

MINUTES OF 24th (ADJ.) MEETING OF THE CONSERVATION COMMITTEE HELD ON 23/12/2020 AT 4.00 P.M. IN THE CONFERENCE HALL, MINISTER'S BLOCK, SECRETARIAT, PORVORIM - GOA

The following attended the meeting:

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| 1. | Shri Chandrakant Kavlekar,
Hon'ble Dy. Chief Minister/
Minister for TCP | ---- | Chairman |
| 2. | Ms. Hyacinth Pinto,
Rep. of Chief Architect, PWD | ---- | Member |
| 3. | Smt. Blossom Madeira,
Director of Archives & Archeology | ---- | Member |
| 4. | Superintending Archaeologist,
ASI, Goa Circle | ---- | Member |
| 5. | Arch. Ketak Nachinolkar
Nominee of IIA | ---- | Member |
| 6. | Shri Chandrashekhar G. Prabhudesai,
Nominee of IEI | ---- | Member |
| 7. | Arch. Snehalata Pednekar,
Nominee of ITPI | ---- | Member |
| 8. | Arch. Sidharth D. Naik,
Govt. Nominee | ---- | Member |
| 9. | Shri Vincent A. Gracias,
Govt. Nominee | ---- | Member |
| 10. | Shri Rajesh R. Pednekar | ---- | Member |
| 11. | Shri Rajesh J. Naik,
Chief Town Planner (Planning) | ---- | Member Secretary |

Member Secretary briefed Members about the items taken for discussion in 24th meeting of the Committee held on 27/11/2020 and informed that discussion was held only on item No. 1 to 5 and further informed that proposals under item No. 1, 2 & 4 were decided finally and whereas in the matter of item No. 3 & 5, respective applicants have complied with these observations/suggestions as made by the Committee in the last meeting. It was therefore decided to reconsider these proposals under item No. 3 & 5 and hence were taken up for discussion again.

Item No. 3: Revised plan for Fabrica-de-Igreja Macasana pertaining to extension to existing school building at Sy. No. 1/1 of Village Macasana in Salcete Taluka.

Member Secretary informed that the proposal as forwarded by South Goa District Office, Town and Country Planning Department, for extension to existing school building at Sy. No. 1/1 of Village Macasana in Salcete Taluka was taken up for discussion in the last meeting held on 27/11/2020, during which, the observations as made by the Technical Members during the site inspection were discussed and it was observed that proposed extension shall require cutting of hilly portion on the rear side of the property. It was also brought to the notice of the Committee that in absence of section through old Church alongwith proposed extension to old existing building, it was difficult to ascertain the extent of development to be undertaken. It was also observed by the inspecting members that a well existing on site is not shown on the site plan. The Members had also felt the need of rechecking the distance between existing Church and the proposed extension as that shown on drawing. The Committee was also of the opinion that the project consultant need to give Liability Certificate stating that proposed development shall not cause any structural damage to the existing structure/Church building.

The Committee was therefore of the opinion that for the purpose of more clarity regarding the proposal, the observations as raised need to be complied and hence the decision on the proposal was deferred.

Member Secretary then informed that as per the decision taken in the meeting on 27/11/2020, project Engineer Shri Thomas D'Costa has submitted Structural Liability Certificate dtd. 22/12/2020, through which he has undertaken the responsibility of the stability of old Church structure and has further clarified that the well shown in the Survey Plan, which was in the middle of the Football ground, was filled and leveled 30 years back and this information was cleared during the approval of the main extension of the Church in 2014 and hence the same was not shown in the site plan.

It was stated by Engineer Thomas D'Costa, who was present for the meeting that the well existing behind the Priest Residence is not shown in the survey plan as the same was constructed temporarily and abandoned for last 25 years after getting water supply connection to the priest residence and it was the decision of the Fabrica to fill and level it so that area could be put to good use.

Engineer Shri Thomas D'Costa then gave a detail explanation on the proposal. On inquiry by the Members regarding cutting of land that may require, it was clarified by Engineer D'Costa that no cutting shall be involved during the construction, as the proposal is designed to take care of the same and the levels as available on site shall be utilized for the purpose to avoid any cutting/filling of land.

The proposal was further deliberated and it was decided that the features as mentioned by the consultant shall be properly shown on the plans including existing drains on the site etc. and all the distances/setbacks between the structures shall also be properly reflected on the site plan. The same was agreed upon by the consultant.

The Committee therefore decided to approve the proposal subject to the submission of the revised plans by the project proponent by incorporating the features as discussed on the plans. Member Secretary was accordingly authorized to grant the NOC from conservation point of view on submission of the revised plans by the project proponent.

The proposal of Fabrica-de-Igreja Macasana therefore stands approved on submission of revised plans, as above.

Item No. 5: Proposal for development permission for proposed reconstruction of existing house at land bearing Chalta No. 131-A of P.T. Sheet No. 74 of Panaji city.

Member Secretary brief that the proposal as received from Greater Panaji Planning and Development Authority for reconstruction of residential house in the property bearing Chalta No. 131-A of P.T. Sheet No. 74 of Panaji City for Mr. Rahul Kamat Damodar Shankwalkar was discussed earlier in the meeting held on 27/11/2020.

It was informed that the site was earlier inspected by the Technical Members of the Committee on 25/11/2020 and they were of the opinion that roof design as proposed need to be revised so as to match with the existing sky line along the street and accordingly it was suggested that the height of the roof/floor shall slightly be reduced. The Committee had therefore recommended the proposal subject to minor revision in the height.

Member Secretary then informed that the applicant Shri Shankwalkar has submitted the revised plans vide his letter dtd. 14/12/2020, by which the height of the structure is slightly reduced. The Committee took note of the same and decided that the approval be granted for the revised plans submitted.

The proposal of Mr. Rahul Kamat Damodar Shankwalkar therefore stands approved from conservation point of view as per the plans submitted by the applicant vide his letter dtd. 14/12/2020.

After consideration of the revised proposals as received from 1) Fabrica-de-Igreja Macasana and 2) Mr. Rahul Kamat Damodar Shankwalkar, remaining items on the agenda from No. 6 to 32, as circulated for the meeting dtd. 27/11/2020, were taken up for discussion.

Item No. 6: Proposal for proposed construction of residential building (revised) at land bearing Sy. No. 217/3 of Quelossim village, Mormugao Taluka.

Member Secretary informed that proposal is forwarded by Dy. Town Planner, Mormugao Taluka Office, TCP Department. It was informed that earlier the Mormugao Taluka Office had granted Technical Clearance for the construction of residential house having ground floor only, in favour of Mr. Antonio Almeida in the property under reference vide letter under ref. No. DH/3193/5/TP-2000-01/17 dtd. 12/1/2001. Subsequently revised approval for construction of ground floor was again granted by Mormugao Taluka Office vide letter under ref. No. DH/3193/5/MTP/2015/73 dtd. 21/1/2015.

It was further informed that a complaint was then received from the Village Panchayat of Quelossim, stating that the construction activities proposed are at the State Protected site of Ruins of Shantadurga Temple, Quelossim and therefore Mormugao Taluka Office issued a Show Cause Notice

vide ref. No. DH/3193/5/MTP/2018/286 dtd. 18/4/2018 to Mr. Antonio Almeida directing him to stop the construction work and to furnish NOC from Directorate of Archives and Archaeology, as construction carried out was found to be within 100 mts. from protected monuments.

The Committee was informed that the applicant has now applied for construction of residential building consisting of stilt, upper ground and first floor. As per the details submitted, the plot under reference comes under Settlement zone as per Regional Plan for Goa 2021 and the village Quelossim is classified as VP1 status with 80 FAR and maximum height permissible is 11.50 mts.

The Committee was informed that the applicant has submitted a letter under ref. No. 8/229/99/DAA-1354 dtd. 26/10/2018 from Directorate of Archives & Archaeology stating that Archaeological Survey of India has carried out inspection of the site for test pits and have communicated that there shall be minimum impact on archaeological heritage of this site and hence has conveyed their approval subject to condition that the work must be carried out as per plans approved by the Directorate and any changes in plans will require a fresh permission from the Directorate.

