**AGENDA FOR 182nd MEETING OF THE TOWN & COUNTRY PLANNING BOARD SCHEDULED TO BE HELD ON 01/08/2022 AT 11.00 A.M. IN CONFERENCE HALL, VAN BHAVAN, ALTINHO, PANAJI - GOA.**

**Item No. 1: Confirmation of the Minutes of the 181st meeting of Town & Country Planning Board held on 04/07/2022.**

The Minutes of 181st meeting of TCP Board held on 04/07/2022 are prepared and placed before the Board for confirmation.

Board may consider the same.

**Item No. 2: Appeal under Section 45(1) of the TCP Act, 1974 filed by Mr. Prakash Bandodkar against South Goa Planning and Development Authority.**

The present Appeal is filed against the Revocation Order bearing reference No. SGPDA/P/5781/208/22-23 dated 17/05/2022 whereby the Respondent SGPDA has revoked the Development Permission granted to the Appellant Shri Prakash Bandodkar and has ordered stopping of development work being carried out thereunder.

The appeal memo states that the Development Permission under Section 44 of the Goa Town and Country Planning Act, 1974 was granted to the Appellant by the Respondent approving the plan on 31/05/2018 for the proposed construction of building (Ground + 2) at Fatorda, Margao, Goa in the property under Chalta No. 83 of P.T. Sheet No. 47 and that pursuant to the grant of Development Permission he has obtained Construction License No. 4/4018-19 dated 13/11/2018 from Margao Municipal Council.

The Appellant commenced the construction of the proposed building after complying with all the conditions in the Development Permission issued by the Respondent as well as the Construction license issued by the Margao Municipal Council.

The Appellant had submitted all the documents required for the grant of development permission including the title documents namely the Deed of Sale dated 07/10/1990, where under the Appellant purchased the plot of land admeasuring 400 sq. mts. As per the plan attached to the Deed of Sale, the said plot purchased by the Appellant is bounded on the East by public road and on the South by an access road of 3 mtrs. to serve as means of access to plot of land situated on the eastern side of the Appellant’s plot. The Appellant sates that the plot purchased by him was carved out from the property of the Vendor, who had partitioned their larger property into various plots vide Deed of Partition in the year 1978, with internal access leading to such plots having a width of 3 meters.

The Respondent PDA has thereafter issued the revocation order under No. SGPDA/P/5781/208/22-23 dated 17/05/2022 stating that approval taken violates Condition No.2 of the Development Permission dated 31/05/2018, and therefore, the Development Permission dated 31/05/2018 stands revoked. The Order also directs the Appellant to stop all the development work in subject property.

The Order dated 17/05/2022 calling upon the appellant to stop all the development work in the subject property is based on the revocation of the Development permission dated 31/05/2018.

Appellant states that though the Plan showed balcony on the western side, while erecting building, he did not erect any balcony or keep any opening on the southern side wall and he had clarified in his reply to the Show cause notice that the wall on the southern building is a dead wall i.e. without any opening for ventilation.

The Appellant states that the setback of 1.50 meters is permitted on the southern side and consequently, showing or not showing of the access on the southern side was insignificant and irrelevant and hence there was no violation of any Planning Regulations in that respect and therefore, the finding in the Order that approval taken by the Appellant from the Respondent violates condition No.2 of the development permission is without any basis. The said Condition No. 2 of the said Development Order reads as follows:-

*“The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of permission and the Applicant will not be entitled for any compensation”.*

The Appellant therefore prays that the Appeal be allowed and impugned order be quashed ad set aside.

Notices are accordingly issued to both the parties to remain present for meeting.

The Board may decide.

**Item No. 3: Regulation regarding size of Agricultural/Farm plots.**

The Goa Land Development and Building Construction Regulations, 2010, specifies the development control for sub-division of land for the properties under different zones such as Settlement, Commercial, Industrial, Agriculture, Orchard etc. (A1 & A2). Regulation No. 12.6 (Table 12) defines the minimum area of the plot and minimum length of size of these plots in various zones.

As per the said Regulations, minimum area of the plot to be developed in the agricultural properties was 4000 sq. mts., as notified initially. The properties sub-divided under agricultural zones are entitled for construction of farm houses and for construction of other auxiliary structures for residence of farmers, poultry or animal sheds. Regulation 27, Annexure XI gives the details regarding such development activities to be permitted under agricultural lands.

The Government however vide Note dtd. 04/11/2013 had decided to re-examine the above guidelines for farm house & sub-division of agricultural properties and accordingly directed to stop issuing Technical Clearance till further order for such development.

