

Item No. 85: Applications received under Section 39A of the TCP Act for the consideration of the Board for change of zone in the Regional Plan/Outline Development Plan.

Member Secretary informed that the Government has introduced new section, Section 39A for change of zone vide Notification Series I No. 47 dated 22/02/2024 which reads as under:

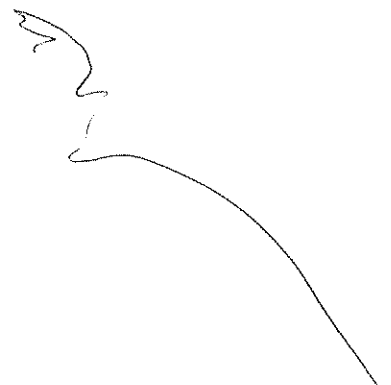
"39A. Change of Zone.— (1) Notwithstanding anything contained in this Act, the Chief Town Planner (Planning) upon direction of the Government or on receipt of an application in this regard and with approval of the Board, may, from time to time, alter or modify the Regional Plan and/ or the Outline Development Plan to the extent as specified in sub-section (2) for carrying out change of zone of any land therein, in such manner as prescribed, after giving notice of 30 days inviting suggestions from the public, provided the change of zone shall not be in respect of any eco sensitive land as may be prescribed.

(2) The alteration or modification carried out under sub-section (1) shall not alter the overall character of the existing Regional Plan and/or the Outline Development Plan."

The Government has also framed the Rules for considering application under Section 39A of the TCP Act as notified in the Official Gazette (Supplementary) vide Series I No. 49 dated 07/03/2024 and as amended vide Notification No. 21/1/TCP/GTCPACT/2024/824 dated 24/05/2024 published on the Official Gazette Series I No. 10 dated 06/06/2024.

Rules provides for procedure to be adopted, objection suggestion period, scrutiny of application and rates of processing fees and change of zone. As per the said rules, application received under Section 39A of the TCP Act shall be placed before the TCP Board after carrying out necessary scrutiny for its recommendation/approval/decision and the same to be subsequently notified for objection/suggestion.

The applications received by the Department with scrutiny details were placed before the 201st Town & Country Planning Board meeting as per the rules for its recommendation/approval/decision. The cases as listed at Annexure 'A' are approved by the Board. The Member Secretary, TCP Board was directed to initiate further course of action in this matter. Details of application received under Section 39A is as per Annexure 'A', which forms part of this minutes.



List of cases under section 39A of TCP Act placed before the TCP Board in its 201st meeting held on 11-06-2024.

ANNEXURE 'A'

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
1	Karapur Estates Private Limited	176/1	Carapur, Bicholim	4214	Partly Settlement, Partly Paddy Field with CADA & 15 mts proposed road	Deletion of proposed road	—	<p>1. Status of Land (Eco sensitive) a) Low lying land status: Partly low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: Not known e) Gradient of land: NA f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of zone request is for Tourism related project: No</p> <p>4. If, change of zone is requested for public utility project: No</p> <p>5. Infrastructure status: Electricity & water supply is available to the existing house in the property, however the road is not proper.</p> <p>6. Characteristics of surrounding area: Surrounding area is having jungle trees and bushes & southern side property having canal.</p> <p>7. Zone of property as per RP-2001: Partly Orchard Partly Cultivated land zone</p> <p>8. Unauthorized layout status: Not applicable</p> <p>9. Site Inspection Report: Property is accessible by traditional way access to the property. Surrounding area is having jungle trees and bushes & southern side property having canal.</p> <p>10. Any other observations relevant to the application: No</p>	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules, 2024




List of cases under section 39A of TCP Act placed before the TCP Board in its 201st meeting held on 11-06-2024.

ANNEXURE 'A'

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
2	Preet International Pvt Ltd Dharampal Sharma C/o Arch Vaibhav Sawant	243/0	Corgao, Pernem	42350	Orchard	Settlement	42350	<p>1. Status of Land (Eco sensitive) a) Low lying land status: Not a low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: Flood prone area e) Gradient of land: less than 10%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of zone request is for Tourism related project: No</p> <p>4. If, change of zone is requested for public utility project: No</p> <p>5. Infrastructure status: Not available</p> <p>6. Characteristics of surrounding area: Surrounding property having jungle trees & bushes & property having jungle trees & bushes.</p> <p>7. Zone of property as per RP-2001: Partly Orchard Partly Cultivated land zone</p> <p>8. Unauthorized layout status: Applied for full area, no sub division invited.</p> <p>9. Site Inspection Report: There is no direct access to the property, Surrounding property having jungle tree & bushes & in property having jungle trees & bushes. Topography of the property is mix of nature in slope.</p> <p>10. Any other observations relevant to the application: No</p>	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules, 2024




List of cases under section 39A of TCP Act placed before the TCP Board in its 201st meeting held on 11-06-2024.

