

Item No. 6: 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:

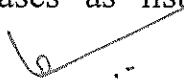
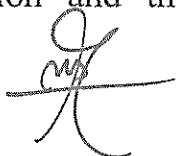
“39A. Change of Zone.— (1) Notwithstanding anything contained in this Act, the Chief Town Planner (Planning) upon direction of the Government or on receipt of an application in this regard and with approval of the Board, may, from time to time, alter or modify the Regional Plan and/ or the Outline Development 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 211th 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.




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 land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 21th Meeting held on 15-01-2025 (FINAL)

S. 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	Decision of the Board (P)	Meeting No. / Board meeting	gazette Notification No.	Detail of the case	Decision of the board (F)
1.	Vilas Narayan Ghadge & Kalpana Vilas Ghadge	236/1-A/T	Usgao, Ponda	213	Natural Cover	Settlement	213	Recommended for change of zone.	202 meeting held 24-06-2024	series III no. 13 dated 27-06-2024 and series III no.34 dated 21-11-2024	1. Status of Land (Geo sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: Not NDS as per RPG 2021 f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB. No as per applicant's submission. 3. If, change of zone request is for Tourism related project No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Electricity & water supply is available in the area 6. Characteristics of surrounding area: The area has got settlement character with houses all over including a house in the property under reference. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: It is a part of unauthorized layouts in non-confirming zone, however there are no details submitted. 9. Site Inspection Report: Property is accessible by 6 mts road along the eastern side. The area has got settlement character with houses all over including a under construction house in the property under reference and having slope between 10% to 25%. 10. Any other observations relevant to the application: No	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 also noted this is partitioned plot well accessed, surrounded by developable zone viz. Industrial, MIZ, Institutions and, Settlement etc. It is herewith noted also took note that the provision of consideration of such cases is already there under the rules framed. The Board accordingly decided to recommend the proposal of Change of Zone for an area of 213 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 land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 21st Meeting held on 15-01-2025 (FINAL)

S. No.	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Properly/ Plot in M2	as per RP-G-2021/ ODP	Change of sought for	Area sought for Change of in M2	Decision of the Board (P)	Meeting No. / Board meeting	gazette Notification No.	Detail of the case	Decision of the board (P)
2.	Manjunath Yallappa Borkar	236/1 Plot No. 61-62-A	Usgao, Ponda	140	Natural Cover	Settlement	140	Recommended for change of zone.	202 meeting held 24-06-2024	series III no. 14 dated 04-07-2024 and series III no. 33 dated 14-11-2024	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: Not NDS as per RPG 2021 f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If project approved by GIPB: No as per applicant's submission. 3. If change of zone request is for Tourism related project: No 4. If change of zone is requested for public utility project: No 5. Infrastructure status: Electricity & water supply is available in the area. 6. Characteristics of surrounding area: The area has got settlement character with houses all over. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: It is a part of unauthorised layouts in non-confirming zone, however there are no details submitted. 9. Site Inspection Report: Property is accessible by 6 mts road along the western side. The area has got settlement character with houses all over and having slope is less than 10%. 10. Any other observations relevant to the application: No	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 also noted this is partitioned plot well accessed, surrounded by developable zone viz. Industrial, MIZ, Institutional and, Settlement etc. It is lateritic hard soil as seen as per Google image. The board also took note that the provision of consideration of such cases is already there under the rules framed The Board accordingly decided to recommend the proposal of Change of Zone for an area of 140 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 land in the Regional Plan or the Outline Development plan) Rules, 2024.

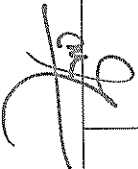




TABLE – C
List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 21th Meeting held on 15-01-2025 (FINAL)

S. 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	Decision of the Board (P)	Meeting No. / Board meeting	gazette Notification No.	Detail of the case	Decision of the board (F)
4.	Mahesh S. Koli	236/1-O	Usgao, Ponda	210	Natural Cover	Settlement	210	Recommended for change of zone.	202 meeting held 24-06-2024	series III no. 14 dated 04-07-2024 and series III no. 33 dated 14-11-2024	<p>1. Status of Land (Geo 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: Not NDS as per RPG 2021</p> <p>f) Government/Private Forest land status: N/A</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: Electricity & water supply is available in the area.</p> <p>6. Characteristics of surrounding area: The area has got settlement character with houses all over including a structure in the property under reference.</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 zone, however there are no details submitted.</p> <p>9. Site Inspection Report: Property is accessible by 6 mts road along the eastern side. The area has got settlement character with houses all over including a structure in the property under reference and having 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 also noted this is partitioned plot well accessed, surrounded by developable zone viz. Industrial, MIZ, Institutions and, Settlement etc. It is laterite hard soil as seen as per Google image. The board also took note that the provision of consideration of such cases is already there under the rules framed. The Board accordingly decided to recommend the proposal of Change of Zone for an area of 210 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 land in the Regional Plan or the Outline Development plan) Rules, 2024.</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 land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 21st Meeting held on 15-01-2025 (FINAL)