The Government thereafter vide Order dtd. 16/3/2018 had further directed to adopt Annexure VIII of the Goa Land Development and Building Construction Regulations, 2010 with additional restrictions that no trade license shall be issued by local bodies in farm house and it shall not be used as godown or storage of goods for trading/commercial use.

As per this revisions, the minimum size of farm plot for new Sub-division applications was to be 20,000m2 and following were the guidelines issued accordingly:

GUIDELINES FOR FARM PLOT SUB-DIVISION

|  |  |
| --- | --- |
| **Area of property** | **No. of plots/Division of plots permitted upto** |
| Upto 20,000m2 | Nil |
| 20,001 to 50,000m2 | 2 plots (minimum area of plot shall be 20,000m2) |
| 50,001 to 1,00,000m2 | 4 plots subject to minimum plot size of 20,000m2 |
| 1,00,001 and above | Four plots upto 1,00,000m2 and one additional plot for every 50,000m2 of area above 1,00,000m2  |

**Subsequently, vide Order dtd. 27/10/2021 these guidelines were further amended as under:-**

|  |  |
| --- | --- |
| **Area of property to be Sub-divided** | **No. of plots and area of plots** |
| Upto 10,000m2 | Maximum of **2** plots subject to minimum plot size of 4,000m2. |
| 10,0001 to 20,000m2 | Maximum of **3** plots subject to minimum plot size of 4,000m2.  |
| 20,001m2 to 50,000m2 | Maximum of **4** plots subject to minimum plot size of 4,000m2. |
| 50,000m2 to 1,00,000m2 | Maximum of **5** plots subject to minimum plot size of 10,000m2. |
| 1,00,001m2 more | **5** plots of minimum plot size of 20,000m2, and additional entitlement of plot shall be in multiplies of 50,000m2 only. |

The Government is however receiving representations to retain regulations for sub-division of agricultural lands as was provided under initial regulations notified wherein minimum area of the plots for agricultural sub-division was 4000m2.

It is also the request that on consideration of sub-division of agricultural land with minimum area of 4000m2, farm houses may be permitted in these sub-divided plots.

The Board may deliberate.

**Item No. 4: Guidelines regarding Farm House policy.**

As per the Goa Land Development and Building Construction Regulations, 2010, Farm Houses are permitted in the Agriculture land for the purpose of carrying out farming activities for residence of a farmer, farm sheds and other auxiliary structures.

As per the Farm House Regulation presently in force, maximum area permissible for farm house irrespective of area of the plot is 500 sq. mts. and maximum permissible FAR is 5. Maximum permissible coverage for construction of farm house is also 5%. As per the prevailing regulations, maximum height permissible for a farm house is 7.60 mts.

Farm houses are not permitted in low lying agricultural lands recorded as rice in the survey records or forest lands as per Forest Act. However, pump house are allowed in the low lying area with maximum 6.00 sq. mts. area and 1.8 mts. height.

Farm Houses are to be used as residence of the owner and farm workers for storage of agricultural produce, storage of agricultural equipment, manual, pesticides for the use of farming, etc.

Present guidelines suggests that the design shall be in harmony with the surroundings and shall compulsorily have sloping roof with mangalore tile cladding.

There is a growing demand to revise farm house guidelines so as to permit additional floor area and coverage, for which purpose regulations shall have to be amended to promote sustainable & environment friendly construction of Farm Houses which shall impose condition for use of less water and such structures shall be energy efficient and conserve natural resources. It shall have to be ensured that such Farm Houses generates less waste. The construction of swimming pool may however be permitted by imposing necessary conditions in this regard.

Since maximum permissible floor area as per prevailing regulations is 500 m2, the same need to be further increased.

 Revised regulations shall have to be specifically focused on following:

1. Sustainable Design
2. Water conservation
3. Energy efficiency
4. Optimum utilization of locally procured materials

**The regulations shall therefore specifically indicate for:**

1. Use of eco-labelled products and materials
2. Procurement of building materials from local market
3. Reuse of waste generated from construction of such farm houses
4. Installation of waste treatment system for treating organic waste

The Board may deliberate.

**Item No. 5: Regulations for sub-division of land notified under the Goa Land Development & Building Construction Regulations, 2010 with regards to provision of public utilities/amenities.**

Goa Land Development & Building Construction Regulations, 2010 specifies regulations for all sizes of plots.