On perusal of the letter, it is observed that the approval of the Directorate pertains to the plans approved by the Department vide letter dtd. 26/10/2018. The Committee deliberated on the proposal and took note of the approval of Directorate of Archives & Archaeology, as per which the applicant is required to take fresh permission from the Directorate as the plans submitted now for approval are revised and consisting of stilt + two floors.

The Committee therefore approved the proposal subject to condition that the applicant shall obtain fresh approval as per the condition laid down in the letter dtd. 26/10/2018 of Directorate of Archives & Archaeology.

Item No. 7: Proposal for development permission for proposed (revision) of residential building at land bearing Chalta No. 94 & 95, P.T. Sheet No. 4 of Ribandar, Panaji.

Member Secretary informed that the proposal is forwarded by the Member Secretary, Greater Panaji Planning and Development Authority. As per the details submitted, the proposal submitted by Mr. Caetano Xavier Jacinto De Souza is for approval of revised plans of residential building at land bearing Chalta No. 94 & 95, P.T. Sheet No. 4 of Ribandar, Panaji and the proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the details submitted, the total area of the plot is 656.00 m². The coverage proposed is 27.97 % and the FAR proposed is 74.56.

Member Secretary informed that as per the proforma submitted by GPPDA, applicant has constructed an additional lower floor which is now filled with mud and closed. The said building is existing on site with 4 storeys (G+3 floors) and a lower ground floor and the GPPDA has decided to refer the case to Conservation Committee for its approval from conservation point of view.

It was informed that the site was inspected by the Technical Members on 26/11/2020 and it was observed that the parking provision shown on site shall be properly checked by the GPPDA before grant of Development Permission. The Members were of the opinion that the Committee is required to scrutinize the proposal from conservation point of view and any technical parameter from planning point of view and the conformity of the proposal with the GLDBCR-2010 are required to be checked by the concerned PDA.

Considering this aspect, the Committee approved the proposal from conservation point of view subject to condition that the GPPDA shall scrutinize the proposal from planning point of view.

The proposal of Mr. Caetano Xavier Jacinto De Souza therefore stands approved subject to condition as above.

Item No. 8: Proposal for development permission for proposed construction of residential bungalow at land bearing Chalta No. 79 of P.T. Sheet No. 86 of Mala, Panaji.

Member Secretary informed that the proposal of Mrs. Magdalena Visitacao Ataide Pereira is forwarded by Greater Panaji Planning and Development Authority for proposed construction of residential bungalow at land bearing Chalta No. 79 of P.T. Sheet No. 86 of Mala, Panaji. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011. Member secretary requested the members to take note that the property under reference is located at Mala, Panaji and not at Ribandar as mentioned by GPPDA in their forwarding letter.

As per the proposal submitted, total area of the plot is 326.00 m². The coverage proposed is 31.29 % and the FAR proposed is 25.24. As per Regulations, permissible coverage is 60 % and the permissible FAR is 80. The proposal involves construction of residential bungalow having ground floor only.

It was informed that the GPPDA has referred the proposal to the Conservation Committee for its recommendation and for relaxation of side setback towards eastern side of the plot.

It was informed that the site was inspected by the Technical Members on 25/11/2020 and it was observed that the plot under reference is vacant and is accessible by tar road towards North and is compounded on all sides.

The proposal was deliberated and during the discussion, the Technical Members expressed that the elevational character need to be revised slightly by the applicant by maintaining the width of the plaster bend as 15.00 cm. Also, it was felt essential to reflect the plinth line in the elevation, which was not presently shown. It was also suggested that the windows shown for the bedrooms shall be shifted to the centre of the rooms to have a balanced elevation. It was also recommended to show the pilasters as plain in the elevation.

The Committee took note of the suggestions made by the Technical Members and decided that the applicant shall submit the revised plan by incorporating the suggestions as made. Since the suggestions were minor in nature, the Committee considered the proposal for approval and authorized the Member Secretary to grant the approval on receipt of revised plans.

The proposal of Mrs. Magdalena Visitacao Ataide Pereira therefore stands approved subject to condition that the revised plans shall be submitted by the applicant, incorporating the changes as suggested.

Item No. 9: Proposal for Development Permission for proposed construction of residential building at land bearing Chalta No. 173 of P.T. Sheet No. 15 of Ribandar, Panaji.

Member Secretary informed that the proposal of Mr. Rajesh Mahambrey (P.O.A.), C/o Vastu Estate Developers is forwarded by Greater Panaji Planning and Development Authority for proposed construction of residential building at land bearing Chalta No. 173 of P.T. Sheet No. 15 of Ribandar, Panaji. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the details submitted, total area of the plot is 606.00 m². The coverage proposed is 38.55 % and the FAR proposed is 99.09. As per Regulations in force, permissible coverage is 60 % and permissible FAR is 120.

As per the proforma submitted by GPPDA, proposal is not placed before their Authority meeting as it was received after their last meeting. However it is stated by the GPPDA that the building plans submitted are within stipulated rules and regulations in force and hence the proposal is forwarded to Conservation Committee for its approval from conservation point of view.

It was informed that the site was inspected by the Technical Members on 26/11/2020 and it is observed that there exists ground + 1 building in the plot which is compounded on all sides and the plot is accessible by a tar road having a width of 6.00 mts.

During the inspection, the Committee observed that the roof pattern is monotonous which is by virtue of balconies provided for much larger portion of the elevation. It was therefore felt advisable that roofing pattern be changed accordingly. Members were also of the opinion that the shape of the windows which were rectangular, shall preferably be changed alongwith the plaster bends around it and the applicant was informed accordingly.

Member Secretary informed that the applicant vide his letter dtd. 16/12/2020 has submitted the revised plan by incorporating the changes as suggested in the elevation

The proposal was deliberated and the Committee was of the opinion that the recommendation as made by the Technical Members stands incorporated in the revised plans and found the compliance satisfactory and the proposal was considered for approval.

The proposal of Mr. Rajesh Mahambrey (P.O.A.), C/o Vastu Estate Developers therefore stands approved.

Item No. 10: Proposal for development permission for proposed re-construction of existing ground floor and addition of first floor at land bearing Chalta No. 81 of P.T. Sheet No. 15 of Ribandar, Panaji.

Member Secretary informed that the proposal of Mr. Pedro Manuel Fernandes is forwarded by Greater Panaji Planning and Development Authority for proposed re-construction of existing ground floor and addition of first floor at land bearing Chalta No. 81 of P.T. Sheet No. 15 of Ribandar, Panaji. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the details submitted, the total area of the plot is 768.00 m². The coverage proposed is 24.74% and the FAR proposed is 46.30. As per Regulations, permissible coverage is 70% and the permissible FAR is 120.

As per the proforma submitted by GPPDA, the Authority has decided to approve building plan as the applicant has proposed redevelopment of demolished structure within the same plinth, subject to recommendation from Conservation Committee from conservation point of view.

The site was inspected by the Technical Members on 26/11/2020 and it was observed that the property is compounded on all sides and the structure shown on survey plan has been already demolished and only a part of it is retained and the said property is accessible by 6.00 mts. wide paved access.

The Technical Members suggested that the pattern of corbelling need to be revised with plaster bends incorporated in it. Also, it was suggested that the corbelling shown in the elevation above balconies are actually plaster bands and need to be indicated properly and the applicant was informed accordingly.

Member Secretary informed that the applicant vide his letter dtd. 8/12/2020 has submitted revised plans by incorporating the suggestions as made by the Technical Members.

The proposal was deliberated and the Committee was of the opinion that the recommendation as made by the Technical Members stands properly incorporated in the revised plans and hence considered the proposal for approval.

The proposal of Mr. Pedro Manuel Fernandes therefore stands approved.

Item No. 11: Proposal for development permission for proposed addition and alteration to existing residential house and construction of first floor at land bearing Chalta No. 30 of P.T. Sheet No. 4 of Ribandar, Panaji.