S. 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	Decision of the Board (P)	Meeting No. / Board meeting	gazette Notification No.	Detail of the case	Decision of the board (F)
3.	Suresh Ramechandra Joshiikar	236/1 Plot No. 72-A	Usgao, Ponda	112.5	Natural Cover	Settlement	112.5	Recommended for change of zone.	202 meeting held 24-06-2024	series III no. 14 dated 04-07-2024 and series III no. 33 dated 14-11-2025	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradation of land: Not NDS as per RPG 2021 f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If project approved by GIPB. No as per applicant's submission. 3. If change of zone request is for Tourism related project: No 4. If change of zone is requested for public utility project: No 5. Infrastructure status: Electricity & water supply is available in the area. 6. Characteristics of surrounding area: The area has got settlement character with houses all over including a house in the property under reference. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: It is a part of unauthorized layouts in non-confirming zone, however there are no details submitted. 9. Site Inspection Report: Property is accessible by 6 mts road along the western side. The area has got settlement character with houses all over including a house in the property under reference and having slope between 10% to 25%. 10. Any other observations relevant to the application: No	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 also noted this is partitioned plot well accessed, surrounded by developable zone viz. Industrial, MIZ, institutions and, Settlement etc. It is laterite hard soil as seen as per Google image. The board also took note that the provision of consideration of such cases is already there under the rules framed. The Board accordingly decided to recommend the proposal of Change of Zone for an area of 112.5 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 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 land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 211th Meeting held on 15-01-2025 (FINAL)

S. N o.	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	Decision of the Board (P)	Meeting No. / Board meeting	Gazette Notification No.	Detail of the case	Decision of the board (F)
5.	Sanjay Shitram Desai	236/1 Plot No. 178	Usgao, Ponda	210	Natural Cover	Settlement	210	Recommended for change of zone.	202 nd meeting held 24-06-2024	series III no. 14 dated 04-07-2024 and series III no. 33 dated 14-11-2025	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: Not NIDS as per RPG 2021 f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GHPB. No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Electricity & water supply is available in the area. 6. Characteristics of surrounding area: The area has got settlement character with houses all over including a under construction house in the property under reference. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: It is a part of unauthorized layouts in non-confirming zone, however there are no details submitted. 9. Site Inspection Report: Property is accessible by 6 mts road along the western side. The area has got settlement character with houses all over including a under construction house in the property under reference and having slope between 10% to 25%. 10. Any other observations relevant to the application: No	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 also noted this is partitioned plot well accessed, surrounded by developable zone viz. Industrial, MIZ, Institutiona and, Settlement etc. It is latentive hard soil as seen as per Google image. The board also took note that the provision of consideration of such cases is already there under the rules framed. The Board accordingly decided to recommend the proposal of Change of Zone for an area of 210 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.

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S. No.	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Properly/ Plot in M2	as per RP-G-2021/ ODP	Change of sought for	Area sought for Change of in M2	Decision of the Board (P)	Meeting No. / Board meeting	gazette Notification No.	Detail of the case	Decision of the board (F)
6.	Sanjosh Narayan Daddikar & Ganapati Shankar Katode	236/1-AAD	Unga, Ponda	225	Natural Cover	Settlement	225	Recommended for change of zone.	202 meeting held 24-06-2024	series III no. 14 dated 04-07-2024 and series III no. 33 dated 14-11-2026	1. Status of Land (fisc sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: Not NDS as per RPG 2021 f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If project approved by GIPP: No as per applicant's submission. 3. If change of zone request is for Tourism related project: No 4. If change of zone is requested for public utility project: No 5. Infrastructure status: Electricity & water supply is available in the area. 6. Characteristics of surrounding area: The area has got settlement character with houses all over including a under construction house in the property under reference. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: It is a part of unauthorized layouts in non-confirming zone, however there are no details submitted. 9. Site Inspection Report: Property is accessible by 6 mts road along the eastern side. The area has got settlement character with houses all over including a under construction house in the property under reference and having slope is less than 10%. 10. Any other observations relevant to the application: No	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 also noted this is partitioned plot well accessed, surrounded by developable zone viz. Industrial, MIZ, Institutional and Settlement etc. It is lateritic hard soil as seen as per Google image. The board also took note that the provision of consideration of such cases is already there under the rules framed. The Board accordingly decided to recommend the proposal of Change of Zone for an area of 225 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 land in the Regional Plan or the Outline Development plan) Rules, 2024.

