

**MINUTES OF 25<sup>th</sup> MEETING OF THE CONSERVATION  
COMMITTEE HELD ON 02/07/2021 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.  | Principal Secretary (TCP)   | ---- | Member           |
| 3.  | Shri Marwin Gomes, Chief Architect  | ---- | Member           |
| 4.  | Smt. Blossom Madeira,<br>Director of Archives & Archeology                    | ---- | Member           |
| 5.  | Superintending Archaeologist,<br>ASI, Goa Circle                              | ---- | Member           |
| 6.  | Arch. Ketak Nachinolkar<br>Nominee of IIA                                     | ---- | Member           |
| 7.  | Shri Chandrashekhar G. Prabhudesai,<br>Nominee of IEI                         | ---- | Member           |
| 8.  | Arch. Snehalata Pednekar,<br>Nominee of ITPI                                  | ---- | Member           |
| 9.  | Arch. Nilesh Salkar,<br>Nominee of CREDAI                                     | ---- | Member           |
| 10. | Arch. Sidharth D. Naik,<br>Govt. Nominee                                      | ---- | Member           |
| 11. | Shri Vincent A. Gracias,<br>Govt. Nominee                                     | ---- | Member           |
| 12. | Shri Naguesh S. Sardessai   | ---- | Member           |
| 13. | Shri Rajesh R. Pednekar   | ---- | Member           |
| 14. | Shri Rajesh J. Naik,<br>Chief Town Planner (Planning)                         | ---- | Member Secretary |

**Item No. 1:- Confirmation of Minutes of 24<sup>th</sup> & 24<sup>th</sup> (Adj.) meeting of Conservation Committee held on 27/11/2020 and 23/12/2020.**

Minutes of 24<sup>th</sup>& 24<sup>th</sup> (Adj.) meeting of the Conservation Committee held on 27/11/2020 and 23/12/2020 were circulated among the members of the Committee. Since no comments have been received, the Committee may confirm the same.

**Item No. 2: Proposal for proposed compound wall and part regularization of compound wall at property bearing Sy. No. 1/1 of Carmona Village, Salcete Taluka by Our Lady of Socorro Church, Carmona.**

Member Secretary informed that the proposal is forwarded by South Goa District Office, Town & Country Planning Department for proposed construction of compound wall and for part regularization.

It was informed that the property under reference having an area of 8800.00 m<sup>2</sup> falls under Settlement zone as per Regional Plan for Goa - 2001 as well as Regional Plan for Goa - 2021 and the same is accessible by village road having right of way of 10.00 mts. as per Regional Plan for Goa - 2021.

It was further informed that earlier the Conservation Committee had granted approval for modification to Parochial House of Our Lady of Socorro Church, Carmona in the same property vide No. 27/15-3/658/TCP/2010/1184 dated 07/04/2010.

It was also informed that earlier an application dtd. 8/6/2020 was made to the office of Senior Town Planner (South) on behalf of the Our Lady of Socorro Church, Carmona for issue of Technical Clearance for construction of compound wall and gate, which however was not considered and observations accordingly were communicated to the applicant vide letter dtd. 3/7/2020.

The Committee was then informed that the applicant has complied with the observations earlier raised and has now submitted the plans to the office of Senior Town Planner (South), who has forwarded the same to the Conservation Committee for necessary approval of the same. It is stated by

the office of Senior Town Planner (South) that the proposal is now in conformity with the provisions of GLDBCR, 2010 and hence to be considered with condition that existing pathway passing through the property shall be maintained upto satisfaction of local authority.

The Committee was informed that the site was inspected by the Members on 28/6/2021 and during the inspection, it was observed that part of the existing compound wall does not match the features as that of proposed, and the same was brought to the notice of the applicant during the inspection.

It was informed that considering the issues raised by the Members during the inspection, the applicant i.e. Our Lady of Socorro Church vide their letter dtd. 28/6/2021 has assured that the Church shall strictly follow drawings sent for approval and that small portion of existing compound wall as observed by the Members during the site inspection shall be demolished.

Considering the compliance made by the applicant and as assured vide their letter dtd. 28/6/2021 to undertake the demolition of part portion of the compound wall, the Committee recommended the proposal for approval from conservation point of view with the condition that the construction of proposed compound wall shall be strictly carried out as per the approved drawings.

Member Secretary was accordingly directed to communicate the decision of the Committee to the South Goa District Office, Margao for further consideration of grant of Completion Order at their end.