Member Secretary informed that the proposal of Mr. Antonio Jacinto Conceicao is forwarded by Greater Panaji Planning and Development Authority for proposed addition and alteration to existing residential house and construction of first floor at land bearing Chalta No. 30 of P.T. Sheet No. 4 of Ribandar, Panaji. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the details submitted, the total area of the plot is 58.00 m². The coverage proposed is 100% and the FAR proposed is 133.62. However, as per Regulations in force, the maximum permissible coverage is 60% and maximum permissible FAR is 120.

It was informed that the proposal was discussed by the GPPDA in its meeting held on 30/10/2020 especially with regards to the relaxations of coverage and the front setback, as sought by the applicant and the Authority has decided that it shall consider the proposal for approval if the Conservation Committee recommends relaxation of coverage and front setback.

The site was inspected by the Technical Members on 26/11/2020 and it was observed that there is an old existing house having ground floor only, which is touching the main Ribandar-Panaji road. Technical Members observed that the existing structure occupies entire plot thereby consuming 100% coverage. It was also observed that the structures on either side of the plot in the adjoining properties are also touching the main road and hence relaxation as sought could be considered.

The Committee deliberated on the proposal and took note of the findings of the Technical Members. Since existing development on site favoured the relaxation of front setback and coverage, the Committee decided to consider the relaxations as sought by the applicant, from conservation point of view subject to condition that the proposal shall be further scrutinized by the GPPDA from planning point of view. It was however noted that the plans & elevations do not tally and need to be corrected & resubmitted. The Member Secretary was accordingly authorized to issue the permission on receipt of corrected drawings.

The proposal of Mr. Antonio Jacinto Conceicao therefore stands approved subject to submission of revised plans.

Item No. 12: Proposal for development permission for proposed construction of residential building and compound wall at land bearing Chalta No. 109 of P.T. Sheet No. 91 of Ribandar, Panaji.

Member Secretary informed that the proposal of Smt. Bhanu Bi Shaikh Haroon is forwarded by Greater Panaji Planning and Development Authority for construction of residential building and compound wall at land bearing Chalta No. 109 of P.T. Sheet No. 91 of Ribandar, Panaji. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the details submitted, total area of the plot is 539.00 m². The coverage proposed is 43.25% and the FAR proposed is 63.99. As per Regulations in force, permissible coverage is 60% and permissible FAR is 120.

As per the proforma submitted by GPPDA, the proposal was placed before 13th meeting as it was decided to approve the same from planning point of view and refer the same to the Conservation Committee for its recommendation from conservation point of view.

The site was inspected by the Technical Members on 25/11/2020 and it was observed that there are two old houses existing within the property. The property is accessible by existing tar road which ends at the plot. The members had found the proposal satisfactory.

The Committee deliberated on the proposal and decided to approve the same from conservation point of view, as the proposal submitted was found satisfactory.

The proposal of Smt. Bhanu Bi Shaikh Haroon therefore stands approved.

Item No. 13: Proposal for development permission for proposed construction of residential building and compound wall at land bearing Chalta No. 36 of P.T. Sheet No. 15 of Ribandar, Panaji.

Member Secretary informed that the proposal of Mr. Surya Chopdekar is forwarded by Greater Panaji Planning and Development Authority for residential building and compound wall at land bearing Chalta No. 36 of P.T. Sheet No. 15 of Ribandar, Panaji. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the details submitted, the total area of the plot is 357.40 m². The coverage proposed is 59.98% and the FAR proposed is 118.55. As per the regulations in force, permissible coverage is 60% and permissible FAR is 120.

As per the proforma submitted by GPPDA, the proposal was placed before 13th meeting and it was decided to approve the same from planning point of view and to refer proposal to the Conservation Committee for its recommendation from conservation point of view.

It was informed that the site was inspected by the Technical members on 26/11/2020 and it was observed that there exists a house within the plot which is proposed for demolition. The plot is accessible by road on two sides. There are existing houses on eastern and western side touching the boundaries of the applicant's property.

Considering the elevations submitted, the Technical Members were however of the opinion that the pillars reflected in the elevation shall be projected further on the parapet wall of the balconies on first floor, such that the balcony railing details/design as shown on the second floor, shall also get repeated on the first floor.

The Committee deliberated the proposal and considered the proposal for approval subject to submission of revised elevation as suggested by the Technical Members. The Member Secretary was accordingly authorized to approve the proposal on submission of the revised elevation accordingly.

The proposal of Mr. Surya Chopdekar therefore stands approved.

Item No. 14: Proposal for development permission for proposed construction of residential building at land bearing Chalta No. 15 & 16 of P.T. Sheet No. 19 of Ribandar, Panaji.

Member Secretary informed that the proposal of Mr. Wilson Newman D'Souza is forwarded by Greater Panaji Planning and Development Authority for construction of residential building at land bearing Chalta No. 15 & 16 of P.T. Sheet No. 19 of Ribandar, Panaji. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the details submitted, total area of the plot is 1168.00 m². The coverage proposed is 42.05% and the FAR proposed is 79.55. As per Regulations in force, permissible coverage is 60% and permissible FAR is 120.

As per the proforma submitted by GPPDA, the proposal was placed before 13th meeting and it was decided to approve the building plan subject to recommendation of Conservation Committee from conservation point of view.

It was informed that the site was earlier inspected by the Technical Members on 26/11/2020 and it was observed that the property is accessible by 15.00 mts. wide road and there exist a ground floor structure and touching it, there exist another ground + two building within the same plot. RCC retaining wall was also found constructed within the plot. The new structure proposed was found to be behind the structure abutting the main road and hence cannot be directly seen from the main road.

The Technical Members observed that the applicant has shown cladding grooves for the entire staircase block which was found to be too bold and hence it was felt necessary that the same should be lightened. For the purpose, the Members suggested that same cladding grooves shall be removed and instead pilaster grooves shall be provided on corners on either side of staircase block.

The Committee deliberated in detail and felt it essential that the applicant revise the drawing to incorporate the changes as suggested by the Technical Members in the elevation of building.

Since the changes were only minor, the Committee approved the proposal subject to condition that the applicant shall revise the drawings as suggested by the Technical Members.

The Member Secretary was accordingly directed to communicate the decision of the Committee to the applicant and was authorized to issue the approval on receipt of the revised drawing from the applicant.

The proposal of Mr. Wilson Newman D'Souza therefore stands approved subject to submission of revised drawings.

Item No. 15: Proposal for development permission for proposed construction of residential house at land bearing Chalta No. 59 of P.T. Sheet No. 4 of Ribandar, Panaji.

Member Secretary informed that the proposal of Mr. Francisco Araujo & Palmira Araujo is forwarded by Greater Panaji Planning and Development Authority for proposed construction of residential house at land bearing Chalta No. 59 of P.T. Sheet No. 4 of Ribandar, Panaji. The proposal comes under

Settlement (Conservation) zone as per Outline Development Plan for Panaji - 2011.

As per the details submitted, total plot area is 188.00 m². The coverage proposed is 39.75% and the FAR proposed is 79.37. As per Regulations, the permissible coverage is 70% and permissible FAR is 140.

As per the proforma submitted by GPPDA, the proposal was placed before 13th meeting and it was decided to approve the building plan permitting the applicant to maintain streetscape in line with old existing structure as provided under Rule 6B 1.5(a) of Regulations in force, subject to recommendation from Conservation Committee from conservation point of view.

It was informed that the site was earlier inspected by the Technical Members on 26/11/2020 and it was observed that there exist a structure with mangalore tile roof and another shed for parking within the plot. It was also observed that there are existing structures on either side of the plot which is abutting the main road on eastern side and is also accessible by a pathway having a width of 3.00 mts. towards southern side.

