

MINUTES OF 22nd MEETING OF THE CONSERVATION COMMITTEE HELD ON 01/06/2020 AT 4.00P.M. IN THE CONFERENCE HALL, MINISTER'S BLOCK, SECRETARIAT, PORVORIM - GOA

The following attended the meeting:

- 1) Shri Chandrakant Kavlekar, --- Chairman
Hon'ble Dy. Chief Minister/Minister for TCP
- 2) Shri Daulat Hawaldar, IAS --- Member
Comm./Secretary (TCP)
- 3) Shri Marwin Gomes, --- Member
Chief Architect, PWD
- 4) Smt. Blossom Madeira, --- Member
Director of Archives & Archeology
- 5) Superintending Archaeologist, --- Member
ASI, Goa Circle
- 6) Arch. Ketak Nachinolkar, --- Member
Representative of IIA
- 7) Arch. Snehalata Pednekar, --- Member
Representative of ITPI
- 8) Er. Chandrashekhar G Prabhudesai, --- Member
Representative of IEI
- 9) Arch. Nilesh Salkar, --- Member
Representative of CREDAI
- 10) Arch. Sidharth D. Naik, --- Member
Govt. Nominee
- 11) Eng. Vincent A. Gracias, --- Member
Govt. Nominee
- 12) Shri Rajesh J. Naik, --- Member Secretary
Chief Town Planner (Planning)

At the outset, the Chairman welcomed all.

Item No. 1:- Confirmation of minutes of 21st meeting of Conservation Committee held on 21/06/2019.

Minutes of 21st meeting of the Conservation Committee held on 21/06/2019 were circulated among the members of the Committee. Since no comments have been received, the Committee confirmed the same.

Item No. 2:- Proposed construction of residential building (revised plan) at Sy. No. 9/2-A of Ella Village from Shri Dominic J. Remedios & Joaquim F. Brass Remedios POA Sebastio Salvador Fernandes. (File No. 27/15-3/761/TCP/19)

The proposal pertains to the submission of revised plans for construction of residential building by Shri Dominic J. Remedios & Joaquim F. Brass Remedios.

The proposal was earlier discussed in 21st meeting of Conservation Committee held on 21/06/2019 and the Committee had decided as under:

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

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

The said decision of the Committee was communicated to Tiswadi Taluka Office of Town & Country Planning Department vide letter dated 10/09/2019. The Department then received revised proposal for construction of residential building incorporating therein necessary changes in compliance with the observations made by the Committee and as communicated to Tiswadi Taluka Office.

The revised plan submitted were placed before the Technical Members during their visit to the office of CTP(Planning) on 26/5/2020 and it was recommended as under:

- 1) The roof balconies having flat slab shall preferably have slopping roof.
- 2) Terrace shall have sloping roof where flat slab, open terrace is proposed.

The applicant was therefore required to make necessary changes in the elevation as recommended by the Technical Members. The applicant was informed about these requirements and was asked to make the necessary changes in the elevation accordingly.

It was informed that the applicant has submitted the plans vide his letter dtd. 01/06/2020 by incorporating therein the changes as suggested by the Technical Members and the same was placed before the Committee for necessary decision.

The Technical Members took note that the changes as suggested by them have now been incorporated and found the same satisfactory and were therefore of the opinion that the proposal could be recommended for approval.

The Committee took note of the suggestions as made by the Technical Members and being satisfied that a proper compliance has been made by the applicant, considered the proposal for approval.

The proposal of Shri Dominic J. Remedios & Joaquim F. Brass Remedios for construction of residential building (revised plan) at Ella village, Tiswadi Taluka therefore stands approved.

Item No. 3:- Proposed construction of compound wall at Sy. No. 152/1 of Ella Village of Tiswadi Taluka by Santa Monica of the Archdiocese of Goa and Daman. (File No. 27/15-3/871/TCP/2020)

The proposal pertains to construction of compound wall by Santa Monica of the Archdiocese of Goa and Daman.

As per Regional Plan 2021, the plot under reference is earmarked as Institutional zone within Archeological Park and is accessible by existing 10.00 mts. and 6.00 mts. wide road. As per the area statement given, effective area of the plot is 3530.00 sq. mts.

The site was inspected by the Technical Members on 19/3/2020. The Members were of the opinion that there shall not be any foundation of laterite wall as shown in the Section and the same shall be substituted with poles at regular intervals to have minimum digging. The Technical Members were therefore of the opinion that the fence shall be supported by poles only.

The proposal was further deliberated by the Technical Members during their visit to the office of CTP(Planning) on 26/5/2020, for which the representative of the applicant was also present and the observations as made during the site inspection were communicated to the representative of the applicant, which were as under:

- 1) That there shall not be foundation of laterite wall as shown in the Section.
- 2) The fence shall be shown supported by poles only.
- 3) The foundation on laterite wall shall be substituted with poles at regular intervals to have minimum digging.

The applicant was therefore required to make necessary changes as suggested and to revise the elevation accordingly.

It was informed during the meeting that the applicant has submitted revised plans vide his letter under inward No. 1363 dtd. 28/05/2020 by incorporating therein the changes as suggested by the Technical Members for fencing and landscaping of land.

The Technical Members took note that the changes as suggested have been partially incorporated and felt that a little portion of laterite masonry as shown shall also be removed and that the fencing shall be with metal bars only and supported by poles at regular interval.

