

Annexure - B

List of cases under section 39A of TCP Act to be placed before the TCP Board in its 204 Meeting to be held on 29-07-2024.

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	Wilbur Melwyn Dsouza	93/7	Marra, Bardez	11400	Partly Natural Cover and Partly Settlement	Settlement Zone	7604	<p>1. Status of Land (Eco sensitive) a) Low lying land status: Not 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: Property flat in nature & part of property 10% to 25%. Slope and part of property more than 25%. However, applicant submitted contour plan which worked average slope is 18.76%. 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 the property having industries & southern side of the property having residential area & western eastern side of property having jungle trees & bushes. In property having playground constructed.</p> <p>7. Zone of property as per RP-2001: 8. Unauthorised layout status: It is an authorised layout in non-confirming zone, however no details are submitted.</p> <p>9. Site Inspection Report: Property is accessible by 6.00 mts wide tar road from same applicant property. The area has got settlement character with houses all around including the house in the plot itself. Electric line passing in the area. Northern side of the property having industries & southern side of the property having residential area & western eastern side of property having jungle trees & bushes. In property having playground constructed. Topography of Property partly flat in nature & part of property 10% to 25%. Slope and part of property more than 25%. However, applicant submitted contour plan which workout tune of average slope is 18.76%.</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

Annexure - B

List of cases under section 39A of TCP Act to be placed before the TCP Board in its 204 Meeting to be held on 29-07-2024.

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	Domingo Santan Mendes	81/4	Oxel, Bardez	11633	Paddy Field with Irrigation Command Area	Settlement Zone	11633	<p>1. Status of Land (Eco sensitive) a) Low lying land status: low lying, 1.3 mts approximately 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: low lying land 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: Infrastructure are available in vicinity area. 6. Characteristics of surrounding area: Western & Southern side within 50 mts radius near area. Near area having residential area. Northern & Eastern side having paddy field low lying land</p> <p>7. Zone of property as per RP-2001: 8. Unauthorised layout status: It is an authorised layout in non-confirming zone, however no details are submitted.</p> <p>9. Site Inspection Report: Property is accessible by 6.00 mts wide tar road. Topography of the Property is 1.3 mts low lying approximately from road level and is low lying land. Western & Southern side within 50 mts radius having residential structure. Northern & Eastern side having paddy field low lying land. There is small chapel in the property.</p> <p>10. Any other observations relevant to the application: As per form I and XIV 10,925 m2 is Dry crop and 775 m2 is Garden land.</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 in view of land classification as per revenue records.

Annexure - B

List of cases under section 39A of TCP Act to be placed before the TCP Board in its 204 Meeting to be held on 29-07-2024.

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	Sudhir Sawant	193/1 (Part)	Assagao, Bardez	2775	Partly Settlement and Natural Cover	Settlement Zone	1517	<p>1. Status of Land (Eco sensitive) a) Low lying land status: Not 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: Property within permissible gradient slope 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. 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: Infrastructure are available. 6. Characteristics of surrounding area: Northern & Eastern side of property having residential area & southern & western side of property having thick jungle trees in property having house.</p> <p>7. Zone of property as per RP-2001: 8. Unauthorised layout status: It is an authorised layout in non-confirming zone, however no details are submitted.</p> <p>9. Site Inspection Report: Property is accessible by 8 mts wide Tar road. Northern & Eastern side of property having residential area & southern & western side of property having thick jungle trees in property having house.</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

Annexure - B

List of cases under section 39A of TCP Act to be placed before the TCP Board in its 204 Meeting to be held on 29-07-2024.

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	Prabhuram P. Sutar	96/8-M	Ucassaim, Bardez	381	Natural Cover	Settlement Zone	381	<p>1. Status of Land (Eco sensitive) a) Low lying land status: Not 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: Property slopes is 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. 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: Western side of property having small structure, in structure having electricity line. 6. Characteristics of surrounding area: Western side of property having house structure and southern northern & eastern side of property having jungle trees and bushes.</p> <p>7. Zone of property as per RP-2001: 8. Unauthorised layout status: It is an authorised layout in non-confirming zone, however no details are submitted.</p> <p>9. Site Inspection Report: There is not direct link to access the property from different owner but property traditional marked access to the property than after 4 mts wide tar road. Western side of property having house structure and southern northern & eastern side of property having 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

Annexure - B

List of cases under section 39A of TCP Act to be placed before the TCP Board in its 204 Meeting to be held on 29-07-2024.

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	Jospeh Keith Ramsey	82/6-D	Pilerne, Bardez	512	Orchard with No Development Slope	Settlement	512	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: Not a low lying</p> <p>b) Water body status: No water body</p> <p>c) Khazan land status: Not a khazan land</p> <p>d) Flood prone status: Not known</p> <p>e) Gradient of land: Between 10% to 25%.</p> <p>f) Government/Private Forest land status: NA</p> <p>g) Wild Life Buffer Zone status: No</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 area.</p> <p>6. Characteristics of surrounding area: Northwest corner of near area having a houses and South west & east side jungle trees & bushes.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorized layout status: unauthorised sub division</p> <p>9. Site Inspection Report: Property is accessible by 2.3 mts wide tar road. Topography of the property is within permissible gradient as per contour submitted by Applicants Engineer which works out to be 19.08 %.</p> <p>10. Any other observations relevant to the application:</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

Annexure - B

List of cases under section 39A of TCP Act to be placed before the TCP Board in its 204 Meeting to be held on 29-07-2024.

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	Shrikant Hanumant Patil	266/1 -G	Usgao, Ponda	436	Natural Cover	Settlement	436	<p>1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: No 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 in the area.</p> <p>6. Characteristics of surrounding area: The area has got settlement character with houses all around including the house in the plot itself.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorised layout status: It is an authorised layout in non-confirming zone, however no details are submitted.</p> <p>9. Site Inspection Report: Property is accessible by 6.00 mts wide katcha access along the western side. The area has got settlement character with houses all around including the house in the plot itself. Electric line passing in the area.</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

Annexure - B

List of cases under section 39A of TCP Act to be placed before the TCP Board in its 204 Meeting to be held on 29-07-2024.

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	DPC Motors P.L. Micael Agnelo De Dsouza	38/1 2, 38/1 3, 38/1 8	Soccoro, Bardez	1900	Settlement	Commercial	1900	<p>1. Status of Land (Eco sensitive) a) Low lying land status: Not 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: Within permissible gradient. 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 6. Characteristics of surrounding area: Property located in settlement residential area. Property already developed.</p> <p>7. Zone of property as per RP-2001: 8. Unauthorised layout status: It is an authorised layout in non-confirming zone, however no details are submitted.</p> <p>9. Site Inspection Report: Property is accessible by existing road. There is existing building within the property used as service center. The activity carried out in the premises is commercial in nature. Property is located within the settlement zone.</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.

Annexure - B

List of cases under section 39A of TCP Act to be placed before the TCP Board in its 204 Meeting to be held on 29-07-2024.

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	Sneha Aniket Salgaonkar	221/2	Dhargalim, Pernem	3800	Paddy Field with Irrigation Command Area	Settlement Zone	3800	<p>1. Status of Land (Eco sensitive) a) Low lying land status: part portion 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: From road level sloping down side which partly gradual & partly flat in nature partly parts low lying. 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: Infrastructure are available in vicinity area. 6. Characteristics of surrounding area: Northern & Eastern side of near area within 100 mts radius having residential area & southern side of property having low lying land. In property having under construction structure.</p> <p>7. Zone of property as per RP-2001: 8. Unauthorised layout status: It is an authorised layout in non-confirming zone, however no details are submitted.</p> <p>9. Site Inspection Report: Property is accessible by 4.00 mts wide tar road. Topography of the property from road level sloping down side which partly gradual & partly flat in nature partly parts low lying. Northern & Eastern side of near area within 100 mts radius having residential area & southern side of property having low lying land. In property having under construction structure.</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

Annexure - B

List of cases under section 39A of TCP Act to be placed before the TCP Board in its 204 Meeting to be held on 29-07-2024.

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	M/s Enigma Properties Private Ltd	68/1-C	Ella, Tiswadi	164015	Orchard	Settlement	164015	<p>1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: Between 10% to 25%. f) Government/Private Forest land status: No 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: Electricity line is available along the approach road 6. Characteristics of surrounding area: The area has got settlement character with houses along the northern side.</p> <p>7. Zone of property as per RP-2001: 8. Unauthorised layout status: Original property not yet brought any type of development</p> <p>9. Site Inspection Report: Property is accessible by 10.00 mts wide road along the northern side and is connected by property bearing sy. No. 65/3 owned by same applicant. The area is having a slope between 10% to 25%. The area is not under paddy cultivation nor is a khazan land and area is covered with shrubs & bushes. The property adjacent to the property under reference is under railway tunnel.</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

Annexure - B

List of cases under section 39A of TCP Act to be placed before the TCP Board in its 204 Meeting to be held on 29-07-2024.

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	M/s Enigma Properties Private Ltd	65/3	Ella, Tiswadi	6589	Partly Settlement (2483m2) Partly Orchard (4106m2)	Settlement	4106	<p>1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: Between 10% to 25%. f) Government/Private Forest land status: No 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: Electricity line is available along the approach road 6. Characteristics of surrounding area: The area has got settlement character with houses along the northern side.</p> <p>7. Zone of property as per RP-2001: 8. Unauthorised layout status: Original property not yet brought any type of development</p> <p>9. Site Inspection Report: Property is accessible by 10.00 mts wide road along the northern side The area is having a slope between 10% to 25%. The area is not under paddy cultivation nor is a khazan land and area is covered with shrubs & bushes. The property adjacent to the property under reference is under railway tunnel.</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

Annexure - B

List of cases under section 39A of TCP Act to be placed before the TCP Board in its 204 Meeting to be held on 29-07-2024.