ANNEXURE 'A'

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
3	Amrut Manappa Dhanavade	139/1-A	Colvale, Bardez	490	Paddy Field with Irrigation Command Area	Settlement	490	<p>1. Status of Land (Eco sensitive) a) Low lying land status: Low lying with Irrigation Command Area b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: Not known e) Gradient of land: less than 10%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of zone request is for Tourism related project: No</p> <p>4. If, change of zone is requested for public utility project: No</p> <p>5. Infrastructure status: Electricity & water supply is available.</p> <p>6. Characteristics of surrounding area: Western side of the property is having residential area, southern side of the property low lying paddy field. Northern side of the property is having bushes.</p> <p>7. Zone of property as per RP-2001: Orchard</p> <p>8. Unauthorized layout status: Sub division, partioned plot.</p> <p>9. Site Inspection Report: Property is accessible by traditional access from different owner property. Western side of the property is having residential area, southern side of the property low lying paddy field. Property is partly flat in nature & partly low lying approximately 1 m below road level. There is a house in the property.</p> <p>10. Any other observations relevant to the application: There is existing structure within property with all infrastructure.</p>	Not recommended for change of zone being Eco Sensitive.



List of cases under section 39A of TCP Act placed before the TCP Board in its 201st meeting held on 11-06-2024.

ANNEXURE 'A'

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
4	Sudesh M. Parsekar POA Arch Vaibhav Sawant	101/1 (Part)	Assagao, Bardez	16000	Natural Cover	Settlement	16000	<p>1. Status of Land (Eco sensitive) a) Low lying land status: Not a low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: Not known e) Gradient of land: Slope in nature, however applicant submitted contour plan which is average slope less than 10%. f) Government/Private Forest land status: Private Forest as per VT Thomas Committee g) Wild Life Buffer Zone status: Not a wildlife buffer zone</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of zone request is for Tourism related project: No</p> <p>4. If, change of zone is requested for public utility project: No</p> <p>5. Infrastructure status: No Infrastructure available.</p> <p>6. Characteristics of surrounding area: Surrounding area having thick forest of jungle trees & bushes in the property having thick jungle trees and bushes.</p> <p>7. Zone of property as per RP-2001: Partly Orchard Partly Cultivated land zone</p> <p>8. Unauthorized layout status: No sub division involved</p> <p>9. Site Inspection Report: Purpose area access by traditional way & property access by 3 mts wide Tar road. Surrounding area having thick forest of jungle trees & bushes in the property having thick jungle trees and bushes.</p> <p>10. Any other observations relevant to the application: No</p>	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules, 2024



List of cases under section 39A of TCP Act placed before the TCP Board in its 101st meeting held on 11-06-2024.

ANNEXURE 'A'

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
5	Balkrishna Balaji Kamat	76/0	Calangute, Bardez	21368	Partly Orchard Partly Orchard with No Development Slope	Settlement S1	21368	<p>1. Status of Land (Eco sensitive) a) Low lying land status: Not a low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: Not a flood prone area e) Gradient of land: Between 10% to 25%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of zone request is for Tourism related project: No</p> <p>4. If, change of zone is requested for public utility project: No</p> <p>5. Infrastructure status: Available in the vicinity.</p> <p>6. Characteristics of surrounding area: Southern side of the property residential area & western northern & eastern side of the property having jungle trees & bushes in the property having jungle trees & bushes.</p> <p>7. Zone of property as per RP-2001: Orchard</p> <p>8. Unauthorized layout status: Not applicable</p> <p>9. Site Inspection Report: Property is accessible by 3.5 mts wide Tar road, Southern side of the property residential area & western northern & eastern side of the property having jungle trees & bushes in the property having jungle trees & bushes. Part of the property is 10% to 25% & part of the property more than 25%, however average slope works out base on contour plan submitted by Devendra D Prabhu Architect is works out 21.90%.</p> <p>10. Any other observations relevant to the application: No</p>	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules, 2024 leaving area under NDS.