The said regulations specifically include the provisions for the following:

1. Right of ways for the roads.
2. Surface and strong water drainage
3. Regulation regarding sloping sites
4. Regulation regarding open spaces
5. Requirement for development of plots, open spaces and roads
6. Minimum width of plots
7. Minimum width of roads and other regulations.

It is observed that there is different set of regulation for sub-division of land for the plot having area more than 5 hac, in which case 5% of the total plot area is to be reserved for a provision of amenities and utilities, schools, community halls, commercial centres, etc. In addition to the above, whenever the plot area exceeds 5 hac., the development is subject to other special conditions in connection with, drainage, garbage and waste disposal, water supply and other requirement, amenities, commercial facilities, etc.

It is therefore observed that for sub-division of land involving properties having area of more than 5 hac. provision for additional facilities such as drainage, garbage and waste disposal etc. are made, whereas provision of such facilities is not mandatory under the regulations for the properties involving sub-division of land having area less than 5 hac. Thus, it is observed that no specific areas are earmarked for such essential facilities such as garbage and waste disposal etc. for the plot of land involving area less than 5 hac. and the plot owners has to rely upon other facilities provided by the Government/local authorities for availing benefits of such common facilities for garbage disposal, etc.

The Government has issued various guidelines and conditions for effective management of garbage, which presently is the burning issue of the State and the issue of garbage management is also monitored by different courts of law and various orders in this regard have also been issued to the local authorities.

In order to facilitate better amenities for plotted development, it is now required that additional conditions as that imposed for sub-division of land involving area more than 5 hac, be imposed for sub-division of land involving the area which is even less than 5 hac.

Specific size of area of parcel/suitable location for provision of such facilities depending upon the area to be sub-divided is required to be decided upon.

 Board may deliberate.

**Item No. 6: Other uses to be included under the Goa Land Development and Building Construction Regulations, 2010.**

Government of Goa seeks to attract high end tourism by utilizing the natural beauty of the State to its advantage. The Goan landscape consists of orchard areas, hilly areas and other picturesque locations which can act as recreational sites for Tourism related activities.These areas are having potential for development of various tourism related activities including Golf Courses, film city and film studio, etc.

As seen under GLDBCR-2010, as of now there are no regulations prescribed for setting up of golf courses in the State of Goa which needs to be looked into. A comparative statement of these activities i.e. Golf Course, film city & film studio, as available in other parts of the country is given below for reference purpose.

**a) Golf Course**

Golf Course does not require large built up areas but vast open spaces, which are available at different locations in Goa.

As per mandatory guidelines and international standards, golf course areas are dependent upon the number of hole as given below:

• 2-3 Acres – 9 Hole Chip & Putt Golf Course

• 4-7 Acres: Driving Range (Practice Area) requires (50-100 m) Width X

 (200-300 m) Length with playing holes

• 8-10 Acres: Driving range with 3 playing holes

• 12-15 Acres: 6 or 9 Hole Executive Golf Course without Driving Range

• 20-25 Acres: 6 or 9 Hole Executive Golf Course with Driving Range

• 30-35 Acres: 9 Hole Golf Course without Driving Range

• 40-50 Acres: A standard 9 Hole Golf Course with Driving Range

• 65-75 Acres: An international standard 9 Hole Championship Golf Course

 and Driving Range

• 125 Acres and above: several formats of 18 Hole Golf Course with Driving

 Range

It is observed that for an area for a 18 hole golf course, the requirement of area would be 4 lakh square meter and this area shall include provision for club house, driving range and shall compulsorily will have to adopt Green concepts.

It shall be advisable to see that the Golf Course shall be developed primarily with Green concepts with focus on reduction in potable water, better handling of waste and energy efficiency, enhanced bio-diversity and protection & enriching of topsoil. The project proponent shall have to submit special report as regards to water to be procured by him and necessary conditions shall have to be imposed to see that utilization of public water distribution system is discouraged.

The regulations accordingly shall have to be framed to address green

features under following categories:

1. Site Planning & Management
2. Selection of Species for Landscape
3. Water Conservation
4. Material Selection
5. Energy Efficiency
6. Operation & Maintenance

**b) Film City and Film Studio**

Goa is the permanent venue for the international film festival that provides a common platform for filmmakers and other artists from across the globe to showcase their talent and put forth the excellence of cinema from all over. Goa is much loved destination for film makers, who use Goa’s picturesque landscape for various shootings.

In view of the above, it is apt to develop a Film City and Film Studios that will further facilitate film related activities and shall act as added attraction for tourism industry and shall boosts the economy of the State. It is observed that Film Cities and Film Studios are service industries that act as employment nodes and economic engines for the area.