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7.	Laxman Sudam Patil	236/1 Plot No. 177	Usgao, Ponda	210	Natural Cover	Settlement	210	Recommended for change of zone.	202 meeting held 24-06-2024	series III no. 14 dated 04-07-2024 and series III no 33 dated 14-11-2028	1. Status of Land (Ego sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: Not NDS as per RPG 2021 f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB. No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Electricity & water supply is available in the area. 6. Characteristics of surrounding area: The area has got settlement character with houses all over including a house in the property under reference. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: It is a part of unauthorised layouts in non-confirming zone, however there are no details submitted. 9. Site Inspection Report: Property is accessible by 6 mts road along the western side. The area has got settlement character with houses all over including a under construction house in the property under reference and having slope between 10% to 25%. 10. Any other observations relevant to the application: No	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 also noted this is partitioned plot well accessed, surrounded by developable zone viz. Industrial, MIZ, Institutional and Settlement etc. It is lateritic hard soil as seen as per Google image. The board also took note that the provision of consideration of such cases is already there under the rules framed. The Board accordingly decided to recommend the proposal of Change of Zone for an area of 210 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 land in the Regional Plan or the Outline Development plan) Rules, 2024.

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S. No.	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Properly/ Plot in M2	as per RP&G- 2021/ ODP	Change of sought for	Area sought for Change of in M2	Decision of the Board (P)	Meeting No. / Board meeting	gazette Notification No.	Detail of the case	Decision of the board (F)
9.	Bandenawar Raajesab Nadar	236/1 Plot No.77	Usgao, Ponda	196.5	Natural Cover	Settlement	196.5	Recommended for change of zone.	202 meeting held 24-06-2024	series III no. 14 dated 04-07-2024 and series III no. 33 dated 14-11-2030	1. Status of Land (Ego sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: Not NDS as per RP&G 2021 f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If project approved by GIPB: No as per applicant's submission. 3. If change of zone request is for Tourism related project: No 4. If change of zone is requested for public utility project: No 5. Infrastructure status: Electricity & water supply is available in the area. 6. Characteristics of surrounding area: The area has got settlement character with houses all over including a house in the property under reference. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: It is a part of unauthorized layouts in non-confirming zone, however there are no details submitted 9. Site Inspection Report: Property is accessible by 6 mts road along the eastern side. The area has got settlement character with houses all over including a house in the property under reference and having slope less than 10%. 10. Any other observations relevant to the application: No	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 also noted this is partitioned plot well accessed, surrounded by developable zone viz. Industrial, MIZ, Institutions and Settlement etc. It is lateritic hard soil as seen as per Google image. The board also took note that the provision of consideration of such cases is already there under the rules framed. The Board accordingly decided to recommend the proposal of Change of Zone for an area of 196.5 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 land in the Regional Plan or the Outline Development plan) Rules, 2024.

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S. 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	Decision of the Board (P)	Meeting No. / Board meeting	gazette Notification No.	Detail of the case	Decision of the board (F)
10.	Rajaram Tokaram Jadhav	236/1 Plot No. 171-A	Usgao, Ponda	105	Natural Cover	Settlement	105 M2	Recommended for change of zone.	202 meeting held 24-06-2024	series III no. 14 dated 04-07-2024 and series III no. 33 dated 14-11-2031	<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: Not NDS as per RPG 2021</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: Electricity & water supply is available in the area.</p> <p>6. Characteristics of surrounding area: The area has got settlement character with houses all over including a under construction house in the property under reference.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorized layout status: It is a part of unauthorized layouts in non-confirming zone, however there are no details submitted.</p> <p>9. Site Inspection Report: Property is accessible by 6 mts road along the western side. The area has got settlement character with houses all over including a under construction house in the property under reference and having slope is 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 also noted this is partitioned plot well accessed, surrounded by developable zone viz. Industrial, MIZ, Institutional and Settlement etc. It is lateritic hard soil as seen as per Google image. The board also took note that the provision of consideration of such cases is already there under the rules framed. The Board accordingly decided to recommend the proposal of Change of Zone for an area of 105 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 land in the Regional Plan or the Outline Development plan) Rules, 2024.</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 land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 211th Meeting held on 15-01-2025 (FINAL)

