

Item No. 4: 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 (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.

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:

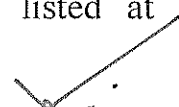
"39A. Change of Zone.— (1) Notwithstanding anything contained in this Act, the Chief Town Planner (Planning) upon direction of the Government or on receipt of an application in this regard and with approval of the Board, may, from time to time, alter or modify the Regional Plan and/ or the Outline Development 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 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 'C' are



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 'C', which forms part of this minutes.

A handwritten signature in black ink, consisting of a stylized 'J' or 'G' shape with a horizontal line crossing it, and the letters 'ms' written below the main stroke.

210th Board Table C

TABLE - C

List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 210th Meeting held on 30-12-2024 (FINAL)

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
1	Kevin Francis D'Souza	8/7	Arpora, Bardez	8975	Paddy Field with CADA	Settlement	8975	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: low lying</p> <p>b) Water body status: small portion as reflected on survey plan is under 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: 30 cm from below katcha road level small part of property having seasonal water catchment area.</p> <p>f) Government/Private Forest land status: NA</p> <p>g) Wild Life Buffer status: Not a wildlife buffer</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of request is for Tourism related project: No</p> <p>4. If, change of 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: Southern, western & north-east corner of the property having residential area. North & east side of the property having paddy field low lying area.</p> <p>7. of property as per RP-2001:</p> <p>8. Unauthorized layout status: No</p> <p>9. Site Inspection Report: There is no direct access to the property applicant has submitted NOC of road. Southern, western & north-east corner of the property having residential area. North & east side of the property having paddy field low lying area. There are houses on northern side.</p> <p>10. Any other observations relevant to the application: There are many development at same level in the vicinity.</p>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. <i>The Board accordingly decided to recommend the proposal of Change of Zone for an area of 8750 m² from Paddy field with Irrigation command area to Settlement excluding area under pond and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024.</i></p>

TABLE - C

List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 210th Meeting held on 30-12-2024 (FINAL)

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
2	SudhirSawant	193/1 (Part)	Assagao, Bardez	2775	Partly Settlement and Partly Natural Cover	Settlement	1517	<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: Property within permissible gradient slope 10% to 25%.</p> <p>f) Government/Private Forest land status: NA</p> <p>g) Wild Life Buffer status: Not a wildlife buffer</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of request is for Tourism related project: No</p> <p>4. If, change of is requested for public utility project: No</p> <p>5. Infrastructure status:Infrastructure are available.</p> <p>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. of property as per RP-2001:</p> <p>8. Unauthorised layout status:It is an authorised layout in non-confirming , 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>	Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines. as specified under Rule 5 of Section 3. A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The Board accordingly decided to recommend the proposal of Change of Zone for an area of 1517 m2 from Natural Cover to Settlement and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024.

TABLE - C

List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 210th Meeting held on 30-12-2024 (FINAL)

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
3	Prabhuram P. Sutar	96/8-M	Ucassaim, Bardez	381	Natural Cover	Settlement	381	<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: Property slopes is between 10% to 25%.</p> <p>f) Government/Private Forest land status: NA</p> <p>g) Wild Life Buffer status: Not a wildlife buffer</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of request is for Tourism related project: No</p> <p>4. If, change of is requested for public utility project: No</p> <p>5. Infrastructure status: Western side of property having small structure, in structure having electricity line.</p> <p>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. of property as per RP-2001:</p> <p>8. Unauthorised layout status: It is an authorised layout in non-confirming , 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>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The Board accordingly decided to recommend the proposal of Change of Zone for an area of 381 m2 from Natural Cover to Settlement and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024.</p>

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List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 210th Meeting held on 30-12-2024 (FINAL)

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
4	Shrikant Hanumant Patil	266/1-G	Usgao, Ponda	436	Natural Cover	Settlement	436	<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: Less than 10%.</p> <p>f) Government/Private Forest land status: NA</p> <p>g) Wild Life Buffer status: Not a wildlife buffer</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of request is for Tourism related project: No</p> <p>4. If, change of 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. of property as per RP-2001:</p> <p>8. Unauthorised layout status: It is an authorised layout in non-confirming , 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>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The Board accordingly decided to recommend the proposal of Change of Zone for an area of 436 m2 from Natural Cover to Settlement and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024.</p>