The proposal was deliberated at length by the Committee and considering the suggestions as made by the Members, decided to consider the same for approval subject to condition that

- 1) No laterite wall for foundation shall be allowed for the fencing and hence revised plans shall be submitted by removing from therein the foundation as shown of laterite masonry.
- 2) Necessary NOCs from ASI & NMA shall be obtained by the applicant prior to obtaining construction licence from the local authority.
- 3) No construction shall be carried without obtaining necessary NOCs from ASI & NMA.

Since the Committee considered the case for approval subject to above conditions, Member Secretary was authorized to issue approval on compliance of condition as mentioned at (1) above.

Member Secretary was accordingly directed to convey the decision of the Committee as above to the applicant.

The proposal of Shri Santa Monica of the Archdiocese of Goa and Daman for fencing and landscaping of land at Ella Village of Tiswadi Taluka therefore stands approved with conditions as above.

Item No. 4:- Proposed construction of residential house and compound wall at Sy. No. 94/2-A, plot No. 2 of Ella Village of Tiswadi Taluka by Mrs. Shanta B. Naik. (File No. 27/15-3/872/TCP/2020)

The proposal pertains to construction of residential house and compound wall by Mrs. Shanta B. Naik.

As per Regional Plan 2021, the plot under reference is earmarked as Settlement zone within Archeological Park. As per the proforma forwarded, area of plot is 119.00 m². The coverage consumed by the applicant is 34.66 % and FAR consumed is 79.47. Setbacks maintained and height of building are within permissible limit.

The site was inspected by the Technical Members on 19/3/2020 and it was decided to call the Project Engineer for discussion and accordingly vide letter dated 21/05/2020, the applicant alongwith with his Engineer were called for discussion with Technical Members on 26/05/2020. The proposal was then deliberated by the Technical Members during their visit to the office of CTP(Planning) on 26/5/2020, for which the applicant and the Engineer were present and the observations as made during the site inspection were communicated to them, which were as under:

- 1) Drawing/print submitted is not clear.
- 2) Changes need to be made in the elevation by reviewing the arches.
- 3) Elevation need to be corrected by reflecting all the features.
- 4) Colour scheme to be revised to combination of beige and white colour.

Member Secretary further informed that pursuant to discussion held with Technical Members on 26/05/2020, the applicant has submitted revised drawings vide letter dated 28/05/2020 complying with the observations as made.

The revised drawing were placed before the Committee, during which the Technical Members took note that the changes as suggested by them have now been incorporated and found the same satisfactory and were therefore of the opinion that the proposal could be recommended for approval.

The Committee took note of the recommendations made by the Technical Members and being satisfied that a proper compliance has been made by the applicant, considered the proposal for approval.

The proposal of Mrs. Shanta B. Naik for construction of residential house and compound wall at Ella Village of Tiswadi Taluka therefore stands approved.

Item No. 5:- Proposed construction of residential bungalow (revised plan) in Sy. No. 16/1 plot No. 5 of Banguinim Village of Tiswadi Taluka by Mr. Suresh M. Kanvi & Mrs. Asha S. Kanvi. (File No. 27/15-3/760/TCP/2015)

The proposal pertains to construction of residential bungalow by Mr. Suresh M. Kanvi & Mrs. Asha S. Kanvi.

Member Secretary informed that the Conservation Committee in its earlier meeting held on 28/08/2015 had approved the proposal for construction of residential bungalow & compound wall in the plot under reference and the decision was communicated to Tiswadi Taluka Office vide letter dated 08/01/2016 and accordingly Technical Clearance was issued by Tiswadi Taluka Office vide letter dated 08/01/2016.

As per the revised proposal and proforma submitted, total area of the plot is 438.00 sq. mts. and is accessible by 10.00 mts. wide sub-division road.

The applicant has consumed coverage of 26.70% and FAR of 49.48. Setbacks maintained and height of building is within permissible limit.

The site was inspected by the Technical Members on 19/3/2020 and it was observed that the construction of bungalow is almost at the completion stage and is as per the revised plan submitted. The Technical Members has therefore recommended the proposal.

The Committee deliberated on the proposal and approved the same in view of favourable recommendation of Technical Members.

The proposal of Mr. Suresh M. Kanvi & Mrs. Asha S. Kanvi for construction of residential bungalow (revised plan) at Bainguinim Village of Tiswadi Taluka therefore stands approved.

Item No. 6:- Proposed construction of residential building and compound wall at Sy.No. 16/1-C, plot No. 26 of Bainguinim village, Tiswadi Taluka for Mrs. Agnela Pereira e Correia through POA holder Shri Casmiro Santana Agnelo Correia. (File No. 27/15-3/862/TCP/2019)

The proposal pertains to construction of residential building and compound wall by Mrs. Agnela Pereira e Correia through POA holder Shri Casmiro Santana Agnelo Correia.

It was informed to the Committee that the proposal was earlier discussed in 21st meeting of Conservation Committee held on 21/06/2019 and the Committee had decided as under:

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

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

On receipt of the application, the Technical Members have inspected the site, during which, the applicant was advised to submit a revised elevation incorporating certain details. Member Secretary informed that the same has

been received. Technical Members however felt that certain clarity was still required in the elevational features especially in the columns shown at the ground level and in the details of chajja and rolling shutter.