S. 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	Decision of the Board (P)	Meeting No. / Board meeting	Gazette Notification No.	Detail of the case	Decision of the board (F)
11	Pandurang Ramesh Kerkar & Ajit Gajanan Mahankar	236/1 Plot No. 139	Usgao, Ponda	236	Natural Cover	Settlement	236	Recommended for change of zone.	202 meeting held 24-06-2024	series III no. 14 dated 04-07-2024 and series III no. 33 dated 14-11-2025	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khuzan land status: Not a khuzan land d) Flood prone status: No e) Gradient of land: Not NDS as per RPG 2021 f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If project approved by GIPB: No as per applicant's submission. 3. If change of zone request is for Tourism related project: No 4. If change of zone is requested for public utility project: No 5. Infrastructure status: Electricity & water supply is available in the area 6. Characteristics of surrounding area: The area has got settlement character with houses all over including a under construction house in the property under reference. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: It is a part of unauthorised layouts in non-confirming zone, however there are no details submitted. 9. Site Inspection Report: Property is accessible by 6 mts road along the western side. The area has got settlement character with houses all over including a under construction house in the property under reference and having slope between 10% to 25%. 10. Any other observations relevant to the application: No	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 also noted this is partitioned plot well accessed, surrounded by developable zone viz. Industrial, MIZ, Institutional and Settlement etc. It is lateritic hard soil as seen as per Google image. The board also took note that the provision of consideration of such cases is already there under the rules framed. The Board accordingly decided to recommend the proposal of Change of Zone for an area of 236 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 land in the Regional Plan or the Outline Development plan) Rules, 2024.

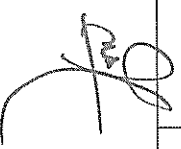




TABLE – C
List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 211th Meeting held on 15-01-2025 (FINAL)

S. 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	Decision of the Board (P)	Meeting No. / Board meeting	gazette Notification No.	Detail of the case	Decision of the board (F)
12	Najira Mohamad Pathan	236/1 Plot No. 14-B	Usgao, Ponda	112.5	Natural Cover	Settlement	112.5	Recommended for change of zone.	202 meeting held 24-06-2024	series III no. 14 dated 04-07-2024 and series III no. 33 dated 14-11-2026	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khasra land status: Not a khasra land d) Flood prone status: No e) Gradient of land: Not NDS as per RPG 2021 f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If project approved by GHPB: No as per applicant's submission. 3. If change of zone request is for Tourism related project: No 4. If change of zone is requested for public utility project: No 5. Infrastructure status: Electricity & water supply is available in the area. 6. Characteristics of surrounding area: The area has got settlement character with houses all over including a house in the property under reference. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: It is a part of unauthorized layouts in non-confirming zone, however there are no details submitted. 9. Site Inspection Report: Property is accessible by 6 mts road along the northern side. The area has got settlement character with houses all over including a house in the property under reference and having slope is between 10% to 25%. 10. Any other observations relevant to the application: No	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 also noted this is partitioned plot well accessed, surrounded by developable zone viz. Industrial, MIZ, Institutional and, Settlement etc. It is lateritic hard soil as seen as per Google image. The board also took note that the provision of consideration of such cases is already there under the rules framed. The Board accordingly decided to recommend the proposal of Change of Zone for an area of 112.5 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 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 land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 211th Meeting held on 15-01-2025 (FINAL)

S. No.	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Properly/Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Decision of the Board (F)	Meeting No. / Board meeting	gazette Notification No.	Detail of the case	Decision of the board (F)
13	Ladlinashak Salim Nadaf	236/1 Plot No. 189-B	Usgao, Ponda	125	Natural Cover	Settlement	125	Recommended for change of zone.	202 meeting held 24-06-2024	series III no. 14 dated 04-07-2024 and series III no. 33 dated 14-11-2027	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Hazard land status: Not a hazard land d) Flood prone status: No e) Gradient of land: Not NDS as per RPG 2021 f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If project approved by GIPB. No as per applicant's submission. 3. If change of zone request is for Tourism related project: No 4. If change of zone is requested for public utility project: No 5. Infrastructure status: Electricity & water supply is available in the area. 6. Characteristics of surrounding area: The area has got settlement character with houses all over including a house in the property under reference. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: It is a part of unauthorised layouts in non-confirming zone, however there are no details submitted. 9. Site Inspection Report: Property is accessible by 6 mts road along the eastern side. The area has got settlement character with houses all over including a house in the property under reference and having slope less than 10%. 10. Any other observations relevant to the application: No	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 also noted this is partitioned plot well accessed, surrounded by developable zone viz. Industrial, MIZ, Institutional and, Settlement etc. It is lateritic hard soil as seen as per Google image. The board also took note that the provision of consideration of such cases is already there under the rules framed. The Board accordingly decided to recommend the proposal of Change of Zone for an area of 125 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 land in the Regional Plan or the Outline Development plan) Rules, 2024.

