

MINUTES OF 21ST MEETING OF CONSERVATION COMMITTEE HELD ON 21/06/2019 AT 11:00 A.M. IN THE CONFERENCE HALL, MINISTER'S BLOCK, SECRETARIAT, PORVORIM, BARDEZ – GOA.

The following attended the meeting:

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| 1) | Shri Vijai Sardesai,
Hon'ble Minister for Town & Country
Planning | --- Chairman |
| 2) | Shri Marwin Gomes,
Chief Architect, PWD | --- Member |
| 3) | Mrs. Blossom Madeira,
Director of Archives & Archology | --- Member |
| 4) | Shri Pradosh R. Naik,
A.S.I. , Old Goa Circle | --- Member |
| 5) | Arch. Ketak Nachinolkar, Govt. Nominee | --- Member |
| 6) | Er. Ernesto Moniz, Govt. Nominee | --- Member |
| 7) | Arch. Snehalata Pednekar,
Representative of ITPI | --- Member |
| 8) | Arch. Rajesh Kakodkar,
Representative of IIA | --- Member |
| 9) | Arch. Ankit Prabhudessai,
Representative of CREDAI | --- Member |
| 10) | Shri Austin S. Rodrigues,
Representative of IEI | --- Member |
| 11) | Shri Rajesh J. Naik,
Chief Town Planner (Planning) | --- Member Secretary |

At the outset, the Chairman welcomed all.

Item No. 1: Confirmation of the minutes of the 20th meeting of the Conservation Committee held on 11/01/2019.

The minutes of the 20th meeting of the Conservation Committee held on 11/01/2019 were circulated among the members of the Committee. Since no comments have been received, the Committee confirmed the same.

Item No. 2: Proposed construction of swimming pool at Ch.No. 5, PTS no. 63 at Campal, Panaji, Tiswadi Taluka for Lokmanya Multipurpose Co-op. Society Ltd. (File No. 27/15-3/853/TCP/2019).

It was informed to the Committee that the proposal is received from North Goa PDA for the approval only of swimming pool in a plot having an area of 1188 sq.m. which is earmarked as Conservation Settlement zone as per ODP of Panaji.

As per the proforma submitted, construction already carried out in the property has consumed a coverage of 47.58 % and FAR of 47.58, having total floor area of 565.25 sq.m. The property is accessible by existing roads on all sides.

The proposal which was only for the grant of NOC for the swimming pool was discussed and was found not to have any visual impact on the surrounding and was therefore approved.

Item No. 3: Proposed repairs/renovations/alterations to existing structure (revised plan) on land bearing Ch. No. 127 to 130 of PTS No. 44 of Panaji city for Mr. Francis Xavier Paulino Dias Souza. (File No. 27/15-3/673/TCP/2019)

It was informed to the Committee that the North Goa PDA has forwarded a revised proposal for repairs/renovations/alterations to existing structure and is received by the Department on 01/03/2019. As per the proforma submitted, the permissible FAR is 200, whereas what is proposed is 149. As regards to coverage, the permissible is 70% and whereas what is proposed is 90.61%.

It was informed that an application was earlier received from North Goa PDA on 29/11/2010, which was discussed in 2nd meeting of the Conservation Committee held on 26/08/2011 and the Committee had approved the same with condition to incorporate the changes as suggested then in the facade/front elevation, by the Technical Members. Subsequently, on 13/7/2012 the revised proposal was received from North Goa PDA which was approved vide letter dtd. 02/11/2012.

Thereafter, on 22/02/2017 revised plans were again received from North Goa PDA and the same was discussed in the 15th meeting of the Conservation Committee held on 22/11/2017 and it was decided as under.

“Member Secretary informed that the proposal is forwarded by the North Goa PDA vide letter dtd. 20/02/2017. The proposal is for repairs/renovation/alteration to existing structure (revised plan).

It was informed that the Technical Members inspected the site and observed that the construction carried out at site is not as per approved plan. The ventilation for shop No. 2 is not adequate and ventilator for WC is shown on the dead wall, which otherwise is not permissible under the regulations.

The Committee deliberated on the same and decided not to consider the proposal as it required compliance of the observations as above.

The proposal for repairs/renovation/alteration to existing structure (revised plan) of building therefore stands rejected.”

