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**MINUTES OF 35th MEETING OF THE COMMITTEE
CONSTITUTED UNDER SUB RULE 4 OF RULE 3 OF THE GOA
TOWN & COUNTRY PLANNING (PUBLIC PROJECTS/SCHEMES/
DEVELOPMENT WORKS BY THE GOVERNMENT) RULES, 2008
HELD ON 02/12/2021 AT 10.30 A.M. IN MINI CONFERENCE HALL,
SECRETARIAT, PORVORIM – GOA.**

The following Members attended:

1. Shri Parimal Rai
Chief Secretary ... Chairman
2. Er. Anwar Khan
Rep. of Institution of Engineers
(Goa Local Centre) ... Member
3. Arch. Milind Ramani
Rep. of Indian Institute of Architects
(Goa Chapter) ... Member
4. Smt. Snehalata Pednekar,
Rep. of Indian Institute of Town Planners
(Goa Chapter) ... Member
5. Shri Rajesh J. Naik,
Chief Town Planner (Planning) ... Convener/
Member Secretary

Item No. 1: Confirmation of minutes of 34th meeting of the committee constituted under sub rule 4 of the rule 3 of the Goa Town & Country Planning (Public Projects/Schemes/Development works by the Government) Rules, 2008, held on 24/06/2021.

The minutes of 34th meeting were earlier circulated to the Members of Committee and since no comments were received on the same, the decisions as taken were placed before 175th(Adj.) (2nd Sitting) meeting of the TCP Board and the same were considered for approval.

Necessary Government approval as required is also obtained for the proposals considered. The decisions as taken are being communicated to the concerned Departments accordingly.

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Item No 2: Proposal of Goa Energy Development Agency (GEDA) for change of zone of property bearing Sy. No. 116/1 (C) of Saligao Village, Bardez Taluka.

Member Secretary informed that the proposal is received from the Office of Goa Energy Development Agency (GEDA), 5th floor, Goa-IDC building, Patto, Panaji, vide ref. No. 1/216/GEDA-14/2021-22/533 dated 25/10/2021, for change of zone of property bearing Sy. No. 116/1 (C) of Saligao Village, Bardez Taluka, for the purpose of construction of Biomass Briquette Manufacturing Facility. It was informed that as per the RPG-2021, the property under reference is earmarked partly as Playground having an area of 2550.00 m² and partly as Orchard having an area of 3090.00 m². The village category is VP-2 with maximum permissible FAR of 60.

Member Secretary further informed that as per the Award in Case No. ADC/MAP/LA/2/91 dated 10/03/92, land bearing Sy. No. 116 (part) of Saligao Village, Bardez Taluka, admeasuring 49,750 sq. mts. is acquired by Department of Science & Technology and Waste Management vide Order No. 27/2/91/STE/Part I/239 dated 23/06/2021. The Department of Science and Technology and Waste Management, Government of Goa, Porvorim has further transferred 5640 sq. mts. of land to the Goa Energy Development Agency (GEDA), Panaji for establishment of Energy Park.

Member Secretary informed that vide letter dated 25/10/2021, Member Secretary (GEDA) has requested for change of zone of part of the property admeasuring 3250 sq. mts. to "Garbage Waste Management Site and Institutional zone" to establish Biomass Briquette Manufacturing facility and for change of zone of remaining part of the property admeasuring 2390 sq.mts. to Institutional zone. Thus the change of zone as per above is requested for a total area of 5640 sq. mts.

The Committee deliberated on the proposal and took note that construction of Biomass Briquette Manufacturing Facility is basically an industrial use and is necessary for operational purpose and therefore recommended the proposal for approval of change of zone of the property

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admeasuring an area of 3250 sq. mts from Partly Orchard & Partly Playground to Industrial zone and for change of remaining part of property admeasuring 2390 sq. mts. to Institutional zone with FAR of 150 at property bearing Sy. No. 116/1 (C) of Saligao Village, Bardez Taluka, to facilitate setting up of administrative offices and other ancillary uses required for the purpose.