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

The said decision of the Committee was communicated to Tiswadi Taluka Office of TCP Department vide letter dated 13/08/2019.

It was informed by the Member Secretary that the Tiswadi Taluka Office has now forwarded a revised plan vide letter dated 19/9/2019 as submitted by the applicant.

Member Secretary informed that the applicant was earlier asked to submit a revised elevation incorporating therein details to bring out clarity in the elevational features especially in the columns and details of chajja and rolling shutter. The Technical Members were of the opinion to invite the applicant and his Project Engineer to explain the proposal/features incorporated and accordingly a letter dtd. 21/5/2020 was sent requesting them to remain present for discussion on 26/5/2020.

Accordingly, the proposal was deliberated by the Technical Members during their visit to the office of CTP(Planning) on 26/5/2020, for which the applicant remained present. The Technical Members took note that the changes as suggested by them have now been incorporated and found the explanation for the same satisfactory and were therefore of the opinion that the proposal could be recommended for approval.

The proposal was placed before the Committee for necessary deliberation. The Committee took note of the recommendations made by the Technical Members and being satisfied that a proper compliance has been made by the applicant, considered the proposal for approval.

The proposal of Mrs. Agnela Pereira e Correia for construction of residential building and compound wall at Bainguinim Village of Tiswadi Taluka therefore stands approved.

Item No. 7: Revised plan of ground floor and first floor to existing blocks 9 and 10 at Sy. No. 14/1 of Bainguinim Village of Tiswadi Taluka by Fr. Mavrick Fernandes, Director, Caritas Goa, St. Xavier Centre for differently abled. (File No. 27/15-3/609/TCP/2020).

The proposal pertains to approval for revised plans for ground floor of existing blocks 9 and 10 and for construction of first floor on the same blocks by Fr. Mavrick Fernandes, Director, Caritas Goa, St. Xavier Centre.

The proposal was received by Tiswadi Taluka Office on 17/03/2020 and is forwarded on 26/5/2020 to the office of Chief Town Planner for placing the same before the Conservation Committee. Since the proposal is received much later, site inspection could not be carried out by the Members.

It was informed to the Members that earlier, Conservation Committee had granted different NOCs from conservation point of view for various structures in the same property, including for extension of school building vide No. 27/15-3/609/TCP/09/3842 dtd. 28/10/2009.

It was informed that Bainguinim village is classified as VP1 category. As per the area statement, total area of the property is 37,575 sq. mts. Since the total area of the property is more than 4000.00 sq. mts., permissible FAR is 60. The coverage consumed (existing + proposed) is 11.80 % and FAR consumed (existing + proposed) is 14.52. The property under reference is accessible by 10.00 mts. wide existing road having proposed right of way of 15.00 mts. Blocks No. 9 and 10 consist of existing ground floor and only a part of Block No. 9 is proposed for demolition in the plans submitted.

The Technical Members were of the view that the site need to be inspected at first instance for further scrutiny of the proposal. The Committee considered the same and decided that the proposal be further deliberated in its next meeting only after the site is inspected by the Technical Members. It was also decided that the official of ASI shall accompany the Technical Members at the time of inspection, as the proposal is in vicinity of St. Augustin Tower.

The decision on the proposal for construction of ground floor and first floor to existing blocks 9 and 10 at Baiguinim Village of Tiswadi Taluka was therefore deferred.

Item No. 8:- Amalgamation of plots and proposed construction of commercial building on land under Chalta No. 117 and 170 of P.T. Sheet No. 207 of Margao, Salcete for Shri Ravindra V. Kalekar. (File No. 27/15-3/805/TCP/2017)

The proposal pertains to construction of commercial building by Shri Ravindra V. Kalekar.

It was informed to the Committee that the proposal was earlier discussed in 15th meeting of Conservation Committee held on 22/11/2017 and the Committee had decided as under:

“Member Secretary informed that the proposal is forwarded by the South Goa PDA vide letter dtd. 9/01/2017. The proposal is for construction of building having parking provision in basement and having shops on upper ground floor, 1st floor & 2nd floors with a height of 10.50 mts., having sloping roof.

It was informed that the Technical Members inspected the site and observed that the required access for parking area is not in conformity with the regulations in force and suggested that the building location be shifted on northern side of the property to derive benefit of dead wall. It was also observed that the proposed elevation has no relation to heritage character of the place.

The Committee deliberated on the same and decided not to consider the proposal as it required compliance of the observations as above and required revision of the elevation of the building so as to maintain the heritage character of the surrounding areas.

The proposal of construction of commercial building therefore stands rejected.”

The said decision of the Committee was communicated to Member Secretary, South Goa PDA, Margao vide letter dated 31/01/2018.

It was informed to the Committee that the applicant had then submitted revised plans to the South Goa PDA on 20/12/2018 however the same was forwarded to the office of CTP only on 06/01/2020.

The proposal was deliberated by the Technical Members during their visit to the office of CTP(Planning) on 26/5/2020. Technical Members observed that the proposal submitted for approval of revised plans is required first to be scrutinized by SGPDA for compliance of regulations such as minimum width required for entrance lobby, etc. Also, it was observed that the steps shown does not match with elevation and further opined that the building footprint shall be shifted towards northern side, so that balcony can match with adjoining building.

The Committee deliberated on the proposal submitted and took note of the observations made by the Technical Members. The Committee was therefore of the view that the applicant has not complied fully with the observations made earlier. The proposal was therefore not considered for approval and stands rejected.