**Item No. 3: Proposal for development of Heritage Circuit on plot bearing Sy. No. 75/2 of Cudnem Village, Bicholim Taluka by Shri Deo Betalnath Devasthan Committee.**

Member Secretary informed that the proposal of Directorate of Archives & Archaeology for the development of Heritage Circuit at Cudnem is forwarded by the Dy. Town Planner, Bicholim Taluka Office for construction of Museum, Reception, Canteen, Store room and toilet in land bearing Sy. No. 75/2 of Cudnem Village, Bicholim Taluka.

As per Regional Plan for Goa 2021, the plot is earmarked partly as Settlement zone and partly as Paddy Field. Applicant has mentioned that only part of the property under Sy. No. 75/2 admeasuring an area of 9025.00 m<sup>2</sup> (Paddy Field) is having tenant.

As seen from the details submitted, the total area of the plot is 27725.00 m<sup>2</sup>, out of which an area of 1822.00 m<sup>2</sup> is affected by road widening and an area of 9025.00 m<sup>2</sup> is earmarked as Agriculture zone. The net effective area of the plot is therefore 10847.00 m<sup>2</sup>. As per the area statement submitted, total covered area consumed is 931.20 m<sup>2</sup> with coverage 5.52% and total floor area consumed is 901.25 m<sup>2</sup> with FAR of 5.34. As per the regulations in force, the maximum permissible coverage is 40% and maximum permissible FAR is 60, thus the proposal submitted is within the permissible limit.

It was informed that the Director of Archives and Archeology, Panaji has informed that the Directorate has undertaken the development of Heritage Circuit at Cudnem as per Government approval taken by them vide No. 2410 dtd. 20/5/2019. The Directorate of Archives and Archeology has further informed that the site of Gujir (Jain Temple Remains) at Cudnem is a protected Monument of the Directorate as per “The Goa Ancient Monuments & Archaeological Sites & Remains Act, of 1978 and Rules, 1980”.

The Bicholim Taluka Office has stated that plans submitted are in conformity with the GLDBCR, 2010.

The site was inspected by the Members on 28/06/2021. During the inspection, it was observed that the location and the uses proposed such as Museum, Reception, Canteen, Store room and Toilet are located all along the periphery of the property and are in isolation with each other. The Members were of the opinion that it would be advisable to club some of the uses together such as Store room, Canteen and Toilet such that there would be minimal interference within the existing heritage area. It was also observed that two roads shown on the site plan having width of 15.00 mts. and 10.00

mts. on the southern and eastern sides respectively are actually not existing on site and are proposed as per RP provisions.

The proposal was discussed in detail. During the discussion, it was observed that the proposed museum is located in between existing Jain Temple and Sun Temple which shall disturb the visual connectivity between these two Temples.

It was also discussed that there are several small other structures which are not reflected on the site plan. It was therefore felt essential that all existing structures/heritage elements and any such other important features found on site shall be recorded properly on the site plan such that the same are not destroyed/damaged during the construction phase.

The Members also suggested that the land surface shall not be altered much with paved circulation spaces/internal pathways as shown on the site plan.

The Committee also observed that the compound wall is proposed on the southern and northern side for which the detail plans need to be submitted. The Director of Archives & Archaeology, Smt. Blossom Madeira agreed for the suggestions made and was accordingly asked to communicate the suggestions as made by the Committee to the consultant.

The Committee therefore recommended the proposal for approval subject to compliance of the suggestions as made by it by means of submission of revised plans, as discussed.

Member Secretary was accordingly authorized to recommend the approval once the drawings submitted are found satisfactory and in compliance with the suggestions made.

Member Secretary was accordingly directed to communicate the decision of the Committee to Tiswadi Taluka Office for obtaining necessary communication from Directorate of Archives & Archaeology.

**Item No. 4: Proposal for proposed construction of 1<sup>st</sup> floor of the bungalow (revised) and completion order dated land bearing Sy. No. 124/3-D, Ella Village, Tiswadi Taluka by Shri Paulo Fernandes.**

Member Secretary informed that the proposal is forwarded by Dy. Town Planner, Tiswadi Taluka Office, for grant of technical sanction for revised plan of first floor of residential bungalow and also for the issue of Completion Order.

Member Secretary informed that earlier the Technical Clearance for construction of bungalow and compound wall was granted by the Tiswadi Taluka Office vide No. TIS/7009/Ella/TCP/16/509 dtd. 12/4/2016 and that the proposal now forwarded by Tiswadi Taluka Office is for revised approval of first floor on existing ground floor, for compound wall and for issue of the Completion Order.