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	Lilah Project Realty One LLP & Others	104/1	Parcem, Pernem	412022	Orchard	Settlement	57225	<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: Part of the property is more than 25%. RPG 2021 also shows part of property as NDS. 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: Not Available 6. Characteristics of surrounding area: Surrounding area is having jungle trees & bushes, in property carried out under construction road. 7. Zone of property as per RP-2001: Orchard 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 sloping in nature. Part of the property is having gradient more than 25%. However contour plan submitted by Applicant is a which works out of tune of within permissible gradient of 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 leaving area under No Development Slopes.

Annexure - B

List of cases under section 39A of TCP Act to be placed before the TCP Board in its 204 Meeting to be held on 29-07-2024.

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	Prestige Acres Private Limited rep by Mr. Kishor Kumar Kadrolkar	129/1	Sancoale, Mormugao	24625	Transportation/ warehousing & communication (T)	Settlement	24625	<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: No 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. 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 the area. 6. Characteristics of surrounding area: The area has got settlement character with residential project in the area. 7. Zone of property as per RP-2001: Not applicable. 8. Unauthorized layout status: Not unauthorised sub division</p> <p>9. Site Inspection Report: Property is accessible by existing by 4 mts road along western side. The area has got settlement character with residential project in the nearby area. There is no paddy cultivation nor it is a khazan land and the property is having a slope between 10% to 25%.</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

Annexure - B

List of cases under section 39A of TCP Act to be placed before the TCP Board in its 204 Meeting to be held on 29-07-2024.

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	M/s Nicetel Electronics	59/3-A	Calangute, Bardez	2500	Settlement	Special Commercial Zone	2500	<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. 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 6. Characteristics of surrounding area: Southern side of property having a river. Northern eastern and southern side of property is having a residential houses. Western side of property is having water bodies & mangroves. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: Not unauthorised sub division</p> <p>9. Site Inspection Report: Property is accessible by 6 mts wide tar road. Topography of the property is within permissible gradient. Southern side of property having a river. Northern eastern and southern side of property is having a residential houses. Western side of property is having water bodies & mangroves.</p> <p>10. Any other observations relevant to the application: CRZ is applicable</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

Annexure - B

List of cases under section 39A of TCP Act to be placed before the TCP Board in its 204 Meeting to be held on 29-07-2024.

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	Smita Mayur Sawkar	81/1-D Plot C	Candolim , Bardez	3600	Partly Settlement With NDS Partly Orchard with NDS	Settlement Zone	1859	<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: No e) Gradient of land: More than 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. 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: Surrounding property is having a jungle trees & bushes with green vegetation 7. Zone of property as per RP-2001: 8. Unauthorized layout status: unauthorised sub division</p> <p>9. Site Inspection Report: Property is accessible by 8 mts wide tar road and right of way of 25 mts. ODP 2030. Topography of the property is having a partly sloppy in nature and partly steep slope. Slope of property appears to more than 25%. Contour Plan submitted by applicant' s Engineer KH Kamaladinni does not tally with site condition.. Surrounding property is having a jungle trees & bushes with green vegetation. 10. Any other observations relevant to the application: CRZ is applicable. ODP shows settlement with NDS</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 for part of property in line with Settlement with NDS.

Annexure - B

List of cases under section 39A of TCP Act to be placed before the TCP Board in its 204 Meeting to be held on 29-07-2024.

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	Smita Mayur Sawkar	81/1-D Plot A	Candolim, Bardez	42800	Partly Orchard overlapped partly with NDS & Partly with NDZ	Settlement Zone	23300	<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: No e) Gradient of land: More than 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. 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: Southern side of the property is having crematorium & there is a children park. Surrounding property is having a jungle trees & bushes with green vegetation. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: unauthorised sub division</p> <p>9. Site Inspection Report: Landlocked property there is no direct access to the property. Topography of the property is having a steep slope. Slope of property appears to more than 25%. Contour Plan submitted by applicant's Engineer KH Kamaladinni does not tally with site condition. Southern side of the property is having crematorium & there is a children park. Surrounding property is having a jungle trees & bushes with green vegetation.</p> <p>10. Any other observations relevant to the application: CRZ is applicable. ODP shows settlement with NDS</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 for part of property in line with Settlement with NDS.

Annexure - B

List of cases under section 39A of TCP Act to be placed before the TCP Board in its 204 Meeting to be held on 29-07-2024.

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	Krishna Shirodkar	37/1-B-8	Colem, Dharbandora	4000	Orchard (within in buffer zone of Colem wildlife sanctuary	Settlement	491	<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: In buffer zone of Colem wildlife sanctuary</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 the area. 6. Characteristics of surrounding area: the area has got settlement character with houses in the nearby area moreover there exist a structure in the area sought for change of zone. 7. Zone of property as per RP-2001: Orchard 8. Unauthorized layout status: Not unauthorised sub division</p> <p>9. Site Inspection Report: Property is accessible by existing by 6 mts road along northern side. The area has got settlement character with houses in the nearby area moreover there exist a structure in the area sought for change of zone. The area has got slope less than 10%.</p> <p>10. Any other observations relevant to the application: Within 1KM of wild life century, Eco sensitive zone as per definition of the eco sensitive land.</p>	Not Recommended