The same decision of the Committee was communicated to the North Goa PDA vide ref. no. 27/15-3/673/TCP/2018/210 dated 31/01/2018.

It was further informed that the Department is again in receipt of proposal for repairs/renovations/alterations to existing structure, wherein the applicant has now incorporated necessary changes in compliance with the observation earlier raised by the Department vide its letter dated 31/01/2018.

It is mentioned in the proforma of NGPDA that the site was inspected by the Authority and it was noticed that the rear portion of the structure is constructed and the ground floor is touching the rear boundary having RCC columns and side covered with laterite masonry walls having RCC flat slab and rear portion of the first floor was under construction.

On receipt of the application by the Department, the Technical Members of the Committee have inspected the site.

The Committee was informed that a letter dated 16/04/2019 is received from one Ms. Helen Lourenco, requesting not to consider the case for issue of any permission as the matter is subjudice before Civil Judge Junior Division, Panaji as RCS No. 67/2016/D. In the said letter, it is mentioned that the matter is pending before the Court since 2016 and also before the Dy. Commissioner of CCP and work stoppage order cum Show Cause Notice is issued.

The Committee was further informed that the Department is in receipt of letter dtd. 8/6/2019 from the applicant vide which he has stated that due to Stop Order of NGPDA and Municipality, the court has stayed the work and whereas the plans submitted by him for revision is only to comply with the requirement under the regulations.

During inspection, certain suggestions to revise the elevation were made by the Technical Members, which were duly complied by the applicant by means of submission of revised drawings and the same was placed before the Committee for deliberation. The Technical Members scrutinized the same and found it satisfactory.

The proposal was therefore considered for approval by the Committee as the very purpose for its submission was to regularise the construction as carried at site.

Item No. 4: Proposal for addition to the existing house and construction of first floor in the property bearing Ch. No. 46 & 19 (P) of PTS No. 19 situated at Ribandar, Panaji, Goa for Shri Shripad K. Bhonsle. (File No. 27/15-3/855/TCP/CC/2019)

It was informed to the Committee that the proposal for addition to the existing house and construction of first floor over it, was received from North Goa PDA. In the proforma submitted by NGPDA, it is mentioned that there is an existing structure on the site as shown on the site plan. The property is accessible by two roads. The main road is leading from Panaji to Ponda and other is internal road of 6.00 mts. width and hence is a corner plot. The plot area is 220 sq.mts. and the floor area proposed is 207.77 sq.mts. It is mentioned that the permissible FAR is 120 and whereas what is proposed is 94.44. It is also mentioned that the permissible coverage is 60, whereas what is consumed is 52.69 %, hence FAR and coverage are within the permissible limits.

It is also mentioned in the proforma that the matter was placed before the meeting of the Authority and the Authority has approved the same subject to recommendation from Conservation Committee.

On receipt of the application by the Department, the Technical Members of the Committee have inspected the site.

During the deliberation on the proposal, the Technical Members opined that there is difference in the elevation as has been proposed as against that existing on site. It was also observed by the Technical Members that certain details that of arches, etc. are still not clear and required detailing. It was therefore felt necessary that the project Architect should be called before the Committee to explain the proposal and to give necessary explanation accordingly. It was therefore decided to invite the applicant/Engineer in the next meeting of the Committee, to explain the proposal in detail and to decide on the proposal thereafter.

The Member Secretary was accordingly directed to communicate the decision of the Committee to the applicant.

Item No. 5: Proposed internal alteration and change of use of Residential Flat to Commercial use of the existing apartment A – on First Floor in the property bearing at Ch.No. 10 & 15, PTS no. 106 at Mala, Panaji, Tiswadi Taluka for Shri Mario Fernandes. (File No. 27/15-3/856/TCP/2019)

It was informed to the Committee that the proposal received from Shri Mario Fernandes is forwarded by North Goa PDA for internal alteration and change of use of Residential Flat to Commercial use in the apartment on First Floor of the existing building. The plot is earmarked as Conservation Settlement zone (as per ODP of Panaji). It is mentioned that the building existing is old and the proposed change of use from Residential to Commercial is of a flat situated on the first floor of the same building.