The Committee deliberated on the proposal and observed that the suggestion as made by Authority was proper as regards to permitting proposed structure in line with the existing structures on either side of the plot so as to maintain the streetscape. The Committee also observed that the requirement for the same can be insisted as provided under rule 6B 1.5 (a) of Regulations in force. The Committee however observed that water tank is projecting much higher in the elevation and the height of the same need to be reduced to bring it in line with the ridge of the roof or hide it within.

The Committee accordingly directed the Member Secretary to communicate the decision as above to the GPPDA for obtaining necessary compliance from the applicant, for which purpose the applicant is required to revise the plans by maintaining the streetscape and by lowering the height of the water tank.

The proposal of Mr. Francisco Araujo & Palmira Araujo therefore not considered for approval by the Committee at this stage, as it required major changes in the layout.

Item No. 16: Proposal for development permission for proposed construction of Chapel building at land bearing Chalta No. 26 of P.T. Sheet No. 2 of Ribandar, Panaji.

Member Secretary informed that the proposal of Fr. Antonio Lawrence Fernandes (Administrator for Our Lady of Ajuda Church) is forwarded by Greater Panaji Planning and Development Authority for construction of Chapel building/Prayer Hall for Blessed Sacrament at land bearing Chalta No. 26 of P.T. Sheet No. 2 of Ribandar, Panaji. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the details submitted, total plot area is 1935.00 m². The coverage proposed is 59.55% and the FAR proposed is 78.77. As per Regulations, the permissible coverage is 60% and permissible FAR is 100.

As per the proforma submitted by GPPDA, the proposal was placed before its 13th meeting and it was decided to approve the Prayer Hall subject to recommendation of Conservation Committee. It was also informed by GPPDA that the Conservation Committee had earlier accorded its approval vide No. 27/15-3/817/TCP/2017/331 dtd. 22/2/2018 for repair and renovation to the Chapel building existing in the plot.

As per the site inspection report submitted by the GPPDA, there exists a structure of Church of Ajuda in the property which is compounded towards northern, western and southern side. The plot is accessible by a tar road on southern and northern side. Ground profile of the Church property is having different levels. Ground level of the existing Church towards the southern side is at road level. The open land where the Prayer Hall is proposed, lies approximately 4.00 mts. below the level of existing verandah towards southern side and 1.50 mts. above the level of road on North side. There exists a stepped access leading from the existing verandah which serves as approach access to northern side road.

It was informed that the site was inspected by the Technical Members during which it was observed that the proposal is of construction of a Prayer Hall for the Blessed Sacrament. The Members found that the space in which the Prayer Hall is proposed was very tight leaving very little distance between old historic Church and new structure. Members also noted that the features of Prayer Hall in a boat shape as proposed were very strong and was found to be causing aesthetical clash between old historic Church and new Prayer Hall.

The Technical Members also opined that existing Church should be reflected in the drawings so as to ascertain the scale of proposed Hall and its impact on the existing Church building. Members were also of the opinion that roof which is shown of RCC should preferably be changed to mangalore tiled roof. There was also apprehension that the flying buttresses of the existing Church may get affected during the construction process of the Prayer Hall. It was also felt necessary to show a cross section of the new Prayer Hall with reference to the main Church height. Possibility of constructing the Prayer Hall in steel was also discussed so as to make the Prayer Hall a light structure.

Member Secretary informed that in accordance with the suggestions made, the project proponent vide his letter dtd. 14/12/2020 has submitted revised drawings of the Prayer Hall by which the stilt floor is kept open and the outer walls are now removed. The Member Secretary then explained that vide letter dtd. 14/12/2020, the applicant has further mentioned that roofing has been changed from RCC to mangalore roof tiles on light weight metal girders. The applicant has also mentioned that the flying buttresses of the Church are maintained and has said that the same shall not be affected at all during construction of the Prayer Hall. The drawings submitted now also contained cross section of the new prayer hall which shows reference to the main Church height.

Member Secretary further informed that the applicant has stated that suggestions of the Members to construct entire Prayer Hall in steel may not be viable as the structure is very close to Mandovi River and salinity level being very high, there is a very high risk of corrosion of steel which may put the Prayer Hall and the occupants in danger.

Member Secretary also informed that the applicant has given a text pertaining to “Historical and archaeological sketch of the city of Goa” which refers to Church of Nossa Senhora de Ajuda and to the boat and its importance attached to the Church of Nossa Senhora de Ajuda.

The Committee took note of the revised drawings submitted and the submissions made by the applicant.

The proposal was discussed at length, during which the very need of proposing the Prayer Hall in a boat shape was deliberated at length as some of the Members felt it out of context. Considering all these issues, the Committee was finally of the opinion that the proposal requires careful deliberation and further detailing. The Member Secretary was accordingly asked to convey the thought of Technical Members to the applicant and to obtain their views accordingly.

It was also decided that some of the Technical Members may inspect the site again alongwith the project Architect and the applicant and thereafter have further deliberation with the Member Secretary as regards to the requirement and the material to be used for the boat design. It was accordingly decided that the applicant shall submit all the relevant details as required and desired by the Committee and the Member Secretary was accordingly authorized to issue the approval on receipt of revised drawings in compliance with the suggestions made if the same were found satisfactory.

Accordingly, details deliberations were held in the office of the Member Secretary on 8/1/2021 alongwith the Technical Members Shri Ketak Nachinolkar and Arch. Hyacinth Pinto (on behalf of Marwin Gomes, Chief Architect), Arch. Ashley and the applicants. The applicant emphasized on their requirement and impressed on the necessity to have boat shape design which has got context to the history and the events associated with the Church of Nossa Senhora.

After deliberation, it was however suggested that the applicant shall go back to the original proposal which shows ground floor cladding in exposed laterite and arches/niches.

It was also suggested that an evenly slopy roof without any split shall be provided as the split roof presently designed was found to be too distracting against the old existing Church.

As suggested during the meeting, Arch. Hyacinth Pinto inspected the site on 12/1/2021 and observed that the first floor which projects as cantilever will obviously be nearer to the church and also suggested that the Architect drawing shall show the full width of courtyard and the relevant distances and the dimensions.

The revised drawings as suggested during the meeting and as per the findings on site inspection and requirement of the Members have now been submitted and are found to be satisfactory as it meets the requirement and the proposal needs to be considered for approval, as decided during the meeting.

The proposal of Fr. Antonio Lawrence Fernandes (Administrator for Our Lady of Ajuda Church) therefore stands approved.

Item No. 17: Proposal for development permission for regularization of second floor over existing building (revised plan) at land bearing Chalta No. 77 of P.T. Sheet No. 15 of Ribandar, Panaji.

Member Secretary informed that the proposal of Mr. P. X. de Boadita Ferrao is forwarded by Greater Panaji Planning and Development Authority for regularization of second floor over existing building (revised plan) at land bearing Chalta No. 77 of P.T. Sheet No. 15 of Ribandar, Panaji. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the details submitted, total plot area is 650.03 m². The coverage proposed is 48.95% and the FAR proposed is 70.70. As per Regulations, the permissible coverage is 60% and permissible FAR is 120.

As per the proforma submitted by GPPDA, the proposal was placed before their 13th meeting and the revised plans as submitted by the applicant were found to be in compliance with the observations earlier raised by Conservation Committee.

The Authority has therefore approved the proposal subject to recommendation from Conservation Committee.

It was informed that the site was earlier inspected by the Technical Members on 26/11/2020 and it was observed that the construction as applied for is already carried out. The Members took note that the same proposal for regularization of second floor over existing ground + one floor was earlier discussed in the Conservation Committee meeting held on 12/3/2018 and it was observed that there is a mismatch between the existing structure and the drawings submitted for approval. It was also observed that no attempt has been made by the applicant to give heritage character to the structure. The Committee had therefore then decided to approve the proposal subject to submission of revised drawings.

The Technical Members observed that the applicant has now submitted revised drawings by incorporating heritage character to the elevation as desired for, such that the structure is now in harmony with the surrounding.

The proposal was deliberated and having found the revised plans in compliance with the requirement of Conservation Committee, the same was considered for approval. The Committee directed Member Secretary that condition shall specifically be imposed that the characters as shown in the elevation shall compulsorily be reflected during the construction and same shall be checked at the time of issue of Completion Order by the GPPDA.