Following are some of the Film Cities that exists in India:

* Goregao Film City has an area of 52 acres which is 8000 square meters area with 52 outdoor shooting locations and 16 studios of various sizes.
* Ramoji Film City which is the largest integrated film city in the world is spread over an area of 1,666 acres which is 67,42,063 square meters.
* Innovative Film City at Bangalore is spread over 50 acres of land which is similar to Goregao film city.
* Noida Film City is a 100 acres complex which is approximately 16000 square meters of area with 75 acres outdoor, 25 acres indoor and 16 studios.

**Following are some of the Film Studios that exists in India:**

* Mehboob Film Studio has an area of 56769 square feet which is 5000 meters square.
* Other Film Studios have varying sizes from 222 to 2,650 sq. mts. area.

There is already a provision made in the RPG - 2021 for Film City at Durbhat Village, Ponda Taluka. However, no further detailing is spelt out anywhere under the regulations or under Regional Plan policies regarding the same and the same need to be formulated now.

It shall be advisable to see that the Film City shall have concept of Green City to promote eco-friendly city with social, economic, and environmental dimensions. The Film City shall necessarily incorporate green measures, which shall reduce energy consumption and this green measures shall lead to reduction in water demand. A mechanism for solid waste management shall have to be worked out. The Film City shall focus on increasing green cover of the area.

The regulations for the Film City shall have to be worked out to incorporate the following:

1. Land Use Planning for roads, amenities and other infrastructure.
2. Green Built Environment.
3. Green and Open Space
4. Sustainable Mobility
5. Solid Waste Management
6. Water and Energy Efficiency

**c) Grant of additional FAR for Medical Institutions/Hospitals.**

The State of Goa has amended the Goa Land Development and Building Construction Regulations, 2010 through which special provisions are made under Section 6A.4.20 by which additional FAR of 20% for 4 & 5 Star Hotels is granted on the recommendation of the Committee constituted for the purpose. Necessary guidelines are also framed under Annexure - XIII to permit the same.

Similarly, amendment to the Goa Land Development and Building Construction Regulations, 2010 is also carried out by means of regulations 6A.4.22, by which an additional FAR upto 20% of the permissible FAR is granted with the approval of the Government for the educational institutions which are recognised by the Education Department/Goa University etc.

There is growing demand from the medical fraternity for such a provisions to be made under the regulations to grant additional FAR for the medical institutions and hospitals etc. to enable them to extend the facilities provided by them. The intension behind this is to improve medical facilities for the people of the State in rural as well as urban areas wherever such hospitals and teaching institutions are already existing or are under construction.

Considering the need for the same, the Board may deliberate further to amend the regulation in this regard.

**Item No. 7: TDR Policy for Transit Oriented Corridors/along National Highway.**

Goa has a well developed road network of National Highway, State highways and Major District Roads which connects between various urban areas. This also provides well connectivity between major Bus terminals ,major Railway stations and Airports. Planning therefore could now be focused along these Transit Corridors to contain urban sprawl.

Concept of TDR policy could be effectively used to efficiently use this land especially that on either side of National Highways which connects Patradevi to Pollem and this could be focused to a width of around 75 to 100 metres from the National Highway setback line.

While deciding on this, care of course need to be taken that Eco sensitive area are preserved on either side of this Highway.

Goa is always witnessing linear development along major roads and considering undevelopable zones and low FAR allotted to villages under RP Policy, allocating higher FAR and permitting high density development along such Transit corridors could be an effective tool for urban planning and urban design for economic growth of such urban as well as rural areas. This can be achieved by planned concentration of commercial and residential activities along National Highways within the state of Goa.

Suggestions from Experts from the planning field and other Consultants can be obtained for the purpose so as to derive a proper Policy in this regard.

Board may deliberate further.

**Item No. 8: Withdrawal of Planning Areas from Greater Panaji Planning & Development Authority.**

As provided under Section 18 of the TCP Act, 1974, the Government has declared various Planning Areas from time to time and have subsequently constituted different Planning & Development Authorities as provided under Section 20 of the TCP Act, to have jurisdiction over these Planning Areas.