The proposal was deliberated at length. It was observed that use proposed is a commercial one on the first floor of the existing building, for which, specific comments about the permissibility of such a use are not given by the PDA. The members also took note in the past, the PDA was requested to give their specific comments as regards to permissibility of their proposal viz-a-viz planning point of view under the provisions of the Goa Land Development & Building Construction Regulations, 2010, which was not found to have been

done in the instant case, to consider the proposal further from conservation point of view.

Also, the members had their observations pertaining to staircase and other features as shown on the plan and as that existing on site. It was therefore decided to refer the proposal back to PDA asking for their specific comments from planning point of view.

Item No. 6: Proposed construction of multi family dwelling/wash room at Ch.No. 94 & 95, PTS no. 4 at Ribandar, Panaji, Tiswadi Taluka for Mr. Caetano Xavier Jacinto De Souza (File No. 27/15-3/864/TCP/2019).

It was informed to the Committee that the proposal is received from North Goa PDA for construction of multi family dwelling unit. The effective area of plot is 637.24 sq.m. and the same is earmarked as Conservation Settlement zone as per ODP of Panaji. As per the proforma submitted, the coverage proposed is 27.96% and the FAR is 74.56, with total proposed floor area as 475.16 sq.m. It is mentioned that the building is already constructed on site.

Earlier, the proposal was discussed in the 15th meeting of the Conservation Committee held on 22/11/2017 under item no. 22 and it was observed that there is no access to parking area and two bedrooms which are habitable areas and are proposed in the basement, which were not approved earlier and are not confirming to regulations in force. The Committee had therefore decided to refer the proposal back to the North Goa PDA for obtaining compliance of the observations and with directions to give its specific comment whether the proposal referred to the Committee could be considered further by the Authority for grant of Development Permission at their end from planning point of view. The same decision was communicated to the North Goa PDA vide ref. No. 27/15-3/811/TCP/2017-18 (P)/182, dated 23/01/2018.

Whereas while forwarding the proposal to the committee, the Member Secretary, NGPDA, vide his letter dtd. 22/5/2019 has mentioned that the site was inspected by their officials and it is noticed that the lower basement floor has been filled with mud and closed, which otherwise was available on the site due

to topographical conditions of land. It is mentioned that the remaining portion of the building is constructed as per the plan submitted.

The Authority has recommended the proposal from planning point of view as the applicant has enclosed lower basement floor which was available due to topographical condition of the land.

On receipt of the application by the Department, the Technical Members of the Committee have inspected the site and it was noticed that the elevation as proposed on the drawings and as built, lacks various features as constructed. Also, it was seen that the stilt area shown at present does not have any access from the road. The Committee therefore felt that necessary explanation about the proposal is essential to decide further on the proposal.

It was therefore decided that the project Architect should be called before the Committee to explain the proposal and give necessary explanation accordingly. It was therefore decided to invite the Architect in the next meeting of the Committee, to explain the proposal in detail and to decide on the proposal accordingly.

The Member Secretary was accordingly directed to communicate the decision of the Committee to the applicant.

Item No. 7: Proposed development regarding part replacement of existing flooring of existing Church at S. No. 1/2 of Siolim village, Bardez Taluka.

It was informed to the Committee that the proposal for replacement of floor tiles of existing church at Siolim is forwarded by Bardez Taluka Office of Town & Country Planning Department. The Church is situated in a plot having an area of 16875 sq.mts. which is earmarked as Settlement zone as per RPG-2021. Siolim village is classified as VP-2 category with permissible FAR of 60 and height of 9 mts. The property is abutting an existing road of 8.00 mts. width with proposed Right of way of 25.00 mts. towards Southern and Western side of the plot.

The present proposal is only for replacement of Red Oxide flooring tiles of the Church. St. Anthony Church, Siolim is a “listed site” in the “List of

Buildings and Sites of Historic and Aesthetic Importance in the State of Goa” under the Goa Land Development & Building Construction Regulations, 2010.

Member Secretary informed that earlier, the Department was in receipt of a representation from Shri Joseph A. Noronha against the work undertaken by the Church for replacement of the flooring tiles. It was further informed that the representation as received was discussed in 20th Conservation Committee meeting held on 11/01/2019 and was decided by the Committee that the Technical Members shall inspect the site and place the report before it for necessary decision.