The proposal of Mr. P. X. de Boadita Ferrao therefore stands approved.

Item No. 18: Proposal for development permission for proposed construction of residential house and compound wall at land bearing Chalta No. 55 of P.T. Sheet No. 15 of Ribandar, Panaji.

Member Secretary informed that the proposal of Mr. Manguesh J. Chari is forwarded by Greater Panaji Planning and Development Authority for construction of residential house and compound wall at land bearing Chalta No. 55 of P.T. Sheet No. 15 of Ribandar, Panaji. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the details submitted, total plot area is 295.00 m². The coverage proposed is 30.90% and the FAR proposed is 41.47. As per Regulations, the permissible coverage is 70% and permissible FAR is 140.

As per the proforma submitted by GPPDA, the proposal was placed before 13th meeting and was decided to approve for having found in conformity with rules and regulations in force, subject to recommendation of Conservation Committee.

It was informed that the site was earlier inspected by the Technical Members on 26/11/2020 and it was observed that there exists a house in the property which is proposed for reconstruction. The Members noted that the roof above staircase was destructive for elevational character and hence need revision with a sloping roof. Also, the arches & pediment over the balconies needed to be revised to lighten the same.

The Committee deliberated on the proposal and decided to approve the proposal subject to submission of the revised drawing/elevation in compliance with the suggestions made. The Member Secretary was accordingly authorized to grant the permission on receipt of revised drawings.

The proposal of Mr. Manguesh J. Chari therefore stands approved subject to submission of revised plans.

Item No. 19: Proposal for development permission for proposed addition to existing house and construction of first floor at land bearing Chalta No. 46 & 19 (part) of P.T. Sheet No. 19 of Ribandar, Panaji.

Member Secretary informed that the proposal of Mr. Shripad K. Bhosle is forwarded by Greater Panaji Planning and Development Authority for addition to existing house and construction of first floor at land bearing Chalta No. 46 & 19 (part) of P.T. Sheet No. 19 of Ribandar, Panaji. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the details submitted, total plot area is 220.00 m². The coverage proposed is 52.69% and the FAR proposed is 94.44. As per Regulations, the permissible coverage is 70% and permissible FAR is 140.

As per the proforma submitted by GPPDA, proposal was placed before 13th meeting and the revised plans as submitted by the applicant were found in compliance to the observations earlier raised by Conservation Committee. The GPPDA has therefore decided to approve the revised proposal subject to recommendation from Conservation Committee.

It was informed that the site was earlier inspected by the Technical Members on 26/11/2020 and it was observed that the construction as applied for is already carried out. The Members took note that the same proposal was earlier placed before 21st meeting of the Conservation Committee held on 21/6/2019 and it was observed that there was a difference in the elevation as was proposed and that actually existing on site. Besides this, it was also observed that certain details of arches etc. were still not clear and required detailing. It was therefore then decided to call project architect to explain the proposal.

During the site inspection, Technical Members observed that the applicant has now submitted revised drawings by making necessary changes in the elevation were recommended earlier by the Committee in its meeting held on 21/6/2019. It was noted that the arches as proposed earlier in the elevation have now been removed and are now as existing on site.

The proposal was deliberated and having found revised plans in compliance with the requirement of Conservation Committee, the same was approved subject to other compliance of other planning parameters by GPPDA.

The proposal of Mr. Shripad K. Bhosle therefore stands approved.

Item No. 20: Proposal for development permission for proposed reconstruction of addition and alteration to the existing house at land bearing Chalta No. 65 of P.T. Sheet No. 2 of Ribandar, Panaji.

Member Secretary informed that the proposal of Mr. Bernard and Darryl Fernandes is forwarded by Greater Panaji Planning and Development Authority for addition and alteration to the existing house at land bearing Chalta No. 65 of P.T. Sheet No. 2 of Ribandar, Panaji. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the details submitted, total plot area is 359.46 m². The coverage proposed is 35.52% and the FAR proposed is 44.79. As per Regulations, the permissible coverage is 60% and permissible FAR is 120.

As per the proforma submitted by GPPDA, the proposal was placed before 13th meeting and was decided to approve from planning point of view and to refer it to Conservation Committee for its recommendation from conservation point of view.

It was informed that the site was earlier inspected by the Technical Members on 26/11/2020 and it was observed that the portion applied for approval has already been constructed but the same does not tally with the plans submitted for approval. It was observed that the portion shown as balcony is already enclosed on all sides making it part of the living room. An additional balcony was also found to have been constructed on the southern side of the house which otherwise is not shown on the plans submitted for approval.

The Committee noted the findings of the Technical Members and was of the opinion that the applicant need to submit “as built” drawing for further consideration of proposal by the Committee.

The Member Secretary was accordingly directed to communicate the decision of the Committee to GPPDA for onward conveying of the same to the applicant for necessary compliance at his end. Since only the “as built” drawings were required to be submitted by the applicant, the Member Secretary was authorized to grant the approval on receipt of revised drawing.

The proposal of Mr. Bernard and Darryl Fernandes therefore stands approved subject to compliance as above.

Item No. 21: Proposal for development permission for proposed construction of addition and alteration to the existing house at land bearing Chalta No. 4 to 7 of P.T. Sheet No. 105 of Panaji.

Member Secretary informed that the proposal of Mrs. Maria Guilda Chilena Velho-e-Cotta is forwarded by Greater Panaji Planning and Development Authority for addition and alteration to the existing house at land bearing Chalta No. 4 to 7 of P.T. Sheet No. 105 of Panaji. The proposal comes

under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the details submitted, total plot area is 347.86 m². The coverage proposed is 62.83% and the FAR proposed is 114.13. As per Regulations, the permissible coverage is 60% and permissible FAR is 120.

As per the proforma submitted by GPPDA, the proposal was placed before 13th meeting and it was decided to approve the same from planning point of view and to refer it to Conservation Committee for its recommendation from conservation point of view.

It was informed that the site was earlier inspected by the Technical Members on 26/11/2020 and it was observed that there is an old existing house in the property which is also reflected on survey plan. The plot is accessible by motorable tar road towards western side. There is also a well partly within the applicant's property on northern side. The proposal as submitted was found to be satisfactory by the Technical Members.

The proposal was deliberated and was considered for approval by the Committee in view of favourable report of Technical Members.

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

The proposal of Maria Guilda Chilena Velho-e-Cotta therefore stands approved.

Item No. 22: Proposal for development permission for proposed reconstruction of existing house at land bearing Chalta No. 159 & 160 of P.T. Sheet No. 45 of Panaji.

Member Secretary informed that the proposal of Ms. Ciriaca H. Dias is forwarded by the Greater Panaji Planning and Development Authority for reconstruction of existing house at land bearing Chalta No. 159 & 160 of P.T. Sheet No. 45 of Panaji. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the details submitted, total plot area is 242.00 m². The coverage maintained is 94.26% which is same as that of the existing structure and as reflected on survey plan. The FAR proposed is 137.32. As per Regulations, the permissible Coverage is 70% and permissible FAR is 140.

As per proforma submitted by GPPDA, the proposal was placed before its 13th meeting and it was decided to approve the same for having found it within regulation in force. The applicant has proposed re-development of existing structure by proposing internal modifications and by maintaining the existing use, coverage and streetscape is maintained in line with the old existing structure. The decision of the Authority is subject to recommendation of the proposal by the Conservation Committee.

It was informed that the site was inspected by the Technical Members on 25/11/2020 and it was observed that there is an existing structure on site, which is touching property boundaries on almost all sides. It was observed that the applicant has proposed internal changes for existing ground floor and part reconstruction and part extension of the first floor. The applicant has provided duct for toilet ventilation and the same is covered on the outer surface by Jalli work, which however is in total contradiction to the features of existing house and that of surrounding houses. The applicant was therefore needed to revise the same and was informed accordingly.