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Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
5	DPC Motors P.L. Micael Agnelo De Dsouza	38/12, 38/13, 38/18	Soccoro, Bardez	1900	Settlement	Commercial	1900	<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: Within permissible gradient.</p> <p>f) Government/Private Forest land status: NA</p> <p>g) Wild Life Buffer status: Not a wildlife buffer</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of request is for Tourism related project: No</p> <p>4. If, change of is requested for public utility project: No</p> <p>5. Infrastructure status: Available</p> <p>6. Characteristics of surrounding area: Property located in settlement residential area. Property already developed.</p> <p>7. of property as per RP-2001:</p> <p>8. Unauthorised layout status: It is an authorised layout in non-confirming , 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 .</p> <p>10. Any other observations relevant to the application: No</p>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The Board accordingly decided to recommend the proposal of Change of Zone for an area of 1900 m2 from Settlement to Commercial and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024.</p>





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Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
6	SnehaAniketSalgaonkar	221/2	Dhargalim, Pernem	3800	Paddy Field with Irrigation Command Area	Settlement	3800	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: part portion 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: From road level sloping down side which partly gradual & partly flat in nature partly parts low lying.</p> <p>f) Government/Private Forest land status: NA</p> <p>g) Wild Life Buffer status: Not a wildlife buffer</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of request is for Tourism related project: No</p> <p>4. If, change of 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: 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. of property as per RP-2001:</p> <p>8. Unauthorised layout status: It is an authorised layout in non-confirming, 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>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The Board accordingly decided to recommend the proposal of Change of Zone for an area of 3800 m2 from Paddy field with Irrigation Command area to Settlement and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024.</p>

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Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
7	Project Realty One LLP & others	104/1 (Part)	Parcem, Pernem	4,12,022	Orchard	Settlement	57225	<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 applicable</p> <p>e) Gradient of land: less than 10%.</p> <p>f) Government/Private Forest land status: NA</p> <p>g) Wild Life Buffer status: Not a wildlife buffer</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of request is for Tourism related project: No</p> <p>4. If, change of 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. 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>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The Board accordingly decided to recommend the proposal of Change of Zone for an area of 46700 m2 from Orchard to Settlement and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024.</p>

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Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
8	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)</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: 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 status: Not a wildlife buffer</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of request is for Tourism related project: No</p> <p>4. If, change of is requested for public utility project: No</p> <p>5. Infrastructure status: Available in the area.</p> <p>6. Characteristics of surrounding area: The area has got settlement character with residential project in the area.</p> <p>7. of property as per RP-2001: Not applicable.</p> <p>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>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The Board accordingly decided to recommend the proposal of Change of Zone for an area of 24625 m2 from Transportation/ warehousing & communication (T) to Settlement and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024.</p>

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Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
9	M/s Nicetel Electronics	59/3-A	Calangute, Bardez	7695	Settlement	Special Commercial /C1	2500	<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 applicable</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 status: Not a wildlife buffer</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of request is for Tourism related project: No</p> <p>4. If, change of is requested for public utility project: No</p> <p>5. Infrastructure status: Available</p> <p>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.</p> <p>7. of property as per RP-2001:</p> <p>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>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The Board accordingly decided to recommend the proposal of Change of Zone for an area of 2500 m2 from Settlement to Commercial C1 and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024.</p>

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List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 210th Meeting held on 30-12-2024 (FINAL)