List of cases under section 39A of TCP Act placed before the TCP Board in its 201st meeting held on 11-06-2024.

ANNEXURE 'A'


Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
6	Sangita Sham Pednekar	69/16-A	Parra, Bardez	797	Partly Orchard (A2) and Partly Agriculture A1 (Property is affected by Irrigation Command Area)	Settlement	797	<p>1. Status of Land (Eco sensitive) a) Low lying land status: Partly low lying with Irrigation Command Area b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: Not known e) Gradient of land: less than 10%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of zone request is for Tourism related project: No</p> <p>4. If, change of zone is requested for public utility project: No</p> <p>5. Infrastructure status: Available in near vicinity.</p> <p>6. Characteristics of surrounding area: Southern & Western side area having residential area. Northern side of property there is katch road & after paddy field</p> <p>7. Zone of property as per RP-2001: Cultivated Land zone</p> <p>8. Unauthorized layout status: Unauthorised.</p> <p>9. Site Inspection Report: Property is accessible by 6 mts wide tar road Southern & Western side area having residential area. Northern side of property there is katch road.</p> <p>10. Any other observations relevant to the application: No</p>	Not recommended for change of zone being Eco Sensitive.



List of cases under section 39A of TCP Act placed before the TCP Board in its 201st meeting held on 11-06-2024.

ANNEXURE 'A'

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
7	Rama Yeshwant Gaonkar	400/0	Mayem, Bicholim	28500	Natural Cover with No Development Slope	Settlement	28500	<p>1. Status of Land (Eco sensitive) a) Low lying land status: Not a low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: Not known e) Gradient of land: Above 25%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of zone request is for Tourism related project: No</p> <p>4. If, change of zone is requested for public utility project: No</p> <p>5. Infrastructure status: Electricity line available.</p> <p>6. Characteristics of surrounding area: Surrounding property is having bushes & jungle trees, southern area of the property 6 mts tar road is passing through the property.</p> <p>7. Zone of property as per RP-2001: Cultivated Land zone</p> <p>8. Unauthorized layout status: Not applicable</p> <p>9. Site Inspection Report: Property is accessible by 6 mts wide Tar road The topography of the property as per the site condition and contour plan submitted property under reference is more than 25%. And as per contour plan submitted by the applicant which is average slope 26.30%.</p> <p>10. Any other observations relevant to the application: No</p>	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules, 2024 leaving area under NDS.



7

List of cases under section 39A of TCP Act placed before the TCP Board in its 201st meeting held on 11-06-2024.

ANNEXURE 'A'

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
8	Mazher Khan Farori	204/0 (Part)	Candolim, Bardez	48921	Partly Orchard (A2) Partly Institutional zone	Settlement	14090	<p>1. Status of Land (Eco sensitive) a) Low lying land status: Not a low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: Not applicable e) Gradient of land: Between 10% to 25%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of zone request is for Tourism related project: No</p> <p>4. If, change of zone is requested for public utility project: No</p> <p>5. Infrastructure status: Available.</p> <p>6. Characteristics of surrounding area: Southern side of the property and west corner of the property is having residential area. Eastern & western north & eastern side of property having jungle trees & bushes, in property having houses.</p> <p>7. Zone of property as per RP-2001: Orchard</p> <p>8. Unauthorized layout status: Unauthorised sub division layout</p> <p>9. Site Inspection Report: Property is accessible by 6 mts wide katcha road Southern side of the property and west corner of the property is having residential area. Infrastructure facilities available. Topography of the property as per the site inspection the area proposed appears to be having mix up nature slope which is between 10% to 25% as per contour submitted by applicant. Slope average is 14.50%.</p> <p>10. Any other observations relevant to the application: No</p>	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules, 2024



List of cases under section 39A of TCP Act placed before the TCP Board in its 201st meeting held on 11-06-2024.

ANNEXURE 'A'