The proposal was discussed, during which, the Member Secretary informed that as per the suggestions made by the Technical Members during the site inspection, the applicant has submitted revised plans and elevation vide his letter dtd. 26/11/2020, by which, the duct as proposed earlier has been removed and elevational features are changed keeping it simple and in tune with those of adjoining structures. The changes as made were found to be satisfactory by the Technical Members.

Since the revised plans were found in compliance with the requirement as suggested by the Technical Members, the Committee approved the same. The Member Secretary was accordingly directed to communicate the decision of the Committee to the GPPDA.

The proposal of Ms. Ciriaca H. Dias therefore stands approved.

Item No. 23: Proposal for development permission for proposed construction of residential house at land bearing Chalta No. 76 of P.T. Sheet No. 44 of Panaji.

Member Secretary informed that the proposal of Mrs. Lucille D'Souza is forwarded by Greater Panaji Planning and Development Authority for proposed construction of residential house at land bearing Chalta No. 76 of P.T. Sheet No. 44 of Panaji. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the details submitted, total plot area is 354.00 m². The coverage proposed is 28.00% and the FAR proposed is 51.35. As per Regulations, the permissible coverage is 60% and permissible FAR is 120.

As per the proforma submitted by GPPDA, the proposal was placed before its 13th meeting and it was decided to approve the same subject to referring the same to the Conservation Committee for its recommendation from conservation point of view.

It was informed that the site was inspected by the Technical Members on 26/11/2020 and it was observed that the plot is vacant and accessible by pathway/traditional access. The proposal submitted was found satisfactory from conservation point of view.

The Committee deliberated on the proposal and decided to approve the same as the same was found satisfactory and in compliance with the requirement of conservation aspects.

The proposal of Mrs. Lucille D'Souza therefore stands approved.

Item No. 24: Proposal for development permission for proposed construction of hotel building and swimming pool at land bearing Chalta No. 175 and 176 of P.T. Sheet No. 74 of Panaji.

Member Secretary informed that the proposal of M/s Dempo Vision Resorts and Construction Pvt. Ltd. is forwarded by Greater Panaji Planning and Development Authority for proposed construction of hotel building and swimming pool at land bearing Chalta No. 175 and 176 of P.T. Sheet No. 74 of Panaji. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the details submitted, total plot area is 1212.00 m². The coverage proposed is 46.67% and the FAR proposed is 98.74. As per Regulations, the permissible coverage is 60% and permissible FAR is 120.

As per the proforma submitted by GPPDA, the proposal was placed before its 13th meeting and it was decided to approve the same from planning point of view subject to recommendation of Conservation Committee.

It was informed that the site was inspected by the Technical Members on 26/11/2020 and the Members took into consideration the existing streetscape and were of the opinion that the applicant should retain the façade of the existing building without demolishing it such that the continuity of heritage character as existing, is retained. For the purpose, it was observed that the applicant shall have to revise the parking layout by proposing entry/exit of the vehicles along internal road on the southern side. Thus, the Technical Members were of the opinion that changes in the layout plan shall have to be undertaken by the applicant so as to accommodate the suggestions as made.

The proposal was deliberated, during which the Committee took note of the views expressed by the Technical Members and it was felt necessary to retain the façade without demolishing it, as suggested. The same was felt essential to maintain heritage character of the area.

The Committee therefore decided not to recommend the proposal at this stage and to inform the applicant to undertake necessary changes as suggested.

The Member Secretary was accordingly directed to communicate the decision of the Committee to the GPPDA for onward conveying of the same to the applicant for necessary compliance at his end.

The proposal of M/s Dempo Vision Resorts and Construction Pvt. Ltd. therefore does not stand approved at this stage.

Item No. 25: Proposal for construction of commercial building and amalgamation of property at land bearing Chalta No. 117 and 170 of P.T. Sheet No. 207 at Abade Faria Road, Margao.

Member Secretary informed that the proposal is forwarded by the South Goa Planning and Development Authority for amalgamation of plots and and construction of commercial building at land bearing Chalta No. 117 and 170 of P.T. Sheet No. 207 of Margao, Salcete-Goa by Shri Ravindra V. Kalekar.

It was informed that the proposal was earlier placed in 22nd meeting of the Conservation Committee held on 01/06/2020 and the same was rejected as it was found that the observations as raised earlier by the Committee were not complied fully by the applicant and the observations as raised earlier were again mentioned to the Committee for information.

It was then informed that the applicant vide his application dtd. 19/11/2020 has now again submitted revised plans to the SGPDA which are forwarded to the Committee. On perusal of the plans submitted, it was again observed by the Committee that the applicant has still not complied with the requirement of the Committee as communicated earlier and hence the proposal cannot be considered.

The Committee took note that the proposal has been placed before the committee several times and yet the project proponent/Engineer have not been able to understand the views and requirement of the Committee. It was therefore felt essential that the project proponent/Engineer be called for the next meeting for necessary discussion and explanation on the proposal.

Member Secretary was accordingly directed to do further needful in this regard.

Item No. 26: Proposal for Completion Certificate for addition and alteration to the existing residential house at land bearing Chalta No. 12 of P.T. Sheet No. 105 of Panaji.

Member Secretary informed that the proposal of Mrs. Maria Antonieta Marta Saldanha e D'Souza is forwarded by the Greater Panaji Planning and Development Authority for issue of Completion Order for reconstruction of house at land bearing Chalta No. 12 of P.T. Sheet No. 105 of Panaji. The

proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the proforma submitted by GPPDA, it is stated that applicant has carried out addition and alteration to the existing house as per the approval recommended by the Conservation Committee and by North Goa PDA and has therefore recommended for Completion Certificate from planning point of view subject to recommendation of the Conservation Committee.

It was informed that the Conservation Committee in its 13th meeting held on 19/9/2016 has approved reconstruction of existing house and addition of first floor in the property under reference.

The Committee deliberated on the proposal and considered the recommendation as made by GPPDA for grant of completion certificate. The photographs submitted by the applicant as a documentary evidence to confirm that the development carried out is in conformity with the plans approved, were also relied upon.

Considering the nature of the development and favourable report submitted by GPPDA in this regard, the Committee decided to recommend the Completion Order from conservation point of view.

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

Item No. 27: Proposal for development permission for regularization of A.C. sheet roofing on open terrace (non habitable) over existing G+1 residential building at land bearing Chalta No. 92 of P.T. Sheet No. 5 of Ribandar, Panaji-Goa.

Member Secretary informed that the proposal of Mrs. Ana Rosa Fernandes is forwarded by the Greater Panaji Planning and Development Authority for regularization of A.C. sheet roofing on open terrace (non habitable) over existing G+1 residential building at land bearing Chalta No. 92 of P.T. Sheet No. 5 of Ribandar, Panaji-Goa. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the details submitted, total plot area is 544.00 m². The coverage proposed is 38.23% and the FAR proposed is 76.46. As per Regulations, the permissible coverage is 60% and permissible FAR is 120.

As per the proforma submitted by GPPDA, the application received is for regularization/illegal constructed AC sheet shed which was refused by the GPPDA as height maintained was found to be habitable and hence was not considered for regularization. The GPPDA has mentioned that the Corporation of City of Panaji has also issued final notice for demolition of the same shed. It is also mentioned by GPPDA that there was a Writ Petition filed before the Hon'ble High Court of Bombay which was disposed off with directions to GPPDA to dispose off the application made by the applicant to the Authority under Section 52 of TCP Act, within 6 weeks from the date of issue of Order and restraining CCP from executing the final order issued for demolition.

The GPPDA in their proforma has clearly stated that the roof shed does not fall within the stipulated rules and regulations in force in view of habitable height. The GPPDA has further stated that applicant has submitted a notarized affidavit dtd. 14/10/2020 stating that the erected shed constructed on upon terrace of existing G+1 building will be strictly used for unhabitable purpose although the height is habitable.

The GPPDA has decided unanimously to regularize the development subject to recommendation of Conservation Committee from conservation point of view.