The Member Secretary was accordingly directed to communicate the findings of the Technical Members and the observations earlier raised, for proper compliance by the applicant.

Item No. 9:- Proposed extension to existing Parochial house of Saligao Church at Sy. No. 6/1 of Saligao Village of Bardez Taluka by Fr. Mateus Francisco Fernandes e Rodrigues, Fabrica Da Igreja De Saligao, Mae de Deus Church, Saligao, Goa. (File No. 27/15-3/821/TCP-17-18).

The proposal pertains to extension to existing Parochial house of Saligao Church by Fr. Mateus Francisco Fernandes e Rodrigues, Fabrica Da Igreja De Saligao, Mae de Deus Church, Saligao, Goa.

The proposal is received by North Goa District Office on 13/12/2019 and is forwarded on 16/1/2010 to the office of Chief Town Planner for placing the same before the Conservation Committee. Since the proposal is received much later, site inspection could not be carried out by the Members.

It was informed that the Conservation Committee had earlier approved the proposal for extension to Parochial House in plot under reference in its 15th meeting held on 22/11/2017 and the decision was communicated to North Goa District Office vide letter No. 27/15-3/821/TCP/2017-18/38 dated 05/02/2018. Accordingly, North Goa District Office has issued approval vide letter dated 07/03/2018.

As per the proforma submitted, total area of the plot is 8500.00 sq. mts. Covered area of the existing structure is 1532.97 sq. mts. and the covered area proposed now is 395.52 sq. mts. Covered area approved earlier was 331.51 sq. mts. Area of the existing structure is 1775.29 m². Floor area proposed now is 972.69 m² whereas floor area approved earlier was 804.76 m². Proposed FAR is 32.33. Height of the proposed structure is 9.00 mts.

The proposal was deliberated by the Technical Members during their visit to the office of CTP(Planning) on 26/5/2020. Some of the Technical Members had earlier inspected the site during consideration of earlier proposal. The Members perused the proposal and found it satisfactory for the purpose of recommendation.

The Committee deliberated at length on the proposal and considered the same for approval.

The proposal of Fr. Mateus Francisco Fernandes e Rodrigues, Fabrica Da Igreja De Saligao, Mae de Deus Church, Saligao, Goa for extension to existing Parochial house of Saligao Church at Saligao Village, Bardez Taluka therefore stands approved.

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

Item No. 10: Proposal for construction of alterations and internal deviations to existing St. Christopher Church in property at Sy. No. 563/18 at Tivim Village, Bardez-Taluka. (File No. 27/15-3/876/TCP/2020).

The proposal pertains to alterations and internal deviations to the existing ground floor (part) and part first floor of St. Christopher Church at Tivim, Bardez – Goa.

St. Christopher Church is listed under Buildings and Sites of Historic And Aesthetic Importance in the State of Goa to be notified under the Goa Land Development & Building Construction Regulations, 2010 at Annexure VII C and further listed and graded for Conservation/Preservation as Heritage Building/Site by the Competent Authority.

It was informed that the alterations proposed to the Church are within the existing plinth area, wherein existing balcony is being converted to “Blessed Sakrament” and other changes are in uses on part of the ground floor. Alteration proposed on part of first floor are at the rear of the building by proposing uses as two bedrooms and toilet only.

The existing structure is within 100 mts. of river bank at a distance of about 34.67 mts. and is at a distance of 11.00 mts. from the cemetery wall (within 15.00 mts.).

Technical Members during their visit to the office of CTP(Planning) on 26/5/2020 perused the proposal and observed as under:

1. Details of the internal deviation/internal changes is not clearly mentioned on the drawings.
2. Steps in the elevation are not properly reflected.
3. Elevation need to be slightly changed to be in sync with the existing character.

The applicant was therefore required to make necessary changes in the elevation as recommended by the Technical Members. The applicant was informed about these requirements and was asked to submit the necessary details accordingly.

The applicant has submitted revised plans vide his letter under inward No. 1389 dtd. 01/06/2020 by incorporating therein the changes as suggested by the Technical Members.

During the discussion in the meeting, the Technical Members observed that the changes/suggestions as recommended by them have been satisfactorily incorporated and therefore were of the opinion that the same could be recommended for approval.

The Committee deliberated in detail and observed that the alterations proposed are within the existing plinth and are for change in uses of existing rooms and such other minor internal changes. It was noted that the applicant has satisfactorily incorporated the changes as required. The proposal was therefore considered for approval.

The proposal of construction of alterations and internal deviations to existing St. Christopher Church therefore stands approved.

Item No. 11: Proposed restoration, alteration and addition to existing St. Rock Church at Sy. No. 1/3 of Velim Village in Salcete Taluka. (File No. 27/15-3/873/TCP/2020)

The proposal pertains to restoration, alteration and addition to existing St. Rock Church at Velim Village in Salcete Taluka.

It was informed to the Committee that the proposal is forwarded by South Goa District Office, Town and Country Planning Department, Margao on 19/03/2020.

The President of Fabrica of St. Rock Church vide letter dated 11/03/2020 has applied for Technical Clearance for restoration, alteration and addition to the existing St. Rock Church at Velim, Salcete Taluka. The plot admeasures 2650.00 m². The coverage consumed is 45.99% and FAR proposed to be consumed is 51%. The structure is listed as protected monuments under the Directorate of Archives and Archeology, Panaji-Goa and is notified under the State Act as listed under Goa Land Development and Building Construction Regulations, 2010. It is mentioned by office of Senior Town Planner (South) that the coverage consumed is 45.99, whereas permissible is 33 1/3 and hence has asked for the relaxation in coverage.