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
9	Exclusior Luxury Project Two LLP & Slavio Luxury Project Four LLP	124/0	Mandre m, Pernem	69043	Partly Orchard Partly Orchard with No Development Slope	Settlement	50401	<p>1. Status of Land (Eco sensitive) a) Low lying land status: Not a low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: Not applicable e) Gradient of land: Between 10% to 25% for proposed area required for change of zone. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of zone request is for Tourism related project: No</p> <p>4. If, change of zone is requested for public utility project: No</p> <p>5. Infrastructure status: Electricity line available.</p> <p>6. Characteristics of surrounding area: Eastern side of the property is having 8 mts wide Tar road, surrounding side is having jungle trees bushes & cashew trees.</p> <p>7. Zone of property as per RP-2001: Orchard</p> <p>8. Unauthorized layout status: Not applicable</p> <p>9. Site Inspection Report: Property is accessible by 8 mts wide Tar road. Topography of the property as per the site inspection area proposed for appears to be slope part of property between 10% to 25% and part of property as per Contour plan submitted by applicant. The average slope is 9.62%. Eastern side of the property is having 8 mts wide Tar road, surrounding side is having jungle trees bushes & cashew trees. Having part of property more than 25%. However average slope workout based on contour plan submitted by applicant which is 9.62%.</p> <p>10. Any other observations relevant to the application: No</p>	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules, 2024




List of cases under section 39A of TCP Act placed before the TCP Board in its 201st meeting held on 11-06-2024.

ANNEXURE 'A'

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
10	Naabhij Project Realty One LLP	104/1 (Part)	Parcem, Pernem	55440	Orchard	Settlement	55440	<p>1. Status of Land (Eco sensitive) a) Low lying land status: Not a low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: Not applicable e) Gradient of land: less than 10%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of zone request is for Tourism related project: No</p> <p>4. If, change of zone is requested for public utility project: No</p> <p>5. Infrastructure status: Not Available</p> <p>6. Characteristics of surrounding area: Surrounding area is having jungle trees & bushes, in property carried out under construction road.</p> <p>7. Zone of property as per RP-2001: Orchard</p> <p>8. Unauthorized layout status: Not unauthorised sub division</p> <p>9. Site Inspection Report: Property is accessible by 8 mts wide tar road under construction. Surrounding area is having jungle trees & bushes. Topography of the property is having slope in nature, however average slope works out base on contour plan submitted by applicant which is average slope is 2.45%.</p> <p>10. Any other observations relevant to the application: No</p>	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules, 2024

List of cases under section 39A of TCP Act placed before the TCP Board in its 201st meeting held on 11-06-2024.


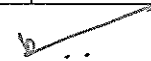
ANNEXURE 'A'

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
11	Fangi Bajar Ali Jalan alias Farugi Bagar Ali Jaafa	49/10 & 49/11	Nagoa, Bardez	49/10- 425 49/11- 750	Agriculture (A1) with Irrigation Command Area	Settlement Zone	1175	<p>1. Status of Land (Eco sensitive) a) Low lying land status: Low lying with Irrigation Command Area b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: Not known e) Gradient of land: less than 10%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of zone request is for Tourism related project: No</p> <p>4. If, change of zone is requested for public utility project: No</p> <p>5. Infrastructure status: Not Available.</p> <p>6. Characteristics of surrounding area: Southern side & Northern side of the property is having residential area. Western & Eastern side of the property is having low lying paddy field</p> <p>7. Zone of property as per RP-2001: Cultivated Land zone</p> <p>8. Unauthorized layout status: NA</p> <p>9. Site Inspection Report: Property is accessible by traditional way of Comunidade footpath. Southern side & Northern side of the property is having residential area. Western & Eastern side of the property is having low lying paddy field</p> <p>10. Any other observations relevant to the application: No</p>	Not recommended for change of zone being Eco Sensitive.

List of cases under section 39A of TCP Act placed before the TCP Board in its 201st meeting held on 11-06-2024.

ANNEXURE 'A'

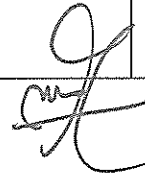
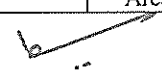
Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
12	Chetpat Aryana Sundaram	245/6	Morjim, Pernem	7223	Orchard	Settlement	7223	<p>1. Status of Land (Eco sensitive) a) Low lying land status: Not a Low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: Not known e) Gradient of land: less than 10%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of zone request is for Tourism related project: No</p> <p>4. If, change of zone is requested for public utility project: No</p> <p>5. Infrastructure status: Not available</p> <p>6. Characteristics of surrounding area: Surrounding property having vacant plot. Western side of property with compounded vacant plot.</p> <p>7. Zone of property as per RP-2001: Orchard</p> <p>8. Unauthorized layout status: NA</p> <p>9. Site Inspection Report: Property is accessible by 6 mts wide katcha road access to the property. Surrounding property having vacant plot. Western side of property with compounded vacant plot.</p> <p>10. Any other observations relevant to the application: No</p>	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules, 2024

List of cases under section 39A of TCP Act placed before the TCP Board in its 201st meeting held on 11-06-2024.