The Committee was informed that the total area of plot is 347.00 m<sup>2</sup> out of which an area of 17.52 m<sup>2</sup> goes under road widening, hence net area of the plot is 329.48 m<sup>2</sup>. The applicant has consumed covered area of 91.06 m<sup>2</sup> with coverage of 27.64 % and whereas total floor area consumed is 182.12 m<sup>2</sup> with FAR of 52.48. As per the regulations, the maximum permissible coverage is 40 % and maximum permissible FAR is 80 and as such, the proposal is within the permissible limit.

It was informed that site was inspected by the Members on 25/06/2021 and it was observed that the construction of 1<sup>st</sup> floor of the bungalow is already complete as per the plans submitted for approval and hence Members were of the opinion that the approval for revised plans and issue of Completion Order could be recommended.

Discussion was held on the proposal and since the Members have recommended the proposal after inspecting the site, it was decided to recommend the approval for revised plans from conservation point of view and also to recommend the Completion Order.

Member Secretary was accordingly directed to communicate the decision of the Committee to the Tiswadi Taluka Office for grant of further necessary permissions at their end.

**Item No. 5: Proposal for completion order of residential building at plot bearing Survey No. 9/2-A of Ella village of Tiswadi Taluka, by Shri Domic Thomas Remedios and Joaquim Francisco Bras Remedios.**

Member Secretary informed that the proposal is forwarded by the Tiswadi Taluka Office for recommendation of Completion Order for residential building at plot bearing Sy. No. 9/2-A of Ella village, Tiswadi Taluka.

It was informed that the total area of the plot is 1700.00 m<sup>2</sup> and the FAR and coverage consumed is 46.63 and 28.44 % respectively.

The Committee was further informed that it had accorded approval to the proposal from conservation point of view vide No. 27/15-3/761/TCP/2020/384 dated 11/02/2021 on the basis of which further Technical Clearance Order was issued vide No. TIS/6109/Ella/TCP/2021/336 dated 18/02/2021 by Tiswadi Taluka Office. The applicant has also obtained Conversion Sanad from the office of the Collector North Goa vide No. RB/CNV/TIS/126/2008 dtd. 8/2/2010.

It was then informed that the Members of the Committee have inspected the site on 25/06/2021 and observed that the construction of building is complete in all respect. It was further noticed that the sloping roof as provided over the balconies is however not much visible from the road. The Members however recommended the issue of Completion Order as the construction was found to be carried out as per the plans approved.

Discussion was held on the proposal and since the Members have recommended the proposal after inspecting the site, it was decided to recommend the Completion Order.

Member Secretary was accordingly directed to communicate the decision of the Committee to the Tiswadi Taluka Office for further grant of Completion Order at their end.

**Item No. 6: Proposal for completion order of residential bungalow at plot No. 13 bearing Survey No. 124/1 of Ella village of Tiswadi Taluka by Shri Milind Limaye & Smt. Gauri Limaye.**

Member Secretary informed that the proposal is forwarded by the Tiswadi Taluka Office for recommendation of Completion Order for the residential bungalow of Shri Milind Limaye & Smt. Gauri Limaye at plot No. 13 Sy. No. 124/1 of Ella village, Tiswadi Taluka.

It was informed that earlier the Conservation Committee has accorded its approval for the residential bungalow vide No. 27/15-3/840/TCP/2019/2062 dated 13/08/2019, for which a Technical Clearance was subsequently issued by the Tiswadi Taluka Office vide No. TIS/8512/Ella/TCP/19/1693 dated 27/09/2019. It was also informed that the applicant has obtained construction licence dtd. 7/11/2019 from Village Panchayat of Se-Old Goa.

As regards to the technical parameters, it was informed that the total area of the plot is 685.00 m<sup>2</sup> and the FAR and coverage consumed is 34.9 and 26.00 % respectively.

The Committee was further informed that the applicant has submitted as built drawings and coloured photographs of bungalow as already constructed, as per which it was quite evident that the construction is complete and is carried out as per the approved plans.

It was then informed that the Members have inspected the site on 25/06/2021 and observed that the construction of bungalow is carried out as per the approved plans which meets the requirement from conservation angle as suggested during the approval of the bungalow and hence were of the opinion that the Completion Order could be recommended.

Discussion was held on the proposal and since the Members have recommended the proposal after inspecting the site, it was decided to recommend the Completion Order.



Member Secretary was accordingly directed to communicate the decision of the Committee to the Tiswadi Taluka Office for further grant of Completion Order at their end.