Technical Members informed that the site is not inspected by them and are therefore not in a position to comment on the proposal. The Committee therefore decided that the site inspection be conducted at the first instance by the Technical Members for proper scrutiny of the proposal. The decision on the proposal was therefore deferred.

Item No. 12:- Issue of NOC for Land acquisition for widening strengthening of the existing road from Old Goa junction to Gaundalim Bridge approach including asphaltting from Old Goa Junction to Khandola College at Sy. No. 13/1 (part) and 13/2(part) of Ella Village of Tiswadi Taluka by Goa State Infrastructure Development Corporation Limited, Panaji-Goa. (File No. 27/15-3/870/TCP/2015)

The proposal pertains to issue of NOC for Land acquisition for widening strengthening of the existing road from Old Goa junction to Gaundalim Bridge.

It was informed to the Committee that NOC for land acquisition for widening strengthening of the existing road from Old Goa junction to Gaundalim Bridge approach including asphaltting from Old Goa Junction to Khandola College is sought by GSIDC.

As per Regional Plan 2021 property under reference is earmarked as Paddy fields within Archeological Parks and is affected by Right of Way of 20.00 mts. wide road.

Tiswadi Taluka office had earlier issued NOC for Land Acquisition for construction of approaches to Gaundalim-Cumbharjua bridge across river Mandovi vide letter 07/01/2005.

It is informed by Tiswadi Taluka Office that during their site inspection it is noted that there are no structures/compound wall of any Archeological importance or having any conservation value within the area proposed for widening & strengthening of existing road.

During inspection by the Technical Members of the Committee it was observed that the area proposed for widening of the existing road is within the prohibited/regulated area of the protected monument. Technical Members of the Committee also noticed that vide letter dated 04/05/2018, Archeological Survey of India has informed that the proposal of widening of road cannot be considered as the proposal of widening of road is within prohibited/regulated area of protected monument and that the proposed activity being within buffer zone area (protected/regulated) may have adverse impact on the Outstanding Universal Value (OUV) of the property.

The Committee after deliberation decided to refer the proposal of GSIDC to ASI for comments with respect to letter issued by ASI dtd. 04/05/2018, for the purpose of further deciding on the proposal.

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

Item No. 13: Proposal by PWD for approval of taking up development works on the rear side of Bom Jesus Basilica of St. Francis Xavier, Old Goa. (File No. 27/15-3/875/TCP/2020)

The proposal pertains to development works on the rear side of Bom Jesus Basilica of St. Francis Xavier, Old Goa.

It was informed to the Committee that the PWD, Work Division V, Panaji-Goa has forwarded the proposal for approval of taking up development works on the rear side of Bom Jesus Basilica of St. Francis Xavier, Old Goa, to the Department vide letter ref. No. PWD/WD-V/ASW/F./2020-21/57 dated 22/05/2020.

PWD vide above letter dated 22/05/2020 informed that Rector of Bom Jesus Basilica has requested to expedite the development works of constructing compound wall and providing pavers on the rear side of the Basilica on urgent basis. Further, it is informed that thousands of pilgrims visit the Basilica to participate in the Novenas and feast of St. Francis Xavier and has further informed that these pilgrims take shelter in the corridors of the Basilica and the open courtyard on the rear side of the Basilica for 10 days and therefore considering the safety and security aspects for their stay on the rear side of the Basilica, it has been proposed to provide pavers and enclose the area with a compound wall.

PWD has also informed that the proposal has been approved by the Hon'ble Minister for PWD to take up the work on priority basis for which administrative approval has been accorded by the Government vide note No. BJ/SFX/GOVT./19/72 dated 23/10/2019.

The Committee deliberated on the proposal and observed that a proper proposal shall be submitted to Tiswadi Taluka Office for obtaining Technical

Clearance for proposed compound wall and further decided that NOC from ASI, Competent Authority & NMA shall be obtained for the said proposal at first instance.

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

Item No. 14: Notifying the ruins of the Church and convent of Nossa Senhora do Carmo, Chimbél, Tiswadi, Goa as heritage structure.(File No. 27/15-3/857/TCP/2019)

The proposal pertains to notifying the ruins of the Church and convent of Nossa Senhora do Carmo, Chimbél, Tiswadi, Goa.

It was informed to the Committee that the proposal to declare the ruins of the Church and convent of Nossa Senhora do Carmo at Chimbél, Tiswadi, being a heritage structure was earlier placed in the 21st meeting of Conservation Committee held on 21/06/2019 and was considered to declare the ruins of the church and convent of Nossa Senhora do Carmo, Chimbél, Tiswadi, Goa as heritage structure and Member Secretary was accordingly directed to undertake the further procedure in this regard, as required under the Goa Land Development & Building Construction Regulations, 2010 and by obtaining necessary documentation from the concerned.

Accordingly, the proposal regarding declaring the ruins of the church and convent of Nossa Senhora do Carmo, Chimbél, Tiswadi, Goa was referred to the Government as per the Rule 27.IX (2) (4) of the Goa land Development and Building Construction Regulations, 2010 on recommendation of Conservation Committee for according approval.