In compliance with the decision taken, the site was thereafter inspected by the Technical Members of the Conservation Committee on 22/2/2019 and prepared its report. The said report was read out to the members, which mentioned the following:

- *The Church of St. Anthony, Siolim was built originally in 1600s and was rebuilt 1907 as mentioned on the plaque at the front of the Church.*
- *The structure sports the gothic arches which is reflection of the Revivalist style of architecture of the times. In keeping with the times, the flooring was done using the Victorian tile patterns in the front part and old red coloured square ceramic tiles for the nave and other areas of the church. The fixing of the victorian tiles has been donated by a family of parishioners in 1907 during the inauguration as mentioned on the plaque in the church.*
- *These tiles are more than 100 years old put in at the time of the building of the present church structure and are integral part of the same. These tiles were in production at the same time in Europe and were imported through Mumbai or directly and are widely seen in structure of these times whether religious, institutional or domestic. In instances of older structures especially churches, such tiles have been introduced at later dates.*
- *But the tiles here in this instances show signs of wear and tear and damage in certain areas having been used continuously all these decades. They also show signs of “arching”- lifting and popping of the tiles –at places and in instances have been badly refitted without proper joints and grooves. There are also signs of rising damp stains and damage done sometime in the recent past by using*

abrasive means for cleaning which has made the surface of the tiles rough. This is seen to present a bad ambience to the church interior.

- *Being widely used during its times, these tiles are not unique and rare. There are also demands of utility and maintenance of this public space for a long time to come in the future. Finishes and surfaces are subject to be renewed as per demands of the time and function but utmost care should be taken to maintain the architectural character and ambience of the place.*
- *In view of this, changing of the floor tiles may be considered however it is strongly suggested to maintain the character of the place and ambience of the place with replacements which are similar.*
- *The old tiles may possibly be kept either insitu and a pattern developed with intermix of old and new tiles and / or removed and salvaged and may be used in some other area of the church suitably.*

The Committee took note that the Technical Members have suggested that the character and the ambience of the place be maintained with replacement which are similar to the existing. Also, it was suggested that old tiles may possibly be kept either insitu and a pattern developed with intermix of old and new tiles and/or removed and salvaged and may be used in some other area of the Church suitably.

The Committee also took note that the applicant has undertaken to replace the existing tiles with cement mosaic tiles in maroon colour with design which is keeping with the existing character of the red colour ceramic tiles. Since this satisfied the requirement as suggested by the Technical Members, it was decided to consider the proposal.

The Committee therefore approved the proposal of the Church as placed before it.

Member Secretary was accordingly directed to communicate the said decision of the Committee.

Item No. 8: Proposed construction of residential building (Revised Plan) at S.No. 9/2-A of Ella village of Tiswadi Taluka by Shri Dominic J. Remedios and Joaquim F. Brass Remedios by POA holder Sebastio Salvador Fernandes (File No. 27/15-3/761/TCP/CC/2019)

It was informed to the Committee that the proposal for approval of revised plan for the construction of residential building is received from Tiswadi Taluka Office of Town & Country Planning Department. The building is proposed in the plot having area of 1700 sq.mts.

As per the ODP of Panaji, the plot is earmarked as Settlement Zone (S4) and as per RPG 2021, it is earmarked as Settlement Zone within Archaeological Park. The plot is accessible by 15mts. wide road on western side and 10 mts. wide road on eastern side. Since the property is earmarked as Archaeological Park, the applicant had to obtain NOC from National Monument Authority (NMA), which the applicant has obtained vide letter No. F.No.2-11/21/2014-NOC/NMA dtd. 21/10/2014. It was further informed that the applicant had earlier obtained approval for revised plans from the Conservation Committee vide letter No. 27/15-3/761/TCP/2016/2924 dtd. 11/7/2016.

The Technical Members have inspected the site and observed that construction is already carried out at site and that the elevation as shown on the drawings does not tally with that actually constructed, as the same does not reflect the original features as approved by NMA or that earlier approved by the Conservation Committee.

It was therefore decided that the applicant/Architect/Engineer shall submit a revised plan by incorporating necessary changes in compliance with the plans earlier approved. Member Secretary was accordingly directed to communicate the said decision to the Tiswadi Taluka Office and to place before the forthcoming meeting of the Committee, the revised drawings, if received from the applicant.