It was informed that the site was inspected by the Technical Members on 26/11/2020 and it was observed that the applicant has already erected M.S. fabricated shed of A.C. sheet roofing over a flat terrace of existing G+1 residential building and which is now applied for regularization. A parapet wall was also found to have been constructed along the periphery of outer wall of the building. As per drawings submitted, the height at the eaves is 2.5 mts. and the height at the ridge is mentioned as 3.6 mts.

The Committee took note of the development carried out and observed that there is contradiction in the submission of GPPDA as it is mentioned at one stage that the height maintained is found to be habitable and hence cannot be

considered for regularization and whereas it is again stated that the Authority has decided to regularize the construction subject to recommendation by Conservation Committee.

The Committee therefore decided to refer the proposal back to GPPDA for verification whether the proposal submitted is in conformity with the regulations and if can be considered for grant of Development Permission from planning point of view.

Member Secretary was accordingly directed to convey the decision of the Committee to GPPDA such that further decision from conservation point of view could be taken thereafter by the Committee.

Item No. 28: Proposal for development permission for construction of residential building at land bearing Chalta No. 65 of P.T. Sheet No. 19, Plot No. 52 of Ribandar, Panaji-Goa.

Member Secretary informed that the proposal of Mr. Malba Vithalrao Vishwasrao Desai is forwarded by Greater Panaji Planning and Development Authority for construction of residential building at land bearing Chalta No. 65 of P.T. Sheet No. 19, Plot No. 52 of Ribandar, Panaji-Goa. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the details submitted, total plot area is 416.00 m². The coverage proposed is 41.11% and the FAR proposed is 101.47. As per Regulations, the permissible coverage is 60% and permissible FAR is 120.

The proposal was earlier approved by North Goa PDA vide No. NGPDA/1784/954/13 dtd. 25/7/2013.

The GPPDA in their proforma has stated that the applicant has now submitted revised building plans to that earlier approved vide dtd. 25/7/2013. GPPDA has approved the same subject to recommendation from conservation committee.

It was informed that the site was inspected by the Technical Members on 26/11/2020 and it was observed that the construction of G + 2 residential building is going on. Considering the elevation as submitted, Technical

Members are of the opinion that the windows provided shall have rectangular shape and not curved as shown on plans. It was also suggested that the parapet wall which is having the balusters as of now shall be replaced by a lean roof over the same so as to have some resemblance to the sloping roof pattern.

The proposal was deliberated and considering comments of the Technical Members, it was decided to approve the same subject to revision in the elevation by incorporating changes as suggested by the Technical Members. Since the changes suggested were minor, Member Secretary was authorized to issue the approval on receipt of revised plan after verifying the same complies with the requirement as suggested by the Technical Members.

The proposal of Mr. Malba Vithalrao Vishwasrao Desai therefore stands approved subject to revision in the plan.

The Member Secretary was accordingly directed to communicate the decision of the Committee to the GPPDA for onward conveying of the same to the applicant.

Item No. 29: Proposal for development permission for construction of residential house at land bearing Chalta No. 12 of P.T. Sheet No. 1 of Ribandar, Panaji-Goa.

Member Secretary informed that the proposal of Mr. Kiran Thakur is forwarded by the Greater Panaji Planning and Development Authority for construction of residential house at land bearing Chalta No. 12 of P.T. Sheet No. 1 of Ribandar, Panaji-Goa. The proposal comes under Settlement (Conservation) zone as per Outline Development Plan for Panaji-2011.

As per the details submitted, total plot area is 459.00 m². The coverage proposed is 47.51% and the FAR proposed is 87.81. As per Regulations, permissible coverage is 60% and permissible FAR is 120.

It was informed that the proposal of construction of residential house in the property under reference was approved by the Conservation Committee vide letter No. 27/15-3/824/TCP/2017-18/289 dtd. 13/2/2018 and North Goa PDA has subsequently issued a Development Permission vide Order dtd. 5/3/2018.

The GPPDA in their proforma has stated that the Authority in its 13th meeting has approved the proposal from planning point of view and has decided to refer the proposal to Conservation Committee for its recommendation from conservation point of view.

It was informed that the site was inspected by the Technical Members on 26/11/2020 and it was observed that construction of the building is going on and is at a finishing stage. The Committee took note that the applicant has proposed certain deviations in the approved plan by which the room sizes as that approved earlier have been altered.

The proposal was deliberated and considering the comments of Technical Members, it was decided to approve the same as only a few minor changes have been proposed by the applicant. The Member Secretary was accordingly directed to communicate the decision of the Committee to the GPPDA.

The proposal of Mr. Kiran Thakur therefore stands approved.

Item No. 30: Proposal for construction of residential house and compound wall at land bearing Survey No. 124/1 of Ella village of Tiswadi Taluka.

Member Secretary informed that the proposal of Mrs. Josephine Dias is forwarded by the Tiswadi Taluka Office, Town & Country Planning Department for proposed construction of residential house and compound wall at land bearing Sy. No. 124/1 plot No. 37 of Ella Village, Tiswadi Taluka.

As per the details submitted, total area of the plot is 328.00 m², which is a part of finally approved sub-division layout. Village Ella is classified as VP1 category. Proposed coverage is 119.35 m² (36.39%) and the FAR consumed is 220.88 m² (67.34%). The property is accessible by 10.00 mts. wide road.

It was informed that Tiswadi Taluka Office vide its letter dtd. 7/9/2020 had asked applicant to obtain necessary NOC from the Archaeological Survey of India as the plot under reference was found to be within Archaeological Park and Heritage Trail and Buffer as per Regional Plan for Goa – 2021. It was further informed that the applicant has accordingly obtained letter dtd. 8/9/2020 from ASI, Old Goa informing that the property under reference falls around

700 mts. from protected area of the centrally protected monument, Basilica of Bom Jesus, Old Goa, which is outside the Regulated Area.

It was informed that Technical Members have scrutinized the proposal and are of the opinion that the yellow colour shown by the applicant is too bright and needs to be lightened. It was also suggested that applicant could consider reversing the colour scheme to bring details in white and background in yellow.

The Committee took note of the findings and the suggestions made by the Technical Members and accordingly decided to recommend the proposal for approval with a condition that the applicant shall revise the colour scheme as suggested. Since the changes suggested were minor, the Member Secretary was authorised to issue the approval on receipt of revised colour scheme from the applicant.

The proposal of Mrs. Josephine Dias therefore stands approved subject to revision in the colour scheme as above.

Item No. 31: Proposal for construction of compound wall and exhibition hall at land bearing Survey No. 153/4 of Ella village of Tiswadi Taluka.

Member Secretary informed that the proposal of Mr. Peter Fernandes, POA holder of Shri Antonio Caiado and Shri Vasudev Kenkre is forwarded by the Tiswadi Taluka Office, TCP Department for proposed construction of Exhibition hall with compound wall at land bearing Sy. No. 153/4 of Ella Village of Tiswadi Taluka.

As per the details submitted, total plot area is 3357.00 m² (effective plot Area is 3277.00 m²), FAR proposed is 350.02 sq. mts. (10.42%) and the coverage proposed is 11.01% (360.82 m²). Village Ella is VP-1 category wherein maximum permissible FAR is 80 and maximum permissible coverage is 60.

It was brought to the notice of the Committee that earlier during the process of obtaining approval of National Monument Authority, necessary report was obtained from the office of Archaeological Survey of India, Goa and the ASI vide its letter dtd. 3/12/2019 had permitted the exhibition hall in the

property under reference and as per requirement of ASI, necessary survey plan was obtained from Directorate of Settlement & Land Records. The recommendation of ASI is with the suggestion that slopy roof as provided for the structure shall be covered with mangalore roof tiles and stunted compound wall.

It was further informed that National Monument Authority - Delhi has subsequently granted its approval/recommendation vide F.No. 2-11/72/2019-NOC/NMA dtd. 6/5/2020/ 20/5/2020 for construction of temporary exhibition hall and compound wall in the regulated area of “Basilica of Bom Jesus Church”, a World Heritage Site. The said NOC is subject to condition that the applicant shall take approval of ASI on the Façade, colour scheme material and design of proposed exhibition hall.

