the same was fixed.

Item No. 6: Proposal of Greater Panaji Planning and Development Authority regarding submission of ODP-2030 of Bambolim Planning Area for Government approval under Section 35 (6) of Town & Country Planning Act, 1974.

Member Secretary informed that vide letter dtd. 22/4/2021, the Greater Panaji Planning and Development Authority (GPPDA) has submitted ODP-2030 of Bambolim Planning Area for Government approval under Section 35 (6) of Town & Country Planning Act, 1974. Member Secretary then informed that the same is placed before the Board under Section 36 for necessary consideration.

It was informed that the Government had earlier accorded approval under Section 34 vide ref. No. 40/22/ODP-BAMB/TCP/2020/1649 dated 04/09/2020 to carry out the procedure u/s 35 of Town & Country Planning Act, 1974.

Member Secretary further briefed that the GPPDA had issued a Public Notice in the local news dailies regarding preparation of Draft ODP-2030 of Bambolim Planning Area and the same was displayed in the offices of Village Panchayat of St. Cruz and Curca-Bambolim-Talaulim and in the office of the Greater Panaji Planning and Development Authority for inspection and inviting objections from Public for a period of two months.

It was further informed that the GPPDA has also communicated that stakeholders/General public had filed their objections to the said Draft ODP-2030 of Bambolim Planning Area and the Committee appointed under Section 35 (3) considered the objections filed as required under Section 35(5) and prepared a report accordingly.

It was also informed that the letter of GPPDA further states that this report of the Committee was then placed before 15th Authority meeting held on 24/03/2020 as required u/s 35 (6) of Town & Country Planning Act, 1974 and the Authority considered the same and made certain modification/alteration in the said ODP and thereafter finalized the report and ODP-2030 with the direction to its Member Secretary to forward the said report and ODP-2030 of Bambolim Planning Area to be placed before Town & Country Planning Board and the Government to approve the same.

Dy. Town Planner, Greater Panaji PDA Shri Shaikh Ali then gave a presentation on ODP-2030 of Bambolim Planning Area by highlighting the procedure undertaken in preparation of ODP and salient features of the same. A detail deliberation was then held on various land uses proposed and various other facilities provided under the ODP.

After deliberation, the Board recommended the approval of ODP-2030 of Bambolim Planning Area for onward submission of the same to the Government for necessary approval.

Item No. 7: Proposal of North Goa Planning and Development Authority regarding submission of ODP of Arpora-Parra-Nagoa 2030 for the Government Approval under Section 36 of Town and Country Planning Act, 1974.

Member Secretary informed that vide letter dtd. 23/4/2021, the North Goa Planning and Development Authority has submitted ODP of Arpora-Nagoa-Parra 2030 for Government approval under Section 35 (6) of Town & Country Planning Act, 1974. Member Secretary then informed that the same is placed before the Board under Section 36 for necessary consideration.

It was informed that the Government had earlier accorded approval under Section 34(2) of TCP Act, 1974 to the ODP of Arpora-Nagoa-Parra vide ref. No. 40/23/PAR-ARP-NGA/TCP/2020/1648 dated 04/09/2020 and accordingly the North Goa PDA has undertaken further procedure.

Member Secretary further informed that the Authority notified the ODP in Official Gazette Notification vide Series III No. 24 dtd. 10/9/2020 wherein the public was invited to submit objections to the draft ODP. It was informed that the Authority as required under Section 35(3) of TCP Act had appointed the sub – committee in its 78th meeting held on 11/11/2020, who heard public objections under Section 35(5) of the TCP Act and submitted its report to the Authority in its 79th (Adj.) meeting held on 26/03/2021. Member Secretary informed that the Authority after going through the objections took the decision on each case and thereafter approved the report and decided to carry out the modification/correction to the draft ODP which were subsequently carried out.

It was informed that the Member Secretary, North Goa PDA has accordingly submitted the ODP of ARP-NAG-PAR – 2030 for approval of the Government under Section 36 of the TCP Act 1974 and Town & Country Planning Board.

Dy. Town Planner, North Goa PDA Shri Shaikh Ali then gave a presentation on ODP of ARP-NAG-PAR – 2030 by highlighting the salient features of the Plan. A deliberation was then held on various land uses proposed in the ODP.

After deliberation, the Board recommended the approval of ODP of ARP-NAG-PAR – 2030 for onward submission of the same to the Government for necessary approval.

Item No. 8:- Any other item with the permission of chair.

No other issues were discussed under this item.

Meeting ended with thanks to the Chair.