

Item No. 3: 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 for approval/recommendation/decision under Sub-rule (1) of rule 4 of the Goa Town & Country Planning (change of zone of land in the Regional Plan or the Outline Development Plan) Rules, 2024.

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 if 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 210th Town & Country Planning Board meeting Sub-rule (3) of Rule 4 of the Goa Town & Country Planning (change of zone of land in the Regional Plan or the Outline Development Plan) Rules, 2024 for its recommendation/approval/decision and the cases as listed at Table ‘B’ are

Handwritten signatures, one appearing to be 'G' and the other a checkmark, likely representing the signatures of the Member Secretary and the Board members.

approved by the Board. The Member Secretary, TCP Board was accordingly directed to initiate further course of action in this matter Sub-rule (4) of Rule 4 of the Goa Town & Country Planning (change of zone of land in the Regional Plan or the Outline Development Plan) Rules, 2024.

Details of applications as placed before the Board under Section 39A and decision of the Board on the same is as per Table 'B', which forms part of this minutes.

210th Board Table B

TABLE-B

List of cases under section 39A of TCP Act placed before the TCP Board in its 210 th Meeting to be held on 30-12-2024 under sub rule 1 of rule 4 of rules for the purpose of section 39A of the TCP Act. (PROVISIONAL)

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	Rasika R Kadwadkar Abhishek Raghuvir Badkar	76/1-A-20	Fatorpa, Quepem	611	Partly Orchard (6 m2) Partly Orchard with No Development Slope (605m2)	Settlement	611	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: Not 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: 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: Infrastructure like electric line is passing in the area.</p> <p>6. Characteristics of surrounding area: The area has got settlement character with house in the close vicinity.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorized layout status: It is a part of unauthorised layouts in non-confirmed lane, however there are no details submitted.</p> <p>9. Site Inspection Report: Property is accessible by 6 mts wide road along the western side. The area has got settlement character with house in the close vicinity. Slope is between 10% to 25%. Property is not low lying and nor under paddy cultivation and not a water body. Infrastructure like electric line is passing in the area.</p> <p>10. Any other observations relevant to the application: nil</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 as slope of the property is within permissible limit as per site condition.

TABLE-B

List of cases under section 39A of TCP Act placed before the TCP Board in its 210 th Meeting to be held on 30-12-2024 under sub rule 1 of rule 4 of rules for the purpose of section 39A of the TCP Act. (PROVISIONAL)

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	Nilkant Shankar Naik	58/1	Bandoli, Dharbandora	500	Orchard	Settlement	500	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: Not 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: No</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: 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: Infrastructure like electric line is available in the area.</p> <p>6. Characteristics of surrounding area: Area has got settlement character with houses in close proximity.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorized layout status: Original property</p> <p>9. Site Inspection Report: Property is accessible by existing tar road. Area has got settlement character with houses in close proximity. The property is having a slope between 10% to 25%. Infrastructure like electric line is available in the area. The property is not low lying the not under paddy cultivation.</p> <p>10. Any other observations relevant to the application: nil</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

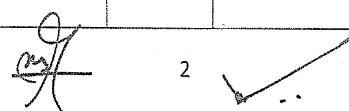


TABLE-B

List of cases under section 39A of TCP Act placed before the TCP Board in its 210 th Meeting to be held on 30-12-2024 under sub rule 1 of rule 4 of rules for the purpose of section 39A of the TCP Act. (PROVISIONAL)

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	Buildpro Infra	PT Sheet No. 49 Chalta No. 16	Margao, Salcete	2780	Natural Reserve/ Orchard Zone	Settlement	2780	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: Not 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: No</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: 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: Infrastructure like electric line is passing in the area.</p> <p>6. Characteristics of surrounding area: There are structures in the nearby area.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorized layout status: It is a part of unauthorised layouts in non-confirmed lane, however there are no details submitted.</p> <p>9. Site Inspection Report: Property is accessible by an katcha access along the south west side. There are structures in the nearby area.. Slope is between 10% to 25%. Property is not low lying and nor under paddy cultivation however there are shrubs and bushes in the property there are no water body. Infrastructure like electric line is passing in the area.</p> <p>10. Any other observations relevant to the application: nil</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

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List of cases under section 39A of TCP Act placed before the TCP Board in its 210 th Meeting to be held on 30-12-2024 under sub rule 1 of rule 4 of rules for the purpose of section 39A of the TCP Act. (PROVISIONAL)