The Government vide Note ref. No. 27/15-3/857/TCP/2019/3126 dated 06/12/2019 approved the said proposal as recommended by Conservation Committee.

As per Rule 27.IX(2)(4) of the Goa Land Development and Building Construction Regulation, 2010, objections/suggestions were then invited from members of public regarding declaration of the above referred building as

“Heritage building”. It was informed that no such objection/suggestion were received from public against the proposal.

Since no objections/suggestions are received from public within stipulated time of 30 days, proposal was placed before the Conservation Committee to finally notify the said building as “Heritage buildings” in accordance with regulations 27.IX(2)(4) of the Goa Land Development and Building Construction Regulation, 2010 as approved by the Government.

The Committee deliberated on the proposal and approved for notification of the ruins of the Church and Convent of Nossa Senhora do Carmo, Chimbél, Tiswadi Goa as Heritage structure.

The Member Secretary was accordingly directed to do the further needful as regards to issue of notification in this regard.

Item No. 15: Listing of Buildings and Sites of historic and aesthetic importance of the ruins of the Church and convent of Our Lady of Mount Carmel, Chimbél, Tiswadi - Goa. (File No. 27/15-3/881/TCP/2020)

The proposal pertains to request put forward by the Discalced Carmelite Monastery regarding listing of Buildings and Sites of Historic and Aesthetic Importance of the ruins of the Church and convent of Our Lady of Mount Carmel, Chimbél, Tiswadi - Goa.

It was informed to the Committee that the Discalced Carmelite Monastery vide letter dated 22/05/2020 addressed to Hon’ble Dy. Chief Minister/Minister for TCP has requested to expedite the listing of ruins of the Church and convent of Our Lady of Mount Carmel as “Buildings and Sites of Historic and Aesthetic importance in Goa” under Section 6B, clause 2C(XI) of the Goa Land Development and Building Construction Regulations, 2010. The Committee was briefed that the same proposal is already decided by the Conservation Committee for declaring ruins of the Church and Convent of Our Lady of Mount Carmel, Chimbél, Tiswadi - Goa as Heritage Structure.

The Committee was further informed that vide letter dated 22/05/2020, it is also proposed by Discalced Carmelite Monastery to include the following in the list of Buildings and Sites of Historic and Aesthetic importance in Goa

[under Section 6B, clause 2C(XI)] of the Goa Land Development and Building Construction Regulations, 2010:

- a) From the larger 3.8 hectores site, to incorporate an area of about 0.6 hectores that encompass with the ruins, which includes,
 - (i) Old compound wall.
 - (ii) Entire area of the ruins of the convent containing graves of many Carmelite priests and others.
 - (iii) The old compound in front of the façade.
 - (iv) The façade that remains standing today.
- b) The balance land from the larger 3.8 hector site be frozen as “public open space” in the Regional Plan of Chimbel Panchayat when prepared and as asked for by the Community.

It was decided that applicant shall submit first the ownership documents, survey plans and any such other details required to know the extent of the property belonging to Church. Also it was decided that the Discalced Carmelite Monastery shall submit a proper proposal/drawing showing all the components as listed above for the purpose and reasoning for the same. The Committee also decided to have the inspection of site after the compliance is made and thereafter to decide on the same.

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

Item No. 16: Identification of Historical Iconic Monument for the State of Goa. (File No. 15-3/874/TCP/2020)

The proposal pertains to identification of Historical Iconic Monument for the State of Goa.

It was informed to the Committee that a letter from Delhi Development Authority (DDA), New Delhi, under Ministry of Housing & Urban Affairs, Government of India bearing ref. No. PA/AC(LS)/DDA/2020/19 dated 25/02/2020 is received informing that DDA intends to develop an iconic park as “Bharat Vandana Park (BVP) at Sector-20, Dwarka, New Delhi” and the Government of Goa is required to identify at least one historical icon/monument of the State.

Technical Members during their visit earlier to office of CTP(Planning) on 26/5/2020 had discussed on the issue and had tentatively identified following four structures for the purpose:

- 1) The Reis Magos Fort at Verem, Bardez-Goa.
- 2) The Basilica of Bom Jesus at Old Goa, Tiswadi-Goa.
- 3) Shree Mahadev Temple at Tambdi Surla, Dharbandora – Goa.
- 4) Shree Manguesh Temple at Mangeshi Village, Priol, Ponda-Goa.

The Committee deliberated on the suggestions made by the Technical Members. It was noted that as per the letter received, the DDA has requested to identify atleast one historical icon/monument to showcase rich heritage of the State. Considering this and historical and heritage importance associated to it, the Committee decided to recommend Basilica of Bom Jesus at Old Goa, Tiswadi as well as Shree Manguesh Temple at Mangeshi Village, Priol, Ponda-Goa for the purpose of having their as miniature version at Bharat Vandana Park.

The Member Secretary was accordingly directed to communicate the decision of the Committee to DDA, New Delhi, after obtaining necessary Govt. approval for the same.

Item No. 17: The proposal for preparation of Master Plan for the Heritage Panchayat of Se-Old Goa by Charles Correa Foundation (CCF). (File No. 27/15-3/877/TCP/2020)

The proposal pertains to preparation of Master Plan for the Heritage Panchayat of Se-Old Goa by Charles Correa Foundation (CCF).