**Item No. 9: Proposed construction of residential bungalow at Sy. No. 119/4 of Ella village, Tiswadi Taluka by Shri Neelesh Naik.
(File No. 27/15-3/861/TCP/2019)**

It was informed to the Committee that the proposal is received from Tiswadi Taluka Office of Town & Country Planning Department for construction of residential bungalow. The plot is having an area of 1025 sq.mts. and is earmarked as Settlement zone (S4) within conservation area as per ODP

of Panaji and Settlement zone within Archaeological Park as per RPG-2021. Since the property is earmarked as Archaeological Park, the applicant has to obtain NOC from National Monument Authority (NMA).

The property is accessible by 6.00 mts. wide road towards southern side and 25 mts. MDR towards western side, thereby making it a corner plot. The applicant has proposed a coverage of 17.05% and FAR of 19.16 with proposed floor area as 196.41 sq.mts. As per the proforma submitted, the plans are as per rules in force.

On receipt of the application, the Technical Members have inspected the site and it was observed that the elevation as proposed was not desirable for the area and accordingly the Architect was advised by Technical Members to tone it down. Also, it was observed that elevation facing the road was not given. Member Secretary informed that the revised drawings were subsequently submitted by the applicant showing the elevation as visible from road side, which however was not found to be as advised by the Technical Members. The Technical Members also felt that the pediments as shown requires to be removed.

The proposal was therefore not considered for grant of approval at this stage, as the applicant has not obtained NOC from NMA and as certain changes were to be incorporated in the elevation as suggested by the Technical Members.

Member Secretary was accordingly directed to communicate the said decision to Tiswadi Taluka Office.

Item No. 10: Proposed construction of residential house at S.No. 94/2, plot no. 6 of Ella village, Tiswadi Taluka for Shri Chandan Parvatkar. (File No. 27/15-3/860/TCP/2019)

It was informed to the Committee that the proposal is received from Tiswadi Taluka Office of Town & Country Planning Department for construction of residential house. The plot area is 304 sq.m. and the plot is earmarked as Settlement zone (S4) within Conservation area as per ODP of Panaji and Settlement Zone within Archaeological Park as per RPG-2021.

Since the property is earmarked as Archaeological Park, the applicant has to obtain NOC from National Monument Authority (NMA).

The applicant has proposed coverage of 36.51 % and FAR of 73.02, with total proposed floor area as 222 sq.m. As per the proforma submitted, the plans are as per rules in force. The property is accessible by 6 mts. wide sub-division road.

On receipt of application, the Technical Members have inspected the site, during which, the applicant was advised to revise the elevation. Member Secretary informed that the applicant has thereafter submitted the revised elevation which was found satisfactory by the members. It was therefore decided to consider the proposal for approval subject to obtaining NOC from NMA, as the property under reference is earmarked as Archeological Park.

Member Secretary was accordingly directed to communicate the approval of the committee to Tiswadi Office to grant the Technical Clearance to the proposal only after submission of NOC of NMA by the applicant.

Item No. 11: Proposed construction of residential building and compound wall at S.No. 16/1-C, plot no. 26 of Bainguinim village, Tiswadi Taluka for Mrs. Angela Pereira e Correia through POA holder Shri Casmiro Santana Agnelo Correia. (File No. 27/15-3/862/TCP/2019)

It was informed to the Committee that the proposal is received from Tiswadi Taluka Office of Town & Country Planning Department for construction of residential building and compound wall. The plot is having an area of 461 sq.mts. and is earmarked as Settlement zone (S3) within Conservation area as per ODP of Panaji and Settlement Zone as per RPG-2021 beyond Archaeological Park.

The applicant has proposed coverage of 39.91 % and FAR of 75.24, with total proposed floor area as 346.86 sq.m. As per the proforma submitted, the plans are as per rules in force. The property is accessible by 10.00 mts. wide sub-division road.

On receipt of the application, the Technical Members have inspected the site, during which, the applicant was advised to submit a revised elevation incorporating certain details. Member Secretary informed that the same has been received. Technical Members however felt that certain clarity was still required in the elevational features especially in the columns shown at the ground level and in the details of chajja and rolling shutter.