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	Laxmikant Kattimani alias Laxmikanth Kattimani	167/2-S	Cortalim, Mormugao	209	Orchard with No Development Slope	Settlement	209	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: Not 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: 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: Infrastructure like electric line is passing in the area.</p> <p>6. Characteristics of surrounding area: The area has got settlement character with houses in the vicinity. There exist a building ground + 3 in the property itself.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorized layout status: It is a part of unauthorised layouts in non-confirming lane, however there are no details submitted.</p> <p>9. Site Inspection Report: Property is accessible by 6 mts wide access along the eastern side. The area has got settlement character with houses in the vicinity. There exist a building ground + 3 in the property. Slope is between 10% to 25%. Infrastructure like electric line is passing in the area.</p> <p>10. Any other observations relevant to the application: nil</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 as slope of the property is within permissible limit as per site condition.

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Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Propert y/ 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/Appr oval of the TCP Board
5	Laxmikant Kattimani alias Laxmikanth Kattimani	167/2-T	Cortalim, Mormugao	261	Orchard with No Development Slope	Settlement	261	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: Not 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: 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: Infrastructure like electric line is passing in the area.</p> <p>6. Characteristics of surrounding area: The area has got settlement character with houses in the vicinity. There exist a building ground + 3 in the property itself.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorized layout status: It is a part of unauthorised layouts in non-confirmed lane, however there are no details submitted.</p> <p>9. Site Inspection Report: Property is accessible by 6 mts wide access along the eastern side. The area has got settlement character with houses in the vicinity. There exist a building ground + 3 in the property itself. Slope is between 10% to 25%. Infrastructure like electric line is passing in the area.</p> <p>10. Any other observations relevant to the application: nil</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 as slope of the property is within permissible limit as per site condition.

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Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Propert y/ 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/Appr oval of the TCP Board
6	Lekraj K. Surlikar Hema L. Surlikar	229/13	Chorao, Tiswadi	2475	Paddy Field	Settlement	2475	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: Partly Flat in nature, at same level with the road existing level and partly low lying wrt adjoining ground level.</p> <p>b) Water body status: Not a water body</p> <p>c) Khazan land status: Not a khazan land</p> <p>d) Flood prone status: No</p> <p>e) Gradient of land: Gradual slope</p> <p>f) Government/Private Forest land status: NA</p> <p>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: Well is there in the property & electricity connection also existing within the plot.</p> <p>6. Characteristics of surrounding area: There is an existing houses towards the northern side of the property under reference, hence surrounding area shows settlement characteristics</p> <p>7. Zone of property as per RP-2001: na</p> <p>8. Unauthorised layout status: na</p> <p>9. Site Inspection Report:Property is accessible by 4 mts Tar road. Gradual slope. Partly Flat in nature, at same level with the road existing level and partly low lying wrt adjoining ground level. There is an existing houses towards the northern side of the property under reference, hence surrounding area shows settlement characteristics. Well is there in the property & electricity connection also existing within the plot.</p> <p>10. Any other observations relevant to the application: nil</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 as not a low lying cultivated field.

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7	Green First Estate Pvt Ltd	503/1-A (Part IV)	Tivim, Bardez	50000	Partly Cultivable Land with Irrigation Command Area and Partly Institutional Zone & Partly Paly ground Partly Institutional Zone and 10 mts proposed road passing.	Settlement	50000	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: Low lying</p> <p>b) Water body status: Not a water body</p> <p>c) Khazan land status: Not a khazan land</p> <p>d) Flood prone status: No</p> <p>e) Gradient of land: Topography of property partly flat in nature part of property is an low lying land. High tension electric line is passing through the property.</p> <p>f) Government/Private Forest land status: NA</p> <p>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 are available.</p> <p>6. Characteristics of surrounding area: Northern side of property having barren land and cashew plantation and southern side of property having under marked play ground.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorised layout status:</p> <p>9. Site Inspection Report: Property is accessible by 3 mts wide katcha approach road from same applicant's property. Topography of property partly flat in nature part of property is an low lying land. High tension electric line is passing through the property. Northern side of property having barren land and cashew plantation and southern side of property having under marked play ground. No Infrastructure are available.</p> <p>10. Any other observations relevant to the application: WRD NOC require</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 and also directed to obtain report from WRD being under command area.