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
10	Smita Mayur Sawkar	81/1-D Plot A	Candolim, Bardez	42800	Partly Residential with No Development Slope, Partly Orchard with No Development Slope and Partly orchard with No Development Zone	Settlement	23300	<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: No</p> <p>e) Gradient of land: More than 25%.</p> <p>f) Government/Private Forest land status: NA</p> <p>g) Wild Life Buffer status: Not a wildlife buffer</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of request is for Tourism related project: No</p> <p>4. If, change of is requested for public utility project: No</p> <p>5. Infrastructure status: Available in near vicinity.</p> <p>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.</p> <p>7. of property as per RP-2001:</p> <p>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>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The Board accordingly decided to recommend the proposal of Change of for an area of 23300 m2 from Partly Orchard with No Development Slope to Settlement with No Development Slope, Partly Orchard with No Development Zone and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024.</p>

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List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 210th Meeting held on 30-12-2024 (FINAL)

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
11	Prestige Acres Private Limited rep by Mr.Kishor Kumar Kadrolkar	131/1	Sancoale, Mormugao	19050	Partly Transportation/ Warehousing & communication (8864m2) Partly S-2 (10186m2)	Transportation/ warehousing & communication to Settlement	8864	<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: No</p> <p>e) Gradient of land: Less than 10%.</p> <p>f) Government/Private Forest land status: NA</p> <p>g) Wild Life Buffer status: Not a wildlife buffer</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of request is for Tourism related project: No</p> <p>4. If, change of is requested for public utility project: No</p> <p>5. Infrastructure status: Available in the area.</p> <p>6. Characteristics of surrounding area: The area has got settlement character with building in the close proximity.</p> <p>7. of property as per RP-2001: Not applicable.</p> <p>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 building in the close proximity. There is no paddy cultivation nor it is a khazan land and the property is having a slope less than 10%.</p> <p>10. Any other observations relevant to the application: No</p>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The Board accordingly decided to recommend the proposal of Change of for an area of 8864 m2 from Transportation/warehouse & communication to settlement and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024.</p>

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List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 210th Meeting held on 30-12-2024 (FINAL)

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
12	Sumitra Rameshlai Shah	21/2 Plot 1 & 1-A	Chimbel, Tiswadi	401	Partly Settlement (130m2) Partly Orchard with No Development Slope (271m2)	Settlement	271	<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 status: Not a wildlife buffer</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of request is for Tourism related project: No</p> <p>4. If, change of 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 all around.</p> <p>7. of property as per RP-2001:</p> <p>8. Unauthorised layout status: Partly in confirming and partly in non-confirming</p> <p>9. Site Inspection Report: Property is accessible by existing 6 mts road ending with cul-de-sac along the southern side. The area has got settlement character with houses all around.</p> <p>10. Any other observations relevant to the application: No</p>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The Board accordingly decided to recommend the proposal of Change of for an area of 271 m2 from Orchard with No Development Slope to Settlement Zone and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024.</p>

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Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
13	M/s Magnitude Homes LLP	38/0	Arambol, Pernem	49883	Partly Orchard Partly Orchard with No Development Slope with Irrigation Command Area, Partly Cultivable Land	Settlement	20000	<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: Partly Between 10% to 25%. And partly above 25%</p> <p>f) Government/Private Forest land status: NA</p> <p>g) Wild Life Buffer status: Not a wildlife buffer</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of request is for Tourism related project: No</p> <p>4. If, change of 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: surroundings area are western side of the property after roads having commercial shops and hotels and southern northern and eastern side of property having jungle trees and bushes, northern side of property on boundary having cross of property as per RP-2001:</p> <p>7. of property as per RP-2001:</p> <p>8. Unauthorised layout status: No</p> <p>9. Site Inspection Report: Property is 8Mtr wide tar Road towards the western side of the property. Topography of the property Partly 10% to 25% which is less area Partly more then 25% is steep slope larger portion area. In property having banyans tree and jungle trees and bushes and temporary structure Infrastructure are available in vicinity area</p> <p>10. Any other observations relevant to the application: No</p>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The Board accordingly decided to recommend the proposal of Change of for an area of 14400 m2 within permissible gradient from partly orchard with No Development Slope with Irrigation command area & Partly Cultivable Land to settlement and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024.</p>