On deliberation, Committee decided that the applicant still needs to submit the revised drawings as suggested. Technical Members were required to go through the revised drawings, once submitted and give their recommendation. Member Secretary was accordingly authorized to issue permission on receipt of favourable recommendation from the Technical Members on submission of revised drawings, if so received.

Item No. 12: Completion Certificate for the construction of Residential bungalow A (2 Nos.) & B at S. No. 122/2 of Ella village, Tiswadi Taluka for Shri Nolan de Noronha de Ataide. (File No. 27/15-3/797/TCP/2019)

It was informed to the Committee that the proposal is pertaining to issue of Completion Certificate for construction of residential bungalows A (2 Nos.) & B as received from Tiswadi Taluka office of Town & Country Planning Department. The proposal regarding construction of residential bungalows at Ella village, Tiswadi Taluka for Shri Nolan de Noronha de Ataide was earlier discussed by the Conservation Committee in its 14th meeting held on 01/12/2016 under item no. 8 and was approved with a condition that existing compound wall on front side of the plot is to be retained. The decision of the Committee was communicated to the Tiswadi Taluka office vide ref. No. 27/15-3/797/TCP/17/686 dated 15/03/2017.

Member Secretary informed that the applicant has now submitted the application for Completion Certificate and in pursuance of the directions issued vide circular No. 27/15-3/838/TCP/18-19/749 dated 07/03/2019, the Tiswadi Taluka Office has referred the same to the Committee, for decision.

On receipt of the application by the Department, the Technical Members have inspected the site and found that the construction has been carried out as

per the plans approved by the Committee. Attention of the members was also drawn to the condition imposed during grant of Technical Clearance, that the compound wall existing in front of the plot shall not to be demolished. Since the construction was found to have been carried out in accordance with the plans approved, the Committee recommended for issue of Completion Order subject to the condition that the applicant shall retain old compound wall being a old historical wall and suitably repair it, if required, by maintaining existing features, by obtaining necessary permission for the same.

Item No. 13: Completion Certificate for repairs to the existing Museum & addition of pre-fabricated structure for the Museum of Christian Arts, St. Monica Convent at Sy. No. 153/1 of Ella village, Tiswadi Taluka for Santa Monica of the Archdiocese of Goa and Daman. (File No. 27/15-3/815/TCP/2019)

It was informed to the Committee that the proposal is pertaining to issue of Completion Certificate for the repairs to the existing Museum & addition of pre-fabricated structure for the Museum of Christian Arts, St. Monica Convent as received from Tiswadi Taluka Office of Town & Country Planning Department. The proposal regarding repairs to the existing Museum & addition of pre-fabricated structure for the Museum of Christian Arts, St. Monica Convent at Ella Village for Santa Monica of the Archdiocese of Goa and Daman, was earlier discussed by the Conservation Committee in its 15th meeting held on 22/11/2017 under item no. 10 and was approved by the Committee. The same decision of the Committee was communicated to the Tiswadi Taluka Office vide ref. no. 27/15-3/815/TCP/2017-18/208 dated 31/01/2018.

Member Secretary informed that the applicant has now submitted the application for Completion Certificate and in puruance of the directions issued vide circular No. 27/15-3/838/TCP/18-19/749 dated 07/03/2019, the Tiswadi Taluka Office has referred the same to the Committee, for decision.

Since the construction was found to have been carried out in accordance with the plans approved, the Committee recommended for issue of Completion Order.

Item No. 14: Proposed construction of residential bungalow at S. No. 124/1 of Ella village, Tiswadi Taluka for Shri Milind Limaye. (File No. 27/15-3/840/TCP/2019)

It was informed to the Committee that the proposal is received from Tiswadi Taluka office of Town & Country Planning Department for construction of residential bungalow. The proposal regarding construction of bungalow for Shri Milind Limaye, was earlier discussed by the Conservation Committee in its 19th meeting held on 29/11/2018 under item no. 4 and the Committee had recommended as under.

“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.”

The decision of the Committee was communicated to the Tiswadi Taluka office vide ref. No. 27/15-3/840/TCP/19/219 dated 21/01/2019.