**Item No. 7: Proposal for construction of residential/commercial building (revised) at plot bearing Sy. No. 9/2-B at Ella village of Tiswadi Taluka, by Shri Keshavnath S. Naik.**

Member Secretary informed that the proposal is forwarded by Tiswadi Taluka Office, for revised approval of the plans for construction of residential/commercial building at plot bearing Sy. No. 9/2-B at Ella Village, Tiswadi Taluka.

It was informed that the construction of the building has been undertaken in a plot having an area of 855.00 m<sup>2</sup>, out of which an area of 340.00 m<sup>2</sup> is left for road widening, thus the net effective area available of the plot is 515.00 m<sup>2</sup>. The coverage consumed by the applicant for the construction is 170.08m<sup>2</sup> i.e. 33.02% and the total floor area consumed is 325.98 m<sup>2</sup> with FAR of 38.12. As per the Regulations, the maximum permissible coverage is 40% and maximum permissible FAR is 80, as such the proposal is within the permissible limit.

It was informed that earlier the Conservation Committee vide letter under ref. No. 27/15-3/818/TCP/2017/552 dated 20/03/2018 had granted the approval for residential building consisting of ground and first floor and subsequently, Tiswadi Taluka Office had granted the Technical Clearance for the said construction vide Order No. TIS/8886/Ella/TCP/2018/433 dated 16/04/2018. During this approval, the entire building was provided with a sloping roof.

It was informed that these NOCs/approvals granted were on the basis of NOC issued by National Monument Authority vide No. 2-11/54/2016-NOC/NMA dated 16/03/2017.

It was then informed that the Members inspected the site on 25/06/2021 and found that the construction carried out is in deviation of the approved plan as earlier recommended by all Competent Authorities.

The Members took strong note that construction of building was complete wherein the entire building was provided with a flat roof which otherwise should have been a slopping roof as approved. It was also observed that other elements and architectural features including the railings of balconies etc. as earlier recommended by the Committee have been totally changed which has resulted into change in aesthetical looks of the building, thus defeating the very purpose of obtaining approvals of the Competent Authorities.

The Members therefore did not recommend the revised plans as the same was carried out without obtaining necessary permissions of the Competent Authorities, as required under the regulations.

During the deliberations, Committee observed that such a practice of undertaking deviations in the approved plans without obtaining prior approvals from the Competent Authorities should be discouraged and therefore rejected the proposal.

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

**Item No. 8: Proposal for development for construction of school building for the extension of the existing school building in property bearing P.T.S. No. 151 Chalta No. 40 of Margao city by Holy Spirit Church.**

Member Secretary informed that the proposal for construction of new school building as an extension to the existing school building of Holy Spirit Church is forwarded by South Goa Planning and Development Authority, Margao.

The proposal is in the property bearing P. T. Sheet No. 151, Chalta No. 40 of Margao city. As per the provisions of Outline Development Plan-2028 for Margao Planning Area, the property is earmarked as Institutional (Conservation) zone.

As per the details submitted, total area of the plot is 14316.00 m<sup>2</sup>, out of which an area of 664.93 m<sup>2</sup> comes under road widening by virtue of the plot getting effected by 10.00 mts. and 15.00 mts. wide roads, thus the net effective area of the plot is 13651.07 m<sup>2</sup>. It is observed that the covered area of the existing building is 3214.70 m<sup>2</sup> with coverage of 26.79 % and the total floor area consumed is 10920.86 m<sup>2</sup> with FAR 36.02 %. Building proposed is having a basement, a ground and 2 upper floors.

The Committee was further informed that the South Goa PDA had discussed the proposal in its 87<sup>th</sup> meeting held on 25/11/2020 and has approved the proposal for the same being in conformity with the regulations in force, however the same is subject to approval of the proposal by the Conservation Committee.

It was informed that Conservation Committee had earlier granted an approval for Community Center in the same property vide ref. No. 27/15-3/392/TCP-98/310 dated 20/04/1998, for which, Development Permission was subsequently issued by South Goa PDA vide ref. No. SGPDA/2077/629/98-99 dated 02/07/1998.

The Committee was further informed that the site under reference was inspected by Members of the Committee on 28/06/2021 and have not raised any observations regarding the proposal.

The proposal was deliberated in detail and the provision of a basement for the building was discussed at length viz-a-viz the heritage character of the locality. It was then concluded the plot being slopy in nature, the provision as made by the applicant for basement could be considered, as the same was also found necessary to accommodate the required number of parking provision. It was however the suggestion of members that the architectural features of the basement shall as far as possible match with the overall character of the building.