It was then informed that on the basis of recommendation of NMA, the proposal of exhibition hall and compound wall has also been approved by the Competent Authority for State of Goa (under Ancient Monument and Archeological Sites) vide No. CA/NMA/01/TCP/2019/16 dated 26/10/2020.

The Committee took note that Village Panchayat of Se Old Goa has earlier issued a No Objection Certificate dtd. 5/11/2020 to applicant for erection of temporary shed for temporary exhibition shelter in the property under reference having its validity for 6 months from the date of issue.

The Committee deliberated on proposal and observed that the project proponent has obtained all necessary approvals/recommendations of 1) Archaeological Survey of India, Old Goa 2) National Monument Authority, New Delhi and 3) Competent Authority for the State of Goa. It was observed by the Committee that the design as submitted of the structure has been consented by all the concerned authorities and hence Committee decided to approve the construction of exhibition hall and compound wall with the condition that the applicant shall abide by all the terms and conditions and suggestions as made by the concerned authorities i.e. Archaeological Survey of India, Old Goa, National Monument Authority and the Competent Authority.

Member Secretary was accordingly directed to forward copies of necessary approvals/recommendations as granted by ASI & NMA to the office of Tiswadi Taluka such that required conditions shall be imposed by the Tiswadi Taluka Office at the time of grant of Technical Clearance at their end.

The proposal of Mr. Peter Fernandes POA holder of Shri Antonio Caiado and Shri Vasudev Kenkre therefore stands approved.

Item No. 32: Proposal for construction of residential bungalow at plot No. 2, Survey No. 121 /4 of Ella village of Tiswadi Taluka.

Member Secretary informed that the proposal of Shri Haroon Hussain Sab Nawar is forwarded by the Tiswadi Taluka Office, TCP Department for issue of Completion Order for residential bungalow and compound wall at land bearing Sy. No. 121 of Ella village, Tiswadi Taluka.

As per the details submitted, total area of the plot is 900.00 m². The FAR consumed is 49.61% and the coverage consumed is 29.41%. It was informed that the Conservation Committee had earlier accorded its approval for the construction vide No. 27/15-3/715/TCP/20/67 dated 20/01/2012 and subsequently Technical Clearance Order was issued by Tiswadi Taluka Office vide ref.No. TIS/4753/Dup/TCP/2017/32 dated 30/03/2017.

The Committee was informed that as per the directions issued vide order No. 27/15-3/838/TCP/18-19/749 dtd. 7/3/2019, all the matters pertaining to issue of completion order, wherein constructions were earlier approved by the Conservation Committee, are to be referred back to Committee for its recommendation for Completion Order, and accordingly in the present case, Tiswadi Taluka Office has referred the proposal to the Conservation Committee for its recommendation.

The Committee was further informed that the Tiswadi Taluka Office while forwarding the proposal has stated that the residential building has been constructed as per the Technical Clearance Order dtd. 30/3/2017. The applicant has obtained construction licence dtd. 4/6/2019 from Village Panchayat of Se-Old Goa and Conversion Sanad from Dy. Collector and SDO, Panaji – Goa vide letter dtd. 17/8/2009 and has also obtained necessary Completion Certificate from the project Engineer.

During the discussion, Member Secretary informed that the construction under reference has not been inspected by the Technical Members, which is essential to verify that the construction is carried out as per plans approved by the Conservation Committee.

The proposal was deliberated and considering various approvals/ NOCs/licence obtained by the applicant from the concerned Departments, the Committee decided to recommend the Completion Order subject to favourable site inspection report by the Technical Members.

Member Secretary was accordingly directed to see that the site is inspected by the Technical Members and obtain their recommendation in this regard and was further authorized to recommend the Completion Order on receipt of favourable report of the Technical Members.

ADDITIONAL ITEMS

Additional Item 1: Proposal for construction of residential bungalow Block B in amalgamated plot No. 27, 28 & 29, Survey No. 142/1 of Ella village of Tiswadi Taluka.

Member Secretary informed that the proposal of Mr. Rajesh Sheth is forwarded by the Tiswadi Taluka Office, TCP Department for construction of residential bungalow in amalgamated plot No. 27, 28 & 29 at Survey No. 142/1 of Ella village of Tiswadi Taluka.

As per the details submitted, total plot area is 1106.00 m². The FAR proposed is 734.47 sq. mts. (66.40%) and the coverage proposed is 38.46% (425.34 m²). Village Ella is classified as VP-1 category having maximum FAR of 80 and maximum permissible Coverage of 50%.

It was informed that earlier the Conservation Committee had granted its approval for residential Blocks 'A' & 'B' in the property under reference vide letter No. 27/15-3/614/TCP-08/4134 dtd. 11/11/2008 and subsequently, Tiswadi Taluka Office had granted its permission for the same development vide letter No. TIS/4702/Ella/08/Dupl/TCP/1335 dtd. 16/12/2008.

As per the records, it is seen that Tiswadi Taluka Office has later on granted the Completion Order for Block 'A' consisting of villas 1, 2, 3 & 4 vide

Completion Order bearing No. TIS/4702/Ella/TCP/12/659 dtd. 28/6/2012. It was then informed that the applicant has now applied for revised approval of residential bungalow only which was earlier approved as “Block B”.

The Committee took note of the development proposed which was only found to be for approval of revised plans of bungalow and considering the drawing submitted, the same was found to be satisfactory as it was reflecting the character of that of adjoining building in the same plot which was approved earlier and for which the Completion Order stands issued. Since the continuity of the character was maintained, the Committee decided to approve the same.

The proposal of Mr. Rajesh Sheth therefore stands approved.

Additional Item 2: Regarding repairing of Building of Administrator of Comunidade of North Zone, Mapusa-Goa.

The proposal has been received from Administrator of Comunidade, North Zone, Mapusa-Goa regarding request for urgent repairs and it is requested to Conservation Committee to provide Financial Assistance or help Administrator of Comunidade, North Zone to repair & renovate the building.

Initially the proposal was placed before the 18th meeting of the Conservation Committee held on 24/09/2018 in which 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. The request for providing financial assistance for repairs of Old Heritage Building of Administrator of Comunidade, North Zone at Mapusa was therefore not considered by the Committee.

It was informed that the Administrator of Comunidade, North Zone, Mapusa vide their letter dtd. 7/10/2010 has stated that over the passage of time, the condition of heritage building is deteriorating day by day and need to be attended on urgency basis.

Committee was further briefed that Administrator of Comunidade, North Zone, Mapusa vide their letter dtd. 27/5/2020 had requested the Executive Engineer, PWD to prepare the estimate towards the repair of building. It was further brought to the notice of the Committee that Administrator of Comunidade has now submitted a copy of estimate dtd. 22/10/2020 prepared by PWD, DIV-V (Building North) Panaji-Goa, as per which the total estimated cost per repair of the building is Rs. 57,17,844.00 (Rupees Fifty Seven Lakhs Seventeen Thousand Eight Hundred Forty Four only).

Administrator of Comunidade vide his letter dtd 17/12/2020 has again requested the Committee for providing funds for the repair and restoration of the building.

The Committee was also informed that a Note dtd. 16/12/2020 is forwarded by Minister for Revenue, IT and Labour & Employment, requesting Hon'ble Minister for TCP to provide funds for the repair of building.

The proposal was discussed at length and the Committee was of the opinion that further deliberation need to be done on the issue and more options need to be explored for utilizing the funds. Different other proposals were then discussed by the Members to put the funds to use, for which purpose. The Members were accordingly requested to submit more details pertaining to proposals discussed such that the same could be deliberated during the next meeting.

The request as made by Administrator of Comunidade, North Zone, Mapusa was therefore not considered by the Committee at this stage.

Additional Item No. 3: Any other item with the permission of chair.

No other issues were discussed under this item.

Meeting ended with thanks to the Chair.