It was informed that the applicant has now submitted revised plans in compliance with the observation earlier made by the Committee. The residential bungalow is proposed in a plot having an area of 685 sq.mts., which is earmarked as Settlement zone (S4) as per ODP of Panaji and RPG-2021. As per the proforma submitted earlier, the coverage proposed is 26 % and the FAR proposed is 34.9, having a total floor area of 222 sq.mts. The property is accessible by 8mts. wide sub-division road towards western side and by 6.00 mts. wide sub-division road towards northern side. The plot is vacant and flat in nature.

Technical Members scrutinized the plans and were satisfied with it, as the applicant has incorporated the views as suggested by them in the earlier meeting.

The Committee therefore approved the proposal.

Item No. 15: Proposed construction of residential house at Sy. No. 124/11 of Ella village, Tiswadi Taluka for Shri Ajit B. Shirodkar. (File No. 27/15-3/783/TCP/2019)

It was informed to the Committee that the proposal dtd. 12/10/2018 was received from Tiswadi Taluka Office of Town & Country Planning Department for approval of revised plans for construction of residential house at Sy. No. 124/11 of Ella village, Tiswadi Taluka for Shri Ajit B. Shirodkar.

Member Secretary briefed the Committee that earlier in the same property a proposal was approved by the Conservation Committee in its 12th meeting held on 28/04/2016 under item no. 13.

Member Secretary further informed that the applicant subsequently, submitted an application for approval of further revision in the plans earlier approved and the same was discussed in 17th meeting of Conservation Committee held on 06/06/2018 under item no. 5 and it was observed that the revised proposal submitted contained major variations, wherein the structure proposed consisted of stilt, ground floor and first floor having floor area 274.63 sq mts. and having a height of 6.32 mts. During the discussion on the said proposal, the Technical Members had observed that the elevation was not keeping in tune with the character of the area, as was maintained during earlier approval and hence the proposal was rejected.

Member Secretary then brought to the notice of the Committee that Tiswadi Taluka Office was in receipt of complaint dtd. 28/06/2018 regarding shifting of location of septic tank, for which purpose, a Show Cause Notice dtd. 28/9/2018 was issued to the project proponent. Also, Tiswadi Taluka Office had received a Note from Vigilance Department directing to submit a detail report in the said matter, which was issued by it.

Member Secretary further informed that a revised proposal dtd. 12/10/2018 was again received by Tiswadi Taluka Office. The same proposal was forwarded to Conservation Committee alongwith the revised plan showing area of varandah within front setback to be demolished and for shifting location of septic tank to eastern side.

It was observed that the area of plot under reference is 550 sq.m. and the same is earmarked as Settlement zone (S4) within conservation area as per ODP of Panaji and Settlement zone within Archaeological Park as per RPG-2021. As per the proforma submitted, the coverage proposed is 38.65 % and the FAR is 49.94, with total proposed floor area as 274.67sq.m. The property is accessible by 8 mts. wide road. It was noted that during earlier approval, only a ground floor structure was approved, however it was observed that the structure now constructed has a stilt, ground and first floor.

The revised proposal was placed before Committee in its 19th meeting held on 29/11/2018 at item No. 9 and the Committee took note of the observation raised earlier 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. Accordingly, Technical Members visited the site on 22/02/2019 and it was found that the elevation submitted does not tally with the site condition. Applicant was therefore directed to submit a revised elevation as per the actual construction carried out at the site.

Member Secretary then informed that the applicant has now vide his letter dtd. 25/3/2019 has submitted revised plan and colour scheme as per the actual construction carried out at site.

The Committee took note of the suggestions earlier made in its 19 meeting and were of the opinion that the suggestions made as regards to elevation have been suitably considered and hence found the proposal satisfactory. The Committee however observed that the property is earmarked as Archaeological Park, hence NOC from National Monument Authority (NMA) is essential.

On having detail deliberation, the Committee finally considered the proposal for approval subject to condition that the applicant shall obtain necessary NOC from National Monument Authority (NMA) prior to obtaining Technical Clearance from Tiswadi Taluka Office.

Member Secretary was accordingly directed to communicate the approval of the Committee to Tiswadi Taluka Office to grant the Technical Clearance to the proposal only after submission of NOC of NMA by the applicant.