✓ **Item No 3: Proposal of Goa State Council of Science & Technology (GSCST) for change of zone at land bearing Sy. No. 116/1 (D) of Saligao Village, Bardez Taluka.**

Member Secretary informed that the proposal is received from Goa State Council of Science & Technology (GSCST), Saligao, Bardez-Goa vide ref. No. 1/189/2021-22/GSCST/BT/136 dated 26/10/2021, for change of zone of property bearing Sy. No. 116/1 (D) of Saligao Village, Bardez Taluka, for the purpose of construction of Bio-Tech Park. It was informed that the landuse of property under reference is Orchard zone in the Regional Plan for Goa 2021. The village category is VP-2 with maximum permissible FAR of 60.

Member Secretary further informed that as per the Award in Case No. ADC/MAP/LA/2/91 dated 10/03/92, land bearing Sy. No. 116 (part) of Saligao Village, Bardez Taluka, admeasuring 49,750 sq. mts. is acquired by Department of Science & Technology and Waste Management vide Order No. 27/2/91/STE/Part I/239 dated 23/06/2021. The Department of Science and Technology and Waste Management, Government of Goa, Porvorim has further transferred 5710 sq. mts. of land to the Goa State Council of Science & Technology (GSCST), Saligao, Bardez-Goa for establishment of Biotech Park.

Member Secretary informed that vide letter dated 26/10/2021, Member Secretary (GSCST) has requested for change of zone from Orchard to Institutional zone for an area admeasuring 5710 sq. mts.

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The Committee deliberated on the proposal and took note that requirement of construction of Bio-Tech Park is necessary for the operational purpose of Goa State Council of Science & Technology (GSCST) and therefore recommended the proposal for approval of change of zone of the property from Orchard to Institutional zone with FAR of 150 for an area admeasuring 5710 sq.mts. at property bearing Sy. No. 116/1 (D) of Saligao Village, Bardez Taluka.

Item No 4: Proposal of Department of Science and Technology and Waste Management for change of zone at land bearing Sy. No. 116/1 of Saligao Village, Bardez Taluka.

Member Secretary informed that the proposal is received from Department of Science and Technology and Waste Management, Porvorim, Bardez-Goa, vide ref. No. 27/2/91/STE/Part I/855 dated 27/10/2021 for change of zone of property bearing Sy. No. 116/1 of Saligao Village, Bardez Taluka to facilitate the approval for already constructed office building of Goa State Remote Sensing Centre in the same property. It was informed that as per the Regional Plan for Goa 2021, the property under reference is earmarked partly as Institutional zone having an area of 4700.00 m² & partly as Playground having an area of 11225.00 m². The village category is VP-2 with maximum permissible FAR of 60.

Member Secretary further informed that as per the Award in Case No. ADC/MAP/LA/2/91 dated 10/03/92, land bearing Sy. No. 116 (part) of Saligao Village, Bardez Taluka, admeasuring 49,750 sq. mts. is acquired by Department of Science & Technology and Waste Management. It was also informed that as per the details submitted, total area of the plot under possession of Department of Science & Technology and Waste Management is 15925.00 m², out of which an area of 4700.00 m² is already earmarked as Institutional zone.

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Member Secretary informed that vide letter dated 27/10/2021, Department of Science of Technology and Waste Management has requested for change of zone of remaining property admeasuring 11225.00 m2 from Playground to Institutional zone.

The Committee deliberated on the proposal and recommended the same for approval of change of zone of the property partly from Playground having an area of 11225.00 m2 to Institutional zone with FAR of 150 at property bearing Sy. No. 116/1 of Saligao Village, Bardez Taluka.

Item No 5: Proposal of Goa State Biodiversity Board, Department of Science and Technology and Environment for change of zone at land bearing Sy. No. 116/1 (F) of Saligao Village, Bardez Taluka.

Member Secretary informed that the proposal is received from Goa State Biodiversity Board, Department of Science and Technology and Environment, Saligao, Bardez-Goa, vide ref. No. 5-1-2021/GSBB/Est/340 dated 26/10/2021, for change of zone of property bearing Sy. No. 116/1 (F) of Saligao Village, Bardez Taluka, for construction of Incubation Center, Seed Bank and Herbal Cluster. It was informed that as per the Regional Plan for Goa 2021, the property under reference is earmarked Partly as Orchard zone & Partly as Settlement zone. The village category is VP-2 with maximum permissible FAR of 60.

Member Secretary further informed that as per the Award in Case No. ADC/MAP/LA/2/91 dated 10/03/92, land bearing Sy. No. 116 (part) of Saligao Village, Bardez Taluka, admeasuring 49,750 sq. mts. is acquired by Department of Science & Technology and Waste Management. Vide Order No. 27/2/91/STE/Part I/239 dated 23/06/2021. The Department of Science and Technology and Waste Management, Government of Goa, Porvorim has further transferred 14975 sq. mts. of land to the Goa State Biodiversity Board-Seed Bank, Saligao, Bardez-Goa to establish Incubation Center, Seed Bank and Herbal Cluster.

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Member Secretary informed that vide letter dated 26/10/2021, the Members Secretary, Goa State Biodiversity Board has requested for change of zone partly from Settlement zone having an area of 440.00 m² to Institutional zone and partly from Orchard zone having an area of 14975.00 m² to Institutional zone.

Dr. Pradeep Sarmokadam, Member Secretary, Goa State Bio Diversity Board who represented the Department, gave a detailed presentation regarding the proposal of construction of Incubation Center, Seed Bank and Herbal Cluster in the property under reference. Also, it was requested by Dr. Pradeep Sarmokadam to consider the change of zone for total area of 14,975 sq. mts. instead of 5000 sq. mts. as earlier requested vide his letter dated 26/10/2021.

The Committee deliberated on the proposal and recommended the same for approval of change of zone of the property partly from Settlement having an area of 440.00 m² to Institutional zone and partly from Orchard zone having an area of 14535.00 m² to Institutional zone with FAR of 150 at property bearing Sy. No. 116/1 (F) of Saligao Village, Bardez Taluka.

Item No 6: Proposal of District Rural Development Agency (DRDA) for change of zone at land bearing Sy. No. 116/1 (B) of Saligao Village, Bardez Taluka.

Member Secretary informed that the proposal is received from District Rural Development Agency (DRDA), Patto, Panaji-Goa, vide ref. No. DRDA-N/3-115/2021-22/2625 dated 11/11/2021, for change of zone of property bearing Sy. No. 116/1 (B) of Saligao Village, Bardez Taluka, for construction of Food Processing Unit. It was informed that as per the Regional Plan for Goa 2021, the property under reference is earmarked as Playground. The village category is VP-2 with maximum permissible FAR of 60.

Member Secretary further informed that as per the Award in Case No. ADC/MAP/LA/2/91 dated 10/03/92, land bearing Sy. No. 116 (part) of

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Saligao Village, Bardez Taluka, admeasuring 49,750 sq. mts. is acquired by Department of Science & Technology and Waste Management. Vide Order No. 27/2/91/STE/Part I/239 dated 23/06/2021. The Department of Science and Technology and Waste Management, Government of Goa, Porvorim has further transferred 4000 sq. mts. of land to the District Rural Development Agency (DRDA) to establish Food Processing Unit.

Member Secretary informed that vide letter dated 11/11/2021, the Project Director & Ex-officio Joint Secretary (RD), District Rural Development Agency has requested to change of zone of the property to any appropriate required zone for the purpose of establishing Food Processing Unit for an area admeasuring 4000 sq. mts.

The Committee deliberated on the proposal and took note that Food Processing Unit is basically an industrial use and therefore recommended the proposal for approval of change of zone of the property from Playground to Industrial zone for an area admeasuring 4000 sq.mts. of property bearing Sy. No. 116/1 (B) of Saligao Village, Bardez.

Item No 7: Proposal of Directorate of Agriculture for change of zone at land bearing P.T. Sheet No. 110, Chalta No. 18 of Mapusa city in Bardez Taluka.

Member Secretary informed that the proposal is received from Directorate of Agriculture, Krishi Bhavan, Tonca-Caranzalem, Panaji-Goa, vide ref. No. 1/1/Misc/SCD/D.Agri/2021-22/625 dated 09/11/2021, for change of zone of property bearing P.T. Sheet No. 110, Chalta No. 18 of Mapusa city in Bardez Taluka, for construction of new Zonal Agriculture office building by demolishing old building of Zonal Agriculture office existing in the same property. It was informed that as per the Outline Development Plan for Mapusa-2021, the property under reference is earmarked as Agriculture zone. It was also informed that as per Form B, the title and possession of property surveyed under P.T. Sheet No. 110, Chalta

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No. 18 of Mapusa city in Bardez Taluka, admeasuring 43532 sq. mts. is in the name of Government of Goa.

Member Secretary further informed that vide letter dated 09/11/2021, the Executive Engineer, Directorate of Agriculture, Krishi Bhavan, Tonca, Caranzalem, Goa has requested for change of zone from Agriculture to Institutional zone for an area admeasuring 3000 sq. mts. for construction of Zonal Agriculture office building.

The Committee however took note that the property under reference is located within the planning area of North Goa Planning and Development Authority for which an ODP is already in force and therefore proposal of Directorate of Agriculture cannot be considered by it and therefore decided that the applicant shall refer the proposal to North Goa Planning and Development Authority, Panaji for necessary consideration of change of zone in the Outline Development Plan for Mapusa-2021 for the property bearing P.T. Sheet No. 110, Chalta No. 18 of Mapusa city in Bardez Taluka.

✓ **Item No 8: Proposal of Office of the Commandant, Central Industrial Security Force, Ministry of Home Affairs for change of zone at land bearing Sy. No. 230/0, 250/0, 253/2-A, 253/1-A, 254/2-A and 270/1-A of Pernem Village, Pernem Taluka.**

Member Secretary informed that the proposal is received from Office of the Commandant, Central Industrial Security Force, Ministry of Home Affairs vide ref. No. E-37046/CISF/MPT(G)/ADM.1/6th RB Land Pernem (G)/2021/2801 dated 26/11/2021, for change of zone of property bearing Sy. No. 230/0, 250/0, 253/2-A, 253/1-A, 254/2-A and 270/1-A of Pernem Village, Pernem Taluka, for construction of residential and non-residential buildings. It was informed that as per the Regional Plan for Goa 2021, the properties under reference are earmarked as Orchard zone.

Member Secretary further informed that as per Form I & XIV, the properties bearing Sy. No. 230/0, 250/0, 253/2-A, 253/1-A, 254/2-A and

270/1-A of Pernem Village, Pernem Taluka are having the name of "occupant" as Dy. Commandant, CISF Unit, MPT, Goa.

Member Secretary informed that out of total area of 2,39,920 m², the Dy. Commandant, CISF Unit, MPT, Goa, vide letter dated 26/11/2021 has requested for change of Orchard zone to Institutional zone for an area of 87,269 sq. mts. and for Settlement zone for an area of 1,52,651 sq.mts. to construct residential and non-residential buildings in the properties under reference.

The Committee deliberated on the proposal and took note that the change of zone is sought for construction of residential and non residential buildings in the properties under reference and therefore recommended the proposal for approval of change of Orchard zone to Institutional zone with FAR of 150 for setting up of administrative offices and other ancillary uses for an area of 87,269 sq. mts. and for change of zone "Settlement" as per VP status for an area of 1,52,651 sq.mts., for the construction of residential premises at property bearing Sy. No. 230/0, 250/0, 253/2-A, 253/1-A, 254/2-A and 270/1-A of Pernem Village, Pernem Taluka.