It was informed to the Committee that Charles Correa Foundation (CCF) has submitted proposal for preparation of Master Plan for the Heritage Panchayat of Se-Old Goa on 22/05/2020.

CCF in their proposal has submitted that the Panchayat of Se-Old Goa poses a unique challenge towards spatial, environmental, transport and heritage planning and has further stated that members of CCF team, in the process of their research, found that there has been various developments since the preparation of the Village Panchayat Development Plan by the TCP

Department, since 2009, which warrant immediate update in the form of a detailed Local Area Development Plan (LAP) for the Village Panchayat of Se-Old Goa. CCF has informed that they will require about 10 months time to complete the said Master Plan which shall be in two parts comprising of :-

1. Area Development Plan for the Village Panchayat of Se-Old Goa under Section 17 of the TCP Act.
2. Heritage Management Plan for Archeological Park identified at Old Goa in the Regional Plan for Goa 2021.

CCF has quoted a cost of Rs. 18 lakhs for undertaking this work of preparation of Master Plan.

The Member Secretary briefed the Committee that earlier, Arch. Ketak Nachinolkar was appointed by Government vide Notification No. 10/686/2016/DMA/775 dtd. 30/6/2016 to prepare a Comprehensive Master Plan for conservation and development of the Old Goa Heritage area which is recognized by the UNESCO as World Heritage. The scope of preparation of this Comprehensive Master Plan included the following:

1. Historical aspects of the place before the arrival of the Portuguese.
2. Portuguese era developments leading to Old Goa becoming a major metropolis.
3. The historical area which would be encompassed within the Master Plan.
4. Delineation of the historic sites to be considered in the Master Plan.
5. Assistance in preparation of the draft bye-laws to regulate the activity.
6. Proposal for constitution of a Special Development Authority.
7. Identifying parameters for accrual of social and economic benefits to the local population.
8. Solid as well as liquid waste management for total sanitation.
9. Any other inputs as deemed necessary.

It was further informed that vide letter dtd. 20/9/2016, Architect Ketak Nachinolkar has submitted a draft report to Directorate of Municipal Administration, Panaji – Goa.

On inquiry by the Committee, Smt. Rohini Ambekar Pandey from ASI informed that no final decision on the said report has been taken as yet.

The Committee deliberated on the proposal and decided that a proper presentation by CCF shall be given in the next meeting of the Conservation Committee such that a final decision in this regard could thereafter be taken.

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

Item No. 18: Proposed addition to the existing Church and Priests Residence for Jesus Maria Jose Church Fabrica De Igreja in Sy. No. 294/1 & 2 of Village Nuvem, Salcete-Goa. (Revised Plan) (File No. 27/15-3/879/TCP/2020).

The proposal pertains to addition to the new Church and Priests Residence under construction for Jesus Maria Jose Church Fabrica De Igreja at Nuvem, Salcete-Goa.

It was informed to the Committee that the South Goa District Office of Town & Country Planning Department vide letter dtd. 28/05/2020 has forwarded the proposal of Jesus Maria Jose Church Fabrica De Igreja at Village Nuvem, Salcete - Goa.

The Church Building is listed in the list of protected monuments at serial number 24 of Church and temples of Salcete Taluka as per the Goa Land Development and Building Construction Regulations, 2010.

It was informed that earlier, the proposal for construction of new Church building in the property under reference was approved by the Conservation Committee in its 12th meeting held on 28/04/2016 and the decision was communicated to the Town Planner, South Goa District Office, Margao vide letter No. 27/15-3/776/TCP/2016/3009 dtd.14/7/2016.

The proposal now submitted is for affecting changes to earlier approved plans of new Church & Priests Residence which is in the plot having an area of 13,001.00 m². The coverage consumed is 36.35% and FAR consumed is 62.23. It was further informed that the height of the Priest Residence Building proposed is 9.90 mts. as against permissible 9.0 mts. and the same requires to

be considered by the Committee. The revised proposal is for addition of hall at the lower ground level for the already approved building.

The Committee deliberated on the proposal and approved the same, as the proposal was only for addition to the already approved new church building and as the revision sought is out of the result of site condition and as the same was found to be satisfactory.

The proposal of addition to the existing Church and Priests Residence for Jesus Maria Jose Church Fabrica De Igreja therefore stands approved.

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

Item No. 19: Proposed alteration and addition to existing Church building at Sy. No. 1 of Colva Village of Salcete Taluka by Fr. Simpliciano N. Fernandes. (File No. 27/15-3/880/TCP/2020)

The proposal pertains to alteration and addition to existing Church building at Colva Village of Salcete Taluka.

It was informed to the Committee that the South Goa District Office, Town & Country Planning Department has forwarded the proposal for alteration & addition to part of Our Lady of Merces Church of Colva Village, Salcete Taluka.

The proposal involves alteration & addition to existing structure mentioned as portion 'A' and portion 'B' on the plans submitted. Portion marked as 'A' is for proposed stilt parking and staircase block at ground floor level, over which a bedroom with toilet is proposed at first floor level and whereas in portion 'B', a transept is proposed on the ground floor and is contained within the courtyard area and hence is not visible in the elevation. The area of the property is 8800 m². Coverage proposed is 39.37% and the FAR proposed to be consumed is 58.09. The property is abutting existing MDR.