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Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
14	JackapMicheal Dsouza	29/8-A	Chopdem, Pernem	1514	Partly Paddy Field and partly Paddy field with Irrigation command area	Settlement	687	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: 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: From road level slightly down from road level and property flat in nature.</p> <p>f) Government/Private Forest land status:</p> <p>g) Wild Life Buffer status: Not a wildlife buffer</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of request is for Tourism related project: No</p> <p>4. If, change of is requested for public utility project: No</p> <p>5. Infrastructure status: Infrastructure available in near vicinity.</p> <p>6. Characteristics of surrounding area: Property in around residential area, in same topography level having house adjoining property.</p> <p>7. of property as per RP-2001:</p> <p>8. Unauthorized layout status: No</p> <p>9. Site Inspection Report: Property is accessible by 8 mts wide tar road & right of way proposed 25 mts as per RPG 2021. Property in around residential area, in same topography level having house adjoining property.</p> <p>10. Any other observations relevant to the application: Property is not being cultivated. Property is located in between two developed plots.</p>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The Board accordingly decided to recommend the proposal of Change of for an area of 687 m2 from paddy field to settlement and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024.</p>

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Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
15	Silveira Inland Water Transport Private Limited rep by Francisco Silveira	127/5	Batim, Tiswadi	9900	Partly Natural Cover Partly Natural Cover with NDS & heritage Trail along the Eastern boundary	Settlement	8348	<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: Partly less than 10% & partly between 10% to 25%, Partly more than 25%.</p> <p>f) Government/Private Forest land status: NA</p> <p>g) Wild Life Buffer status: Not a wildlife buffer</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of request is for Tourism related project: No</p> <p>4. If, change of 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: The area has got settlement character with one building along the eastern side.</p> <p>7. of property as per RP-2001:</p> <p>8. Unauthorised layout status: No</p> <p>9. Site Inspection Report: Property is accessible by 6 mts wide access along the southern side of Sy. No. 128/1 which also belongs to the same owner and it is adjacent to the property under reference. The slope of the property sought for correction is having a slope partly less than 10%, partly between 10% to 25%, partly more than 25%. Infrastructure facilities like electric line is available in the area.</p> <p>10. Any other observations relevant to the application: Although they sought for change ids 8348 m2 the area however as per the Contour plan the area within the permissible gradient is less than the area sought for change of.</p>	Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The Board accordingly decided to recommend the proposal of Change of for an area of 5500 m2 from within permissible gradient from Natural cover and Partly Natural cover with No Development Slope to Settlement and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024.

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Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
16	Floriano Miranda	22/9-B	Curtorim, Salcete	500	Partly Settlement (15 m2) partly Paddy Field (485m2)	Settlement	485	<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: Na</p> <p>e) Gradient of land: Less than 10%.</p> <p>f) Government/Private Forest land status: NA</p> <p>g) Wild Life Buffer status: Not a wildlife buffer</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of request is for Tourism related project: No</p> <p>4. If, change of is requested for public utility project: No</p> <p>5. Infrastructure status: Infrastructure like electric line is available along the approach road.</p> <p>6. Characteristics of surrounding area: The area has got settlement character with houses in close vicinity.</p> <p>7. of property as per RP-2001:</p> <p>8. Unauthorised layout status: The property under reference is a original holding with individual Sy. No.</p> <p>9. Site Inspection Report: Property is accessible by existing 6 mts wide road along the eastern side. The area has got settlement character with houses in close vicinity and the slope of property is less than 10%.</p> <p>10. Any other observations relevant to the application: No</p>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The Board accordingly decided to recommend the proposal of Change of for an area of 485 m2 from Paddy field to settlement and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024.</p>