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8	Green First Estate Pvt Ltd	501/I-A	Tivim, Bardez	52900	Partly Cultivable Land with Irrigation Command Area and Partly Cultivable land with No Development Slope with Irrigation Command Area.	Settlement	52900	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: Low lying</p> <p>b) Water body status: Not a water body</p> <p>c) Khazan land status: Not a khazan land</p> <p>d) Flood prone status: No</p> <p>e) Gradient of land: Topography of property partly flat in nature & partly 10% to 25% slope and partly more than 25%. Electric High tension line passing through the property.</p> <p>f) Government/Private Forest land status: NA</p> <p>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 are available.</p> <p>6. Characteristics of surrounding area: Northern side of property having water canal and pipe line North eastern side of the property having playground northern side corner near area having house.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorised layout status:</p> <p>9. Site Inspection Report: Property is accessible by 3 mts wide katcha approach road from same applicant's property. Topography of property partly flat in nature & partly 10% to 25% slope and partly more than 25%. Electric High tension line passing through the property. Northern side of property having water canal and pipe line North eastern side of the property having playground northern side corner near area having house. No Infrastructure are available.</p> <p>10. Any other observations relevant to the application: WRD NOC require</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 within permissible gradient and also directed to obtain report from WRD being under command area.

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9	Green First Estate Pvt Ltd	503/1-A (part V)	Tivim, Bardez	50472	Partly Cultivable Land with Irrigation Command Area and Partly Institutional Zone & Partly Paly ground Partly Institutional Zone and 10 mts proposed road passing.	Settlement	50472	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: Low lying</p> <p>b) Water body status: Not a water body</p> <p>c) Khazan land status: Not a khazan land</p> <p>d) Flood prone status: No</p> <p>e) Gradient of land: Topography of property partly flat in nature part of property is an low lying part of property within 20% slope.</p> <p>f) Government/Private Forest land status: NA</p> <p>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 are available.</p> <p>6. Characteristics of surrounding area: Northern side of property having barren land and cashew plantation and eastern side of property.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorised layout status:</p> <p>9. Site Inspection Report: Property is accessible by 3 mts wide katcha approach road from same applicant's property. Topography of property partly flat in nature part of property is an low lying part of property within 20% slope. Northern side of property having barren land and cashew plantation and eastern side of property. No Infrastructure are available.</p> <p>10. Any other observations relevant to the application: WRD NOC require</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 and also directed to obtain report from WRD being under command area.




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10	Pushti Wellness Private Limited	69/1-A	Reis Magos, Bardez	8900	Partly Settlement Partly Natural Cover & Partly Natural Cover with No Development Slope	Settlement	8900	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: Not 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: Topography of the property area of sought change of zone area is partly 10% to 25% slope and partly more than 25% slope contour plan submitted by applicant eng does not tally with site condition.</p> <p>f) Government/Private Forest land status: NA</p> <p>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: Infrastructure are available in vicinity area.</p> <p>6. Characteristics of surrounding area: South eastern corner of the property having house.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorized layout status: It is a part of unauthorised layouts in non-confirmed lane, however there are no details submitted.</p> <p>9. Site Inspection Report: Property is accessible by 6 mts wide tar road. Topography of the property area of sought change of zone area is partly 10% to 25% slope and partly more than 25% slope contour plan submitted by applicant eng does not tally with site condition. South eastern corner of the property having house. Infrastructure are available in vicinity area.</p> <p>10. Any other observations relevant to the application: Forest NOC require as per site condition.</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 within permissible gradient also directed to obtain report from Forest Department.

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11	Jose Francisco Jaoquim Avertano Furtado	210/4	Parra, Bardez	187	Partly Residential Partly Orchard overlapped with No Development Slope	Settlement	187	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: Not low lying</p> <p>b) Water body status: Not a water body</p> <p>c) Khazan land status: Not a khazan land</p> <p>d) Flood prone status: No</p> <p>e) Gradient of land: Topography of the property sought of change of zone as a below 25%. Slope.</p> <p>f) Government/Private Forest land status: NA</p> <p>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 are available.</p> <p>6. Characteristics of surrounding area: Surrounding property having thick jungle trees. In property having thick jungle trees.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorised layout status:</p> <p>9. Site Inspection Report: Land locked property. Topography of the property sought of change of zone as a below 25%. Slope. Surrounding property having thick jungle trees. In property having thick jungle trees. No Infrastructure are available.</p> <p>10. Any other observations relevant to the application: Forest NOC require as per site condition.</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 being within permissible gradient as per site condition also directed to obtain report from Forest Department.