Technical Members informed that the site is not inspected by them and are therefore not in a position to comment on the proposal. The Committee therefore decided that the site inspection be conducted at the first instance by

the Technical Members for proper scrutiny of the proposal. The decision on the proposal was therefore deferred.

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

Item No. 20: Nomination for co-opting the members.

The Committee was briefed that in exercise of the powers conferred by clause 4 of the Annexure-IX appended to the Goa Land Development and Building Construction Regulations, 2010, the Conservation Committee was reconstituted by the Government of Goa vide Notification No. 27/15-3/C.C./TCP/2017-19/350 dated 13/02/2020 having 13 members.

It was then informed that the Committee has special powers to co-opt upto two additional members having special knowledge of the subject and who may be expert of repute on heritage/conservation/history/landscape/natural history and other related fields and accordingly the past Committee had co-opted for one additional member Shri Raya Shankwalkar on the Committee.

The Committee deliberated and was of the opinion that expertise is certainly welcome from the experts on various subjects placed before it and was therefore of the opinion that two more members could be co-opted by it for the purpose. After discussing various options before it and considering provisions under regulations, emphasis was laid on the names of Shri Rajesh R. Pednekar and Shri Nagesh Sardessai.

It was observed that Shri Rajesh R. Pednekar has got vast study on history structures which are based on climatology and having relevance to ancient science of structures. It was also observed that Shri Pednekar has worked on different projects and have interacted with design consultants nation wide and internationally and hence his experience and knowledge would be useful for maintaining sensitivity and conservation of natural and built heritage and also of other related subjects.

As regards to Shri Nagesh Sardessai, it was observed that Shri Sardessai is having a vast academic experience in history subject and has done a project on Forts of Goa and is also a freelance writer in local dailies promoting

awareness on various issues. It was also noted that Shri Nagesh Sardessai is a State Social Welfare Department Awardee for the year 2017 and is known to be quiz master on history topic like heritage of Goa etc.

The Members also noted that Shri Sardessai is a carrier councillor for history on TV and has aired about 25 episodes on various careers including archives, archaeology and museums and has also conducted several programmes on history, conservation and protection.

The Committee therefore finally decided to co-opt Shri Rajesh R. Pednekar and Shri Nagesh Sardessai as additional members on the Committee.

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

Item No. 21: Proposal by Goa Tourism Development Corporation Ltd. (GTDC) for NOC for proposed re-surfacing of the existing tarred Helipad Area and providing pre-fabricated (Mobile) Toilet Facility at Helipad at Fort Aguada, Candolim village, Bardez Taluka.

The proposal pertains to re-surfacing of the existing tarred Helipad Area and providing pre-fabricated (Mobile) Toilet Facility at Helipad at Fort Aguada, Candolim village, Bardez Taluka.

It was informed to the Committee that the proposal is received by Competent Authority for the State of Goa vide letter dtd. 28/5/2020 under Project “Development of Fort Aguada as Heritage Destination” sanctioned under Swadesh Scheme of GOI (Tourism Ministry) submitted by GTDC for proposed re-surfacing of the existing tarred Helipad Area and providing pre-fabricated (Mobile) Toilet Facility at Helipad at Fort Aguada, Candolim village, Bardez Taluka.

The work as mentioned falls outside 100 mts. radius of Aguada Fort which is an ASI monument however, it falls under the purview of the National Monuments Authority (NMA) of India.

As per the proposal submitted, area to be re-tarred is 5569.21 sq.mts. and new area to be tarred is 4022.15 sq.mts. Pre-fabricated toilet blocks are also proposed for ladies, gents & disabled in the portion to be re-tarred of the Helipad.

It was expressed by some of the members whether a combined decision could be taken as the Member Secretary of the Conservation Committee and the Competent Authority is one and the same, however some of the members deferred of the same as the two authorities are totally independent bodies and functioning under different provisions of the Act. It was therefore decided that the Competent Authority shall deal independently with the proposal. However since the proposal was already placed before the Conservation Committee after the scrutiny, it was decided that the applicant shall be asked to submit a detail proposal by demarcating the areas on site plan and by submitting other documents required such as ownership documents, survey plans, etc.

It was also decided that the Technical Members shall inspect the site and give its findings for the Conservation Committee to decide on the proposal at a later stage once a formal application is received in this regard.

Item No. 22: Any other item with the permission of the chair.

i) Honorarium, allowance payable to members of the Committee.

The Chairman inquired about the provisions available under the regulations for payment of honorarium and other such allowance payable to the members of the Conservation Committee, as it was observed by the Chairman that the members appointed on the Committee are professionals from different fields such as Architecture, Engineering and Town Planning and that they devote their precious time and energy to fulfill their role/functions as the member of the Committee and hence felt that the facilities as permissible under the regulation should be extended to such members to compensate their efforts and time.

On inquiry, Member Secretary informed that as provided under regulation No. 27.IX.5(e)(ii) of the Goa Land Development & Building Construction Regulations, 2010, the non-official member of the Committee who attend the meeting/inspection shall be paid a sitting allowance of Rs. 500/- per sitting for each day of the actual meeting/site inspection carried out by them and that no other TA/DA is applicable to them.

Chairman at this mentioned that there is a possibility that Government might have enhanced such honorarium/allowance and asked the Member Secretary to inquire about the same and then to make such payment to the members as applicable to them.

Member Secretary was accordingly directed to undertake the further procedure in this regard.

Meeting ended with thanks to the Chair.