Item No. 16: Request by Charles Correia Foundation and Smt. Ana Gracias to declare the Ruins of the Church and Convent of Nossa Senhora do Carmo, Chimbél, Tiswadi, Goa as heritage structure. (File No. 27/15-3/857/TCP/2019)

It was informed to the Committee that the Department is in receipt of letter dated 07/06/2019 by Smt. Ana Gracias and also a representation dated 08/05/2019 from Charles Correia Foundation requesting to declare the Ruins of the Church and Convent of Nossa Senhora do Carmo, Chimbél, Tiswadi, Goa as heritage structure.

It was informed that the Charles Correia Foundation has made a request under Section 6B.2 of the Goa Land Development and Building Construction Regulations, 2010 stating that the request is based on the following grounds:

1. The structure is an important site in the cultural history of Goa, it was one of the first institutions, in 1750, where native Goans were admitted to study to be priests. Earlier to obtain admission to religious institutions one had to travel to other colonies or Portugal.
2. There is significant architectural and archaeological study already prepared in 2017 by the Fundacao Oriente, titled 'Church and Convent of Our Lady of Mount Carmel (Nossa Senhora do Carmo) Chimbél, Tiswadi, Goa'.
3. A large portion of the structure has now collapsed.
4. There is a demand from the locals.

Member Shri Austin S. Rodrigues, representative of IEI too briefed the Committee about the historical importance of the structure and its cultural and social influence on the general public at the relevant time.

The facts placed before it were deliberated at length by the Committee, and considering its heritage importance, decided to consider the request as made before it by Smt. Ana Gracias and Charles Correia Foundation

Member Secretary was accordingly directed to undertake the further procedure in this regard, as required under the Goa Land Development & Building Construction Regulations, 2010 and by obtaining necessary documentation from the concerned.

Item No. 17: The proposal for “Tinto Area Heritage Restoration at Old Market, Margao, Goa” by GSIDC with client agency SGPDA, Margao, Goa (File No. : 27/15-3/863/TCP/2019).

It was informed to the Committee that the proposal is received from SGPDA, Margao pertaining to Heritage Restoration at Old Market, Margao, Goa. Member Secretary, SGPDA informed that the Authority has received a proposal from GSIDC for the construction of Tinto Area Heritage Restoration at Old Market, Margao – Goa in the property bearing PTS No. 150 and Ch. No. 19 to 27, 31 to 39, 46 to 56, 91 to 97, 99 to 104, 108, 115, 116, 132 to 151, 186 & 190 in Old Market area of Margao. The property under reference is earmarked as Commercial (Conservation) zone as per ODP of Margao Town. Member Secretary, SGPDA further informed that the Tinto project involves mapping of existing heritage structures and conservation of front façade of these structures with uniformity in architectural aspect. He then informed that the consultant Architect Shri Ankit Prabhudessai has submitted a detail report titled “Goa Tinto Project Report”. Member Secretary, SGPDA Shri Ashok Kumar then gave a detailed representation on the project covering various aspects of it and involving various issues.

The Members expressed their satisfaction over the proposal and appreciated that a proposal of such a scale is being taken up in Goa and specially in Margao, which has a rich heritage value and expressed that the exercise undertaken shall help in retaining the heritage and architectural character of this old market area. It was also suggested by the Chairman that instead of calling the project as “Tinto Area Heritage Restoration at Old Market - Margao, the same should be named as “Restoration of Old Market-Margao” as it actually

covers the old market and the same was agreed upon. Member Secretary, SGPDA was accordingly directed to take note of the same and make further correspondence accordingly.

After going through the presentation, the Committee gave its consent for the work undertaken by SGPDA through GSIDC, and considered the scheme for approval from conservation point of view only.

Item No. 18: Any other item with the permission of the chair.

Chairman inquired about the progress of the signage policy which was to be framed mainly for conservation area. Shri Marwin Gomes, Chief Architect, PWD alongwith Ms. Hyacinth Pinto then gave a brief presentation about the guidelines they have framed for erecting signages in the conservation area. Considering the same, Chairman opined that actually there is a need to strictly implement signage policy for the whole of Goa rather than restricting it only for the conservation area. The same was agreed by all and accordingly it was decided that the Members shall extend their scope of work and the signage policy for the State of Goa shall be framed.

Shri Marwin Gomes, Chief Architect, PWD was entrusted with this work, which is to be carried out in assistance with other members of Conservation Committee.

It was decided to review the policy on 5th of July, 2019 for taking further decision in this regard.