TABLE-B

List of cases under section 39A of TCP Act placed before the TCP Board in its 210 th Meeting to be held on 30-12-2024 under sub rule 1 of rule 4 of rules for the purpose of section 39A of the TCP Act. (PROVISIONAL)

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	Jose Francisco Jaoquim Avertano Furtado	210/6	Parra, Bardez	121	Partly Residential Partly Orchard overlapped with No Development Slope	Settlement	121	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: Not low lying</p> <p>b) Water body status: Not a water body</p> <p>c) Khazan land status: Not a khazan land</p> <p>d) Flood prone status: No</p> <p>e) Gradient of land: Topography of the property sought of change of zone sloppy in nature</p> <p>f) Government/Private Forest land status: NA</p> <p>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 are available.</p> <p>6. Characteristics of surrounding area: Surrounding property having thick jungle trees. In property having thick jungle trees.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorised layout status:</p> <p>9. Site Inspection Report: Land locked property. Topography of the property sought of change of zone sloppy in nature. Surrounding property having thick jungle trees. In property having thick jungle trees. No Infrastructure are available.</p> <p>10. Any other observations relevant to the application: Forest NOC require as per site condition.</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 being within permissible gradient as per site condition and also directed to obtain report from Forest Department...

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List of cases under section 39A of TCP Act placed before the TCP Board in its 210 th Meeting to be held on 30-12-2024 under sub rule 1 of rule 4 of rules for the purpose of section 39A of the TCP Act. (PROVISIONAL)

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	Gloria Violet De souza	210/10	Parra, Bardez	98	Partiy Residential Partly Orchard Partly Orchard with No Development Slope	Settlement	98	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: Not low lying</p> <p>b) Water body status: Not a water body</p> <p>c) Khazan land status: Not a khazan land</p> <p>d) Flood prone status: No</p> <p>e) Gradient of land: Topography of the property sought of change of zone sloppy in nature</p> <p>f) Government/Private Forest land status: NA</p> <p>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 are available.</p> <p>6. Characteristics of surrounding area: Surrounding property having thick jungle trees. In property having thick jungle trees.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorised layout status:</p> <p>9. Site Inspection Report: Land locked property. Topography of the property sought of change of zone sloppy in nature. Surrounding property having thick jungle trees. In property having thick jungle trees. No Infrastructure are available.</p> <p>10. Any other observations relevant to the application: Forest NOC require as per site condition.</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 being within permissible gradient as per site condition and also directed to obtain report from Forest Department...




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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	Wilfred Mario Lemos	210/11	Parra, Bardez	120	Partly Residential Partly Orchard Partly Orchard with No Development Slope	Settlement	120	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: Not low lying</p> <p>b) Water body status: Not a water body</p> <p>c) Khazan land status: Not a khazan land</p> <p>d) Flood prone status: No</p> <p>e) Gradient of land: Topography of the property sought of change of zone having more than 25%. Slope.</p> <p>f) Government/Private Forest land status: NA</p> <p>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 are available.</p> <p>6. Characteristics of surrounding area: Southern side of area with 50 mts radius having house and northern eastern side & western side of property having thick jungle trees.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorised layout status:</p> <p>9. Site Inspection Report: Land locked property. Topography of the property sought of change of zone having more than 25%. Slope. Southern side of area with 50 mts radius having house and northern eastern side & western side of property having thick jungle trees.</p> <p>10. Any other observations relevant to the application:</p> <p>Forest NOC require as per site condition.</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 being within permissible gradient as per site condition and also directed to obtain report from Forest Department...

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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	Ronald Anthony Dsouza	210/16	Parra, Bardez	858	Partly Residential Partly Orchard Partly Orchard with No Development Slope	Settlement	858	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: Not low lying</p> <p>b) Water body status: Not a water body</p> <p>c) Khazan land status: Not a khazan land</p> <p>d) Flood prone status: No</p> <p>e) Gradient of land: Topography of the property sought of change of zone having more than 25% Slope.</p> <p>f) Government/Private Forest land status: NA</p> <p>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 are available.</p> <p>6. Characteristics of surrounding area: Southern side of area with 50 mts radius having house and northern eastern side & western side of property having thick jungle trees.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorised layout status:</p> <p>9. Site Inspection Report: Land locked property. Topography of the property sought of change of zone having partly 10% to 25% slope and partly more than 25% Slope. Southern side of area with 50 mts radius having house and northern eastern side & western side of property having thick jungle trees.</p> <p>10. Any other observations relevant to the application: Forest NOC require as per site condition.</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 being within permissible gradient as per site condition and also directed to obtain report from Forest Department.