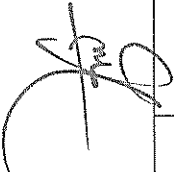
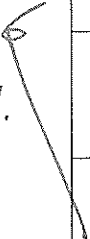



TABLE - C
List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 21st Meeting held on 15-01-2025 (FINAL)

S. 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	Decision of the Board (T)	Meeting No. / Board meeting	gazette Notification No.	Detail of the case	Decision of the board (T)
14	Motrun Bi Modinsab Mulla	236/1 Plot No. 145	Usgao, Ponda	225	Natural Cover	Settlement	225	Recommended for change of zone.	202 meeting held 24-06-2024	series III no. 14 dated 04-07-2024 and series III no. 33 dated 14-11-2028	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Kharzan land status: Not a Kharzan land d) Flood prone status: No e) Gradient of land: Not NDS as per RPG 2021 f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB. No as per applicant's submission. 3. If, change of zone request is for Tourism related project. No 4. If, change of zone is requested for public utility project. No 5. Infrastructure status: Electricity & water supply is available in the area. 6. Characteristics of surrounding area: The area has got settlement character with houses all over including a building in the property under reference. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: It is a part of unauthorized layouts in non-confirming zone, however there are no details submitted. 9. Site Inspection Report: Property is accessible by 6 mts road along the eastern side. The area has got settlement character with houses all over including a building in the property under reference and having slope between 10%. To 25%. 10. Any other observations relevant to the application: No	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 also noted this is partitioned plot well accessed, surrounded by developable zone viz. Industrial, MIZ, Institutions and Settlement etc. It is lateritic hard soil as seen as per Google image. The board also took note that the provision of consideration of such cases is already there under the rules framed. The Board accordingly decided to recommend the proposal of Change of Zone for an area of 225 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 land in the Regional Plan or the Outline Development plan) Rules, 2024.

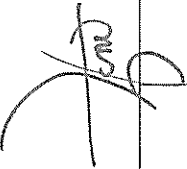



TABLE - C
List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 211th Meeting held on 15-01-2025 (FINAL)

S. 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	Decision of the Board (P)	Meeting No. / Board meeting	gazette Notification No.	Detail of the case	Decision of the board (F)
15	Pyarambi Abbas Nadaf	236/1 Plot No. 56-A	Usgao, Ponda	130	Natural Cover	Settlement	130	Recommended for change of zone.	202 meeting held 24-06-2024	series III no. 14 dated 04-07-2024 and series III no. 33 dated 14-11-2029	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: Not NDS as per RPG 2021 f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Electricity & water supply is available in the area. 6. Characteristics of surrounding area: The area has got settlement character with houses all over including a house in the property under reference. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: It is a part of unauthorised layouts in non-confirming zone, however there are no details submitted. 9. Site Inspection Report: Property is accessible by 6 mis road along the southern side. The area has got settlement character with houses all over including a house in the property under reference and having slope less than 10%. 10. Any other observations relevant to the application: No	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 also noted this is partitioned plot well accessed, surrounded by developable zone viz. Industrial, MIZ. Institutions and, Settlement etc. It is latentive hard soil as seen as per Google image. The board also took note that the provision of consideration of such cases is already there under the rules framed. The Board accordingly decided to recommend the proposal of Change of Zone for an area of 130 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 land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 21st Meeting held on 15-01-2025 (FINAL)

S. 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	Decision of the Board (P)	Meeting No. / Board meeting	Gazette Notification No.	Detail of the case	Decision of the board (F)
16.	Manisha Ramesh Phadte	48/10-AAAAB	Cundam, Ponda	245	Natural Cover & affected by 25 mis wide right of way	Settlement	245	Recommended for change of zone.	202 meeting held 24-06-2024	series III no. 14 dated 04-07-2024 and series III no. 33 dated 14-11-2024	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: Not known e) Gradient of land: