

**MINUTES OF 24<sup>th</sup> MEETING OF THE CONSERVATION COMMITTEE HELD ON 27/11/2020 AT 4.00 P.M. IN THE CONFERENCE HALL, MINISTER'S BLOCK, SECRETARIAT, PORVORIM - GOA**

The following attended the meeting:

- |     |   |      |                  |
|-----|---|------|------------------|
| 1.  | Shri Chandrakant Kavlekar,<br>Hon'ble Dy. Chief Minister/<br>Minister for TCP | ---- | Chairman         |
| 2.  | Shri Puneet Goel, IAS<br>Principal Secretary (TCP)                            | ---- | Member           |
| 3.  | Shri Marwin Gomes,<br>Chief Architect, PWD                                    | ---- | Member           |
| 4.  | Smt. Blossom Madeira,<br>Director of Archives & Archeology                    | ---- | Member           |
| 5.  | Shri Chandrashekhar G. Prabhudesai,<br>Nominee of IEI                         | ---- | Member           |
| 6.  | Arch. Snehalata Pednekar,<br>Nominee of ITPI                                  | ---- | Member           |
| 7.  | Arch. Siddharth Naik<br>Govt. Nominee   | ---- | Member           |
| 8.  | Shri Vincent A. Gracias,<br>Govt. Nominee                                     | ---- | Member           |
| 9.  | Shri Naguesh Sardessai  | ---- | Co-opted Member  |
| 10. | Shri Rajesh J. Naik,<br>Chief Town Planner (Planning)                         | ---- | Member Secretary |

**Item No. 1:- Confirmation of minutes of 23<sup>rd</sup> meeting of Conservation Committee held on 13/07/2020.**

Member Secretary informed that minutes of 23<sup>rd</sup> meeting of the Conservation Committee held on 13/07/2020 were circulated among the members of the Committee asking for comments, if any. Since no comments were received from any member, the same were confirmed.

**Item No. 2: Identification of historic icon/monument for the State of Goa.**

Member Secretary informed that the Delhi Development Authority, New Delhi vide letter dated 25/02/2020 had informed Chief Secretary, Government of Goa, Secretariat, Porvorim, Goa about identification and to intimate atleast one historical icon/monument for State of Goa to showcase the rich heritage of the State to feature in “Bharat Vandana Park” at New Delhi, wherein miniature version of identified iconic/historical monument similar to mini upon Theme Park in Brussels on bigger scale is to be featured from the respective States in this “Mini India Park”.

It was informed that the matter was placed before 22<sup>nd</sup> meeting of Conservation Committee held on 01/06/2020 and the Conservation Committee had decided to recommend two icon/monuments i.e. 1) Basilica of Bom Jesus at Old Goa in Tiswadi Taluka and 2) Shree Manguesh Temple at Mangueshi at Priol Village in Ponda Taluka as historic icon/monument for the State of Goa to feature in “Bharat Vandana Park” at New Delhi.

It was further informed that vide letter dated 10<sup>th</sup> August, 2020, Directorate of Archives & Archaeology, Panaji has informed that the Delhi Development Authority (DDA), New Delhi vide their letter dated 29<sup>th</sup> July, 2020 has informed the Chief Secretary, Govt. of Goa that in order to meet strict timelines of the project, Basilica of Bom, Jesus at Old Goa in Tiswadi Taluka has been identified for placing as replica/miniature version in the “Bharat Vandana Park” as iconic/historic monument of Goa.

The matter as referred to the Conservation Committee by Directorate of Archives & Archaeology, Panaji was deliberated and it was observed that the decision of Delhi Development Authority (DDA), New Delhi, as communicated vide their letter dtd. 29/7/2020 is in line with the recommendation of Conservation Committee, the same was consented.

**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 is 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.

It was informed that the total area of the property located at Village Macasana in Salcete Taluka is 41950.00 m<sup>2</sup> and as per RP policy, the village comes under VP2 category, having maximum permissible FAR of 60, which gets reduced to 50, for the plot area being more than 4000 sq.mts.

The Committee was informed that the property under reference is partly earmarked as Settlement zone, partly as Natural Cover and partly as No Development slope as per Regional Plan for Goa 2021 and the total coverage consumed is 2317.10 m<sup>2</sup> (12.4%) i.e. (existing =1660.31 + proposed = 656.79 m<sup>2</sup>). The property is accessible by existing 8.00 mts. wide road, which is a MDR and is having right of way of 25.00 mts. as per Regional Plan for Goa - 2021.

It was informed that members Shri Chandrashekhar G. Prabhudesai, Shri Vincent A. Gracias and Arch. Hycinth Pinto as representative of Chief Architect PWD had earlier inspected the site and had observed that proposed extension shall require cutting of hilly portion on the rear side of the property. the members had also observed 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 also felt that the distance between the existing church and the proposed extension need to be rechecked.

The proposal as deliberated at length and members were of the opinion that further clarity in the proposal is required, for which purpose the observations as raised by the Members during site inspection need to be complied.

Engineer Chandrashekhar Prabhudessai also brought before the Committee the issue pertaining to the responsibility of the project consultant/engineer and expressed the project consultant need to give liability certificate stating that the proposed development shall not cause any structural damage to the existing structure/church building. The same was agreed upon especially considering the collapse of façade of St. Rock Church of Village Velim in Salcete Taluka while undertaking the new development of the same chapel.

Considering the issues as raised during the meeting, the Committee decided to defer the proposal and to obtain the compliance from the project proponent.

The decision therefore on the proposal was deferred.

**Item No. 4: Proposal for proposed addition to existing community centre building at Dramapur, Salcete-Goa.**

The Member Secretary informed that the proposal is forwarded by South Goa District Office, Town & Country Planning Department for addition to existing community centre building. It was informed that as per proposal submitted, the plot is accessible by existing 6.00 mts. with proposed 15.00 right of way as per Regional Plan for Goa 2021 and that the property is earmarked as settlement zone as per Regional Plan Goa -2021,

As per the area statement submitted the total plot area is 6200.00 m<sup>2</sup>. The property under reference having a community hall already constructed having covered area of 1446.23 m<sup>2</sup> and the covered area of the proposed extension is 212.37 m<sup>2</sup>, thus the total coverage consumed is 1658.60 sq.mts. i.e. 33.61 %.

The Committee was informed that the proposal consist of construction of buffet hall with attached toilets and a green room with WCs. Also a small service corridor is proposed connecting the buffet hall with the pantry. The structure proposed is having only a ground floor.

The Committee deliberated on the proposal and observed that the development is in continuity of the existing structure and are essential as ancillary facilities for the hall. It was also observed that the proposed development does not have a major impact on the elevation and the character of the building and hence the Committee recommended the same for approval.

The proposal as submitted for extension to the hall therefore stands approved.

**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 informed that the proposal is 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.

The property under reference is earmarked as Settlement (Conservation) zone as per Outline Development Plan for Panaji.

As per the proposal submitted, the total area of the plot is 95.00 m<sup>2</sup> only and the coverage consumed is 100 % and the FAR proposed is 232.23, whereas the permissible coverage and FAR as per regulation is 70 % and 140 respectively.

In the report submitted by PDA, it is mentioned that the Authority has already approved the proposal being found within regulation in force and that the applicant has proposed redevelopment of dilapidated/demolished structure by proposing internal modification by maintaining the existing use, coverage, FAR, height. It is also mentioned in the report that the applicant has proposed minor alteration to the roof by providing “dormer” window at front side façade and to maintain streetscape in line with old existing structure.

The site was inspected by the Technical Members of the Committee on 25/11/2020 and it was observed that the structure is as reflected on survey plan is no longer existing on site except for few part walls which also are partly demolished. The Technical Members were of the opinion that roof design need to be revised so as to match with the existing sky line along the street. It was

therefore suggested by the Members that the height of the roof/floor may slightly be reduced.

The Committee deliberated on the proposal and agreed with the suggestion of the Technical Members. The proposal was therefore recommended for approval subject to minor revision in the height.

The Member Secretary was accordingly directed to communicate the views of the Committee to the applicant for necessary compliance.

Due to paucity of time and to extend the meeting duration for longer period in view of COVID situation, the Chairman suggested that the meeting be adjourned.

The meeting was accordingly adjourned with thanks to the Chair.