Accordingly, the Government has earlier constituted a Greater Panaji Planning & Development Authority having following Planning Areas under its jurisdiction:

1. Panaji Planning Area
2. Taleigao Planning Area
3. Kadamba Planning Area
4. Bambolim Planning Area

Also, the Government had constituted North Goa Planning & Development Authority having following Planning Areas under its jurisdiction:

1. Mapusa Planning Area
2. Calangute-Candolim Planning Area
3. Arpora-Nagao-Parra Planning Area

Vide Notification dtd, 27/04/2022, the Board had earlier suspended ODPs of Calangute-Candolim Planning Area and Arpora-Nagao-Parra Planning Area and whereas draft ODP of Kadamba Planning Area is kept on hold and further procedure of effecting changes in the same is under progress.

As regards to Kadamba ODP, the Board during its earlier meeting had taken an overview over the difficulties faced by the general public having their properties affected by Kadamba ODP whereby some of the properties were partly coming under the jurisdiction of GPPDA and partly under the jurisdiction of Tiswadi Taluka Office. The same was resulted by virtue of a fix distance marked from either side of the road declaring it as planning area.

The Board had specifically taken into account a peculiar situation arising out of this fact whereby the owner of one particular property is required to obtain Development Permission from Greater Panaji PDA for part of the portion of his plot falling under GPPDA and obtain Technical Clearance from Tiswadi Taluka Office for the construction proposed by him in the remaining portion of his plot falling under jurisdiction of Tiswadi Taluka Office, thus there are circumstances wherein the construction proposed in a single plot has got Development Permission from GPPDA as well as Technical Clearance obtained from TCP Department.

Considering various issues involved and in larger public interest, it is proposed to withdraw Kadamba Planning Area from the operation of the TCP Act as provided under Section 19 of the same Act.

Also, it is proposed to amalgamate Panaji Planning Area, Bambolim Planning Area and Taleigao Planning Area with North Goa PDA, the same amalgamation shall have to be under the provisions of the TCP Act, thus North Goa PDA shall have following Planning Areas under its jurisdiction:

1. Mapusa Planning Area
2. Calangute-Candolim Planning Area
3. Arpora-Nagao-Parra Planning Area
4. Panaji Planning Area
5. Taleigao Planning Area
6. Bambolim Planning Area

With this amalgamation of Planning Areas with NGPDA and withdrawal of Kadamba Planning Area, Greater Panaji PDA shall cease to have its jurisdiction over these Planning Areas and accordingly the provisions of the Act under Section 19(2) (i) shall be applicable, as regards to Greater Panaji PDA.

The Board may deliberate.

**Item No. 9: Decision regarding preparation of draft ODP of Panaji, Kadamba, Mapusa, Margao & Ponda.**

In 180th meeting held on 09/6/2022, status of various ODPs prepared by Greater Panaji Planning and Development Authority, North Goa Planning and Development Authority and South Goa Planning and Development Authority was discussed.

The Board had deliberated on the matter and had expressed the urgency in completing the procedure of preparation of these ODPs, which are under the draft stage. Considering the process undertaken by the PDAs and the time delay etc., it was felt appropriate by the Board to undertake the exercise of preparation of ODPs through Chief Town Planner (Planning) as provided under Section 33 of the TCP Act.

Considering all the factors involved and the provision available under Section 33 of the TCP Act, the Board had decided that following ODPs shall be prepared by the Chief Town Planner (Planning) and submit it to the Board:

|  |  |
| --- | --- |
| 1. | Outline Development Plan of Panaji Planning Area |
| 2. | Outline Development Plan of Kadamba Planning Area  |
| 3. | Outline Development Plan for Mapusa Planning Area |
| 4. | Outline Development Plan of Margao Planning Area |
| 5. | Outline Development Plan of Ponda Planning Area |

The Board had also decided to engage the services of the consultants/experts in the planning field.

It is informed that the Government vide notification No. 28/11/TCP/2017-19/644 dated 27/04/2022 has now constituted North Goa Planning and Development Authority and vide Notification No. 28/11/TCP/2017-19(Part)/639 dated 25/04/2022, has constituted South Goa Planning and Development Authority has also been constituted.

The Board may deliberate further on the issue of preparation of ODPs, now by the respective PDAs.

**Item No. 10: Status report on the work initiated by Committee constituted to review and examine ODPs as per Notification dtd. 27/4/2022.**

The Government has suspended ODPs vide Notification No. 47/5/TCP/2022-23/1025 dtd. 27/4/2022 for a period of 60 days and in 180th (Adj.) meeting held on 17/06/2022, it is decided to extend suspension period of these ODPs by another 30 days and is also decided to extend the period for submission of report by the Committee by 30 days.