ANNEXURE 'A'

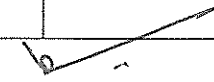
Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
13	Rama Yeshwant Gaonkar	339/1	Mayem, Bicholim	7854	Partly Settlement Partly Cultivable Land with Irrigation Command Area	Settlement Zone	7854	<p>1. Status of Land (Eco sensitive) a) Low lying land status: Not a Low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: Not known e) Gradient of land: less than 10%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of zone request is for Tourism related project: No</p> <p>4. If, change of zone is requested for public utility project: No</p> <p>5. Infrastructure status: Electricity line is available.</p> <p>6. Characteristics of surrounding area: Northern side of property is having 6 mts Tar road towards the property and cashew trees & jungle tress, western side of the property is having a katcha road, southern side of property is having mangroves. In property having coconut trees & jungle trees.</p> <p>7. Zone of property as per RP-2001: Orchard</p> <p>8. Unauthorized layout status: NA</p> <p>9. Site Inspection Report: Property is accessible by 6 mts tar road. Topography of the property is within permissible gradient. Northern side of property is having 6 mts Tar road towards the property and cashew trees & jungle tress, western side of the property is having a katcha road, southern side of property is having mangroves. In property having coconut trees & jungle trees.is a house in the property.</p> <p>10. Any other observations relevant to the application: southern side of property is having mangroves. Property is Irrigation Command area. Application under section 17 (2) of TCP Ac is recommended by committed however property is affected by Irrigation Command Area (Negative report)</p>	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules, 2024

List of cases under section 39A of TCP Act placed before the TCP Board in i. 201st meeting held on 11-06-2024.

ANNEXURE 'A'

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
14	Mayberry Estates Private Ltd	237/0	Corgao, Pernem	92175	Partly Orchard Partly Natural Cover	Settlement	92175	<p>1. Status of Land (Eco sensitive) a) Low lying land status: Not a Low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: Not known e) Gradient of land: less than 10%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of zone request is for Tourism related project: No</p> <p>4. If, change of zone is requested for public utility project: No</p> <p>5. Infrastructure status:</p> <p>6. Characteristics of surrounding area: Surrounding of area are having jungle tree & bushes in property having bushes & cashew trees.</p> <p>7. Zone of property as per RP-2001: Orchard</p> <p>8. Unauthorized layout status: NA</p> <p>9. Site Inspection Report: property is accessible by 8 mts wide tar road access to the property. Surrounding of area are having jungle tree & bushes in property having bushes & cashew trees. Topography of the property is sloppy in nature.</p> <p>10. Any other observations relevant to the application: No</p>	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules, 2024

List of cases under section 39A of TCI Act placed before the TCP Board in its 201st meeting held on 11-06-2024.

ANNEXURE 'A'

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
15	Deepak Premchand Gupta & Pratik Kumar Gupta	13/3	Nagoa, Bardez	1975	Agriculture (A1) with Irrigation Command Area	Settlement Zone	1975	<p>1. Status of Land (Eco sensitive) a) Low lying land status: Low lying with Irrigation Command Area b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: Not known e) Gradient of land: less than 10%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone</p> <p>2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Available in near vicinity. 6. Characteristics of surrounding area: Northern side of property is having low lying area, southern side of the property is having residential area & eastern side of the property is having house 7. Zone of property as per RP-2001: Cultivated Land zone 8. Unauthorized layout status: NA</p> <p>9. Site Inspection Report: Property is accessible 3 mts wide tar road. Northern side of property is having low lying area, southern side of the property is having residential area & eastern side of the property is having house. Property appears to be field. There is structure in the property. Adjoining property are approximately 1.00 mts below road level.</p> <p>10. Any other observations relevant to the application: No</p>	Not recommended for change of zone being Eco Sensitive.



List of cases under section 39A of TCP Act placed before the TCP Board in its 201st meeting held on 11-06-2024.

ANNEXURE 'A'

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
16	Resident of Madhalawada, Morjim	122/1-A	Morjim, Pernem	12000	Partly Settlement, Partly Paddy Field & Partly Orchard	Recreational/ Open Space	12000	The Resident of Madhalawada Morjim has made a representation to the Hon'ble Minister of TCP regarding sandunes and turtle nesting area of Sy. No. 122/1-A admeasuring 12000m2 to be kept recreational area and open ground to protect the sandunes, turtle nesting and for recreational for the village.	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules, 2024