During the discussion, the Members also expressed that it would be advisable if the institution initiates some steps to improve upon the architectural features/colour scheme of the existing school building too, such

that the entire complex including the Church is in harmony. The project consultant Shri Pascoal B. Noronha, who was an invitee for the meeting agreed to convey the suggestions made by the Committee to the institution such that they could further decide on implementation of the same.

The proposal of extension of the existing school building was therefore recommended for approval from conservation point of view.

Member Secretary was accordingly directed to communicate the decision of the Committee to the South Goa District Office, Margao.

**Item No. 9: Proposal for construction of residential building at land bearing Survey No. 142/1-C of Ella village of Tiswadi Taluka by Mr. Joel Rodrigues and Melisa D’Cruz.**

Member Secretary informed that the proposal is forwarded by the Tiswadi Taluka Office for construction of residential building in the plot bearing Sy. No. 142/-C of Ella Village, Tiswadi Taluka.

It was informed that the building proposed is having ground and first floor with partly sloping and partly flat roof. Total area of the plot is 506.00 m<sup>2</sup> and the applicant has consumed covered area of 143.88 m<sup>2</sup> with coverage of 28.43% and whereas the floor area consumed is 254.46 m<sup>2</sup> with FAR of 50.29. The property is accessible by 6.00 mts. wide road on eastern and western sides.

It was informed that as per the provisions of Regional Plan for Goa - 2021, the plot is located in Settlement zone with Heritage Trail & Buffer zone.

The proposal was discussed at length and the Technical Members were of the opinion that the applicant need to submit a detailed drawings showing the architectural features and the details of balcony railings etc. It was also opined that the applicant need to improvise on the elevation and so also need to revise the colour scheme.

Considering the suggestions made by the Members, the Committee decided that the applicant need to revise the drawings in consultation with the Members of the Committee and after which, if found satisfactory, to recommend the permission.

Member Secretary was accordingly authorized to grant the permission on compliance of the suggestion as made by the Committee during the meeting.

**Item No. 10: Proposal for proposed construction of Central Instrumentation facility building in plot bearing Sy. No. 116 of Ella Village.**

Member Secretary informed that the proposal is received from ICAR-Central Coastal Agricultural Research Institute, Ella, Old-Goa for obtaining permission for construction of Central Instrumentation Facility building at plot bearing Sy. No. 116 (1+6) at Ella Village, Tiswadi Taluka.

It was informed that ICAR-CCARI has forwarded Form No. I for grant of permission for undertaking the said construction. The letter of ICAR-CCARI refers to another letter No 14/2/ACT/2021-22/11 dtd. 12/4/2021 of the Conservation Assistant, Archaeological Survey of India, Goa Circle, however copy of the same letter is not enclosed.

The proposal was deliberated and it was observed that the proposal submitted is incomplete and does not contain the required documents/information to study the proposal.

The Committee therefore decided to inform ICAR-CCARI to submit detail proposal by enclosing therein the required plans and other documents.

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

**Item No. 11: Proposal for revision and completion of residential house at Plot no. 17 of Survey No. 124/1-A of Ella Village, Tiswadi Taluka by Mr. Menino Bras Monserrate & Mrs. Leonisa Maria Monserrate.**

Member Secretary informed that the proposal is forwarded by the Tiswadi Taluka Office, for revision and completion of residential house at Plot No. 17 of Survey No. 124/1-A of Ella Village, Tiswadi Taluka.

As per the details submitted, total area of the plot is 443.0 m<sup>2</sup>. The applicant has consumed covered area of 171.68 m<sup>2</sup> on ground floor with coverage of 38.75% and has consumed total floor area of 263.30 m<sup>2</sup> with FAR of 59.34. Under the regulations, maximum permissible coverage is 40% and maximum permissible FAR is 80, as such the proposal is within the permissible limit.

The Committee was informed that earlier the Conservation Committee had recommended the proposal vide letter No. 27/15-3/713/TCP/2012/4335 dated 28/12/2012 and for which Technical Clearance was subsequently issued by the Tiswadi Taluka Office vide ref. No. TIS/7489/Ella/TCP/13/37 dated 07/01/2013.

It was informed that the site was inspected by the Committee Members on 25/06/2021 and was observed that the construction of house has been carried out as per the plan submitted and the same was found to be satisfactory and meeting the requirement of the conservation aspects. The Members therefore were of the opinion that the revised plans and the completion could be recommended.

The Committee deliberated on the proposal and considering the findings of the site inspection, recommended the approval of the revised plans and the issue of Completion Order.

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

**Item No. 12: Any other item with the permission of the chair.**

No other issues were discussed under this item.

Meeting ended with thanks to the Chair.