The ODPs suspended are as under:

1. Outline Development Plan for Calangute-Candolim Planning Area – 2025
2. Outline Development Plan for Arpora-Nagoa-Parra Planning Area – 2030
3. Outline Development Plan – 2030 for Vasco-da-Gama Planning Area

Hon’ble Minister for TCP vide Note No. Misc/TCP/258/2022 dtd. 13/05/2022 had directed to place before the Board, the proceedings of the Committee constituted for the purpose.

The Government vide Notification No. 47/5/TCP/2022-23/1664 dtd. 14/07/2022 has now extended the suspension period of the said ODPs for a period of thirty days and vide same Notification has also extended the period for submission of report by the Committee by thirty days.

In last meeting of the Board, it was decided that the Committee shall submit its report to the Board and the same is placed before the Board for consideration.

**Item No. 11: Development undertaken in un-developable zones in contravention to provisions of Regional Plan for Goa – 2021.**

As per the provisions of Section 16A of TCP Act, 1974, no person in Goa can undertake any work of development in the State which is in contravention to provisions of Regional Plan in force. This however is not applicable to the projects/schemes/development work undertaken by the Central Government or the Government. Thus, any person undertaking any construction activity or development of land has to see that same is in conformity with the provisions of Regional Plan. Section 16A is also provided for the action against anyone who undertakes the development in contravention of the Regional Plan in force, as per which, the person is liable for punishment with simple imprisonment which may extend to one year or has to pay a fine of Rs. 10.00 lakhs or is liable for action under both categories and such offence is cognizable.

It is however observed that development is still undertaken in various parts of Goa in contravention to this provisions of the Act and many areas under eco-sensitive zones such as agricultural land or land under orchard, Natural Cover, etc. is brought under development by means of sub-division of land etc. through which, plots are being made and sold which later on amounts to unauthorized construction, as no construction under this zones can be validly undertaken by obtaining permissions. This leads to development of several unauthorized colonies etc., against which strict action requires to be undertaken.

The Board may deliberate.

**Item No. 12: Submission of Budget of South Goa Planning and Development Authority for the financial year 2022-2023.**

The South Goa PDA has submitted budget proposal for the year 2022-23. Budget proposed is for Rs. 8,93,00,000/- (Rupees Eight Crores Ninety Three Lakhs only) which includes Grant in Aid anticipated to be sanctioned by the Government.

In the budget note, it is stated that South Goa PDA’s actual revenue receipt for the year 2021-22 is Rs. 3,48,01,640/- which includes grant towards pay and allowances to the staff amounting to Rs. 1,00,00,000/-. Revenue receipts are amounting to Rs. 80,72,400/- and other receipts are amounting to Rs. 18,38,326/-. The total receipt from Wholesale Fish Market and Retail Market amounts to Rs. 1,48,90,874/-.

SGPDA’s actual expenditure for the year 2021-22 is Rs. 2,73,06,187/- which includes pay & allowance of Rs. 2,33,40,793/- and other expenses amounting to Rs. 39,65,394/-.

SGPDA has stated that the estimated revenue receipt for the year 2022-22 is expected to be Rs. 12,85,17,735/- with grants for pay & allowance as Rs. 5,00,00,000/-. It is stated that the receipts from Wholesale Fish Market are expected to be Rs. 2,00,00,000/- and expected recovery of outstanding due from Retail Market is of Rs. 4,80,73,135/-.

The estimated expenditure for the year 2022-23 is expected to be Rs. 8,93,08,822/- including pay & allowance and other payment of staff of Rs. 6,19,06,070/-

The expected expenditure towards maintenance and improvement of Wholesale Fish Market and Retail Market is of Rs. 55,14,462/-. Other office expenses including outstanding dues of electricity and water charges is expected to be Rs. 2,18,88,290/-.

It is mentioned that the budget proposal for the financial year 2022-23 was placed before the 95th meeting of the Authority held on 19/05/2022 and was approved.

The Budget proposal for financial year 2022-23 of SGPDA is placed before the TCP Board under Section 106 of TCP Act.

The Board may take note of the same.

**Item No. 13: Proposals received under Section 16B of the TCP Act for consideration under Section 13(2) of TCP Act.**

With notification of Section 16B of TCP Act, the Town & Country Planning Dept., has started receiving applications u/s 16B. The Board had earlier considered applications under the provision of Section 12 of the TCP Act. The proposals are now placed before the Board for consideration under the provisions of Section 13(2) of the TCP Act.

**Item No. 14: Any other item with permission of the Chair.**