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17	Floriano Miranda	22/8	Curtorim, Salcete	900	Paddy Field	Settlement	496	<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: Na</p> <p>e) Gradient of land: Less than 10%.</p> <p>f) Government/Private Forest land status: NA</p> <p>g) Wild Life Buffer status: Not a wildlife buffer</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of request is for Tourism related project: No</p> <p>4. If, change of is requested for public utility project: No</p> <p>5. Infrastructure status: Infrastructure like electric line is available along the approach road.</p> <p>6. Characteristics of surrounding area: The area has got settlement character with houses in close vicinity.</p> <p>7. of property as per RP-2001:</p> <p>8. Unauthorised layout status: The property under reference is a original holding with individual Sy. No.</p> <p>9. Site Inspection Report: Property is accessible by existing 6 mts wide road along the eastern side. The area has got settlement character with houses in close vicinity and the slope of property is less than 10%.</p> <p>10. Any other observations relevant to the application: No</p>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The Board accordingly decided to recommend the proposal of Change of for an area of 496 m2 from Paddy field to settlement and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024.</p>




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18	Yogesh Samrat	257/1-G	Corgao, Pernem	350	Orchard	Settlement	350	<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 status: Not a wildlife buffer</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of request is for Tourism related project: No</p> <p>4. If, change of 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: Near Northern and Eastern side of property having a houses.</p> <p>7. of property as per RP-2001:</p> <p>8. Unauthorised layout status: No</p> <p>9. Site Inspection Report: Property is accessible by 3 mts wide katcha road. Topography of the property is within 10% to 15%. Near Northern and Eastern side of property having a houses.</p> <p>10. Any other observations relevant to the application: No</p>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The Board accordingly decided to recommend the proposal of Change of for an area of 350 m2 from Orchard to settlement and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024.</p>




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19	Maria Ferrao Stanley Ferrao rep by Kyle Anders Ferrao	78/8	Arpora, Bardez	925	Orchard with Irrigation Command Area	Settlement	925	<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: Yes</p> <p>e) Gradient of land: Less than 10%.</p> <p>f) Government/Private Forest land status: NA</p> <p>g) Wild Life Buffer status: Not a wildlife buffer</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of request is for Tourism related project: No</p> <p>4. If, change of 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: Northern side of property having a trees and southern western & eastern side of property having barren low lying land.</p> <p>7. of property as per RP-2001:</p> <p>8. Unauthorised layout status: No</p> <p>9. Site Inspection Report: There is no direct access to the property. Property is accessible by different owner property by traditional marked way. Topography of the property is 1.3 mts approx. from ground level is a low-lying area. Northern side of property having a trees and southern western & eastern side of property having barren low-lying land.</p> <p>10. Any other observations relevant to the application: There are many existing structure at same level in the vicinity.</p>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The Board accordingly decided to recommend the proposal of Change of for an area of 925 m2 from Orchard with Irrigation command area to settlement and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024.</p>

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List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 210th Meeting held on 30-12-2024 (FINAL)

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
20	Augustino Ferrao Estanesala uFerrao rep by Kyle Anders Ferrao	78/5-A	Arpora, Bardez	1999	Orchard with Irrigation Command Area	Settlement	1999	<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: Yes</p> <p>e) Gradient of land: Less than 10%.</p> <p>f) Government/Private Forest land status: NA</p> <p>g) Wild Life Buffer status: Not a wildlife buffer</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of request is for Tourism related project: No</p> <p>4. If, change of 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: Southern western & southeast side having a low lying land and northern & eastern side of property having Bushes and trees.</p> <p>7. of property as per RP-2001:</p> <p>8. Unauthorised layout status: No</p> <p>9. Site Inspection Report: There is no direct access to the property. Property is accessible by different owner property by traditional marked way. Topography of the property is 1.00 mts approx. down from road level and part of property is a flat in nature and partly 1.3 mts below from ground level is a low-lying area. Southern western & southeast side having a low-lying land and northern & eastern side of property having Bushes and trees.</p> <p>10. Any other observations relevant to the application: No</p>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The Board accordingly decided to recommend the proposal of Change of for an area of 1999 m2 from Orchard with Irrigation command area to settlement and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024.</p>

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List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 210th Meeting held on 30-12-2024 (FINAL)

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
21	Cynthia Ferrao Austin FerraoCatarinaFerrao rep by Kyle Anders Ferrao	76/8	Arpora, Bardez	250	Orchard with Irrigation Command Area	Settlement	250	<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: Yes</p> <p>e) Gradient of land: Less than 10%.</p> <p>f) Government/Private Forest land status: NA</p> <p>g) Wild Life Buffer status: Not a wildlife buffer</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of request is for Tourism related project: No</p> <p>4. If, change of 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: Western side of property having small structure and northern side of property is low lying land and bushes.</p> <p>7. of property as per RP-2001:</p> <p>8. Unauthorised layout status: No</p> <p>9. Site Inspection Report: There is no direct access to the property. Property is accessible by different owner property by traditional marked way. Topography of the property is 1.10 mts approx. down from ground level and low lying area. Western side of property having small structure and northern side of property is low lying land and bushes.</p> <p>10. Any other observations relevant to the application: No</p>	Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The Board accordingly decided to recommend the proposal of Change of for an area of 250 m2 from Orchard with Irrigation Command area to settlement and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024.

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List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 210th Meeting held on 30-12-2024 (FINAL)

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
22	Edaj Builders Pvt Ltd	94/3, 94/3-A	Guirdolim, Salcete	94/3 (7758) 94/3-A (6392) Total: 14150	Partly Settlement Partly Orchard Partly Paddy Field	Paddy Field (870m2) + (910m2) to Settlement Orchard (100m2) to Settlement	1780 + 100 (Total: 1880)	<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: Less than 10%.</p> <p>f) Government/Private Forest land status: NA</p> <p>g) Wild Life Buffer status: Not a wildlife buffer</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of request is for Tourism related project: No</p> <p>4. If, change of is requested for public utility project: No</p> <p>5. Infrastructure status: Available in the area.</p> <p>6. Characteristics of surrounding area: The area has settlement character with houses in the close proximity.</p> <p>7. of property as per RP-2001:</p> <p>8. Unauthorised layout status: No</p> <p>9. Site Inspection Report: Property is accessible by existing 6 mts wide tar road along the southern side. The property is having a slope less than 10%. And is not low lying not under paddy cultivation and not a khazan land. Infrastructure is available in the area and there are houses in the area.</p> <p>10. Any other observations relevant to the application: No</p>	Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The Board accordingly decided to recommend the proposal of Change of for an area of 1880 m2 from partly Orchard, partly paddy field to settlement and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024.

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List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 210th Meeting held on 30-12-2024 (FINAL)

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
23	Mahesh Vithal Naik	83/16-A	Reis Magos. Bardez	2440	Orchard with NDS	Settlement	566	<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: More than 25%.</p> <p>f) Government/Private Forest land status: NA</p> <p>g) Wild Life Buffer status: Not a wildlife buffer</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of request is for Tourism related project: No</p> <p>4. If, change of is requested for public utility project: No</p> <p>5. Infrastructure status: Available in near vicinity</p> <p>6. Characteristics of surrounding area: Southern side of property is having houses. Western Northern & Eastern side of the property is having bushes & jungle trees.</p> <p>7. of property as per RP-2001:</p> <p>8. Unauthorised layout status: It is an authorised layout</p> <p>9. Site Inspection Report: Property is accessible by traditional way access from same applicants property. Topography of the plot is having terrain which is approx. 3.5 mts height and after sloppy in nature. Contour plan submitted by applicants does not tally with site condition Property appears to more than 25% slope.</p> <p>10. Any other observations relevant to the application: No</p>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The Board accordingly decided to recommend the proposal of Change of for an area of 566 m2 from Orchard with No Development Slope to settlement with No Development Slope and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024.</p>

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List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 210th Meeting held on 30-12-2024 (FINAL)

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
24	Neivlle Pinho	PTS No. 30, Chalta No. 5	Mapusa, Bardez	-	Settlement & Proposed Road	Deletion of Proposed Road	-	<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 status: Not a wildlife buffer</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of request is for Tourism related project: No</p> <p>4. If, change of 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: Having residential area.</p> <p>7. of property as per RP-2001:</p> <p>8. Unauthorised layout status: No</p> <p>9. Site Inspection Report: Property is accessible by 6 mts wide tar road. There is existing road 10 mts wide showing on ODP but there is no physical road on that area.</p> <p>10. Any other observations relevant to the application: No</p>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The Board accordingly decided to recommend deletion of proposed road passing in PTS No. 30, Chalta No. 5 and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024.</p>