✓ **Item No 9: Proposal of Director of Museums for change of zone of the property under Sy.No. 125/1, Ella, Old Goa from existing S4 zone to P zone with FAR of 150 and height of 16m, for proposed construction of Goa Museum.**

Member Secretary informed that the proposal is of Directorate of Museum, Govt. of Goa, requesting for change of zone of the property under Sy.No. 125/1, Ella, Old Goa from existing Settlement S4 zone to Public/Semi Public/Institutional (P) zone with FAR of 150 for proposed construction of Goa Museum.

Member Secretary further informed that the Directorate of Museum has submitted the documents wherein land admeasuring an area of 9520.00 m² has been allotted by the Government for the purpose of construction of new building for Museum. A certificate for transfer of said land of Directorate of Agriculture to Directorate of Museum under ref.No.

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1/21/Land-Acq/Gen/2020-21/D.AGri/ dtd. 02/06/2021 is also submitted alongwith the application. It was further informed that an Order of Directorate of Agriculture under ref.No. 1/21/40/Transfer of Land/2021-22/D.Agri/726 dated 3/08/2021 is also submitted by the applicant conveying the transfer of land admeasuring an area of 9520.00 m² to Directorate of Museum.

The applicant has brought to the notice that as per the Goa Land Development and Building Construction Regulations, 2010 regulation No. 6A.4 sub-section 15, the following is provided:

"In Zone P buildings shall be allowed with FAR of 100 on all plots fronting lands having width less than 8m, however on roads having width of more than 8m the FAR shall be 125. The maximum height of building in zone P shall be 16m."

The Committee deliberated on the proposal and took note that the project is of National and State importance and therefore recommended the proposal for approval of change of zone of the property from Settlement S4 zone to Public/Semi Public/Institutional (P) zone with FAR of 150 for the properties under Sy.No. 125/1, Ella, Old Goa.

✓ **Item No 10: Regarding corrections in zoning of the property under Sy.No. 35/1 at Dhargalim Village, Pernem Taluka.**

Member Secretary informed that the proposal as received from Managing Director, Goa Housing Board for change of zone of the property under Sy.No. 35/1 alongwith other properties at Dhargalim Village, Pernem Taluka was earlier placed in 30th meeting of the Committee constituted under sub rule (4) of Rule 3 of the Goa Town & Country Planning (Public Projects/Schemes/Development works by the Government) Rules, 2008 and was recommended for approval. Further, as required under sub rule (6) of Rule 3, the recommendation of the Committee was placed before 171st meeting of TCP Board held on 29/9/2020 and was considered.

Member Secretary further informed that as per sub rule (8) of Rule 3, the proposal was thereafter referred to the Government and the Government had accorded the approval for change of zone in respect of Sy.No. 35/1 alongwith other properties from Settlement zone to Institutional (Housing) with FAR of 150 in RP-2021 for an area admeasuring 168002 sq.mts.

The Member Secretary then informed that Pernem Taluka Office of TCP Dept. has however now brought to the notice that under the provisions of RPG-2021, zone of the property of Sy.No. 35/1 is actually partly Orchard and partly Cultivable land zone under Irrigation Command Area and not the Settlement zone as was stated earlier and was therefore required to make necessary corrections in the decision/minutes of the meeting of the Committee held on 7/7/2021 and such other consequent decisions by recording the zone of the property under Sy.No. 35/1 as changed from partly Orchard zone and partly Cultivable land zone under Irrigation Command Area to Institutional zone.

The Committee accordingly approved for corrections in decision/minutes of its meeting held on 7/7/2021, that the zone of the property under Sy.No. 35/1 is changed from partly Orchard zone and partly Cultivable land zone under Irrigation Command Area to Institutional zone.

Item No. 11: Any other item with the permission of the chair.

No other matter was discussed under this item.