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Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
25	Sattva Villas LLP	1/7	Nachinola, Bardez	2150	Natural Cover	Settlement	2150	<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: Less than 10%.</p> <p>f) Government/Private Forest land status: NA</p> <p>g) Wild Life Buffer status: Not a wildlife buffer</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of request is for Tourism related project: No</p> <p>4. If, change of 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 Western side of property boundary passing through the nallah after western side of the property is having low lying paddy field. Northwest corner of property having coconut trees and trees. Eastern side of property is having a Church.</p> <p>7. of property as per RP-2001:</p> <p>8. Unauthorised layout status: No</p> <p>9. Site Inspection Report: Property is accessible by 4 mts wide Tar road. And topography of property from road level 1.2 mts below. In property having a teakwood trees and jungle trees. South Western side of property boundary passing through the nallah after western side of the property is having low lying paddy field. Northwest corner of property having coconut trees and trees. Eastern side of property is having a Church.</p> <p>10. Any other observations relevant to the application: No</p>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The Board accordingly decided to recommend the proposal of Change of for an area of 2150 m2 from Natural cover to settlement and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024.</p>

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Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
26	ShambaDhavaskar	9/1	Sarvona, Bicholim	68399	Partly Natural Cover With Irrigation command area and partly ultivable with Irrigation command area	Settlement	68399	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: Partly low lying</p> <p>b) Water body status: water body (Stone Quarry)</p> <p>c) Khazan land status: Not a khazan land</p> <p>d) Flood prone status: No</p> <p>e) Gradient of land: Less than 10% & Between 10% to 25%.</p> <p>f) Government/Private Forest land status: NA</p> <p>g) Wild Life Buffer status: Not a wildlife buffer</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of request is for Tourism related project: No</p> <p>4. If, change of is requested for public utility project: No</p> <p>5. Infrastructure status: Not available.</p> <p>6. Characteristics of surrounding area: Property is having jungle trees and Cashew trees and bushes and low lying barren land. In property having a stone quarry.</p> <p>7. of property as per RP-2001:</p> <p>8. Unauthorised layout status: No</p> <p>9. Site Inspection Report: Landlocked property. There is no direct access to the property having a private road from different owner boundary of property. Topography of property from private road level from different owner below 1 mts down that is a low lying land than after slopy in nature. Applicant did not submitted contour plan. No infrastructure available parts of property is having jungle trees and Cashew trees and bushes. In property having a stone quarry.</p> <p>10. Any other observations relevant to the application: No</p>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The Board accordingly decided to recommend the proposal of Change of for an area of 68399 m2 from partly Natural cover with Irrigation command area and partly cultivable with Irrigation command area to settlement and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024.</p>

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Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Details of Proposal	Decision/Recommendation/Approval of the TCP Board
27	Estate One O Eight Infra LLP	PTS No. 9, Chalta No. 76/1.2	Cunchelim, Bardez	3050	Partly Natural Reserve & partly Orchard	Settlement	3050	<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 status: Not a wildlife buffer</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of request is for Tourism related project: No</p> <p>4. If, change of 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: Southern Western & Eastern having a thick jungle trees and northern and northeast corner having houses. 7. of property as per RP-2001:</p> <p>8. Unauthorised layout status: No</p> <p>9. Site Inspection Report: Property is accessible by 8 mts wide Tar road. Topography of the property is partly gradual partly 10 % to 25% however as per contour plan submitted by the applicant which is workout tune of 13.95%. Southern Western & Eastern having a thick jungle trees and northern and northeast corner having houses.</p> <p>10. Any other observations relevant to the application: May obtain forest report.</p>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The Board accordingly decided to recommend the proposal of Change of for an area of 3050 m2 from partly Natural Reserve and Partly Orchard to Settlement and directed Chief town Planner (Planni-3) to take further action as per sub-rule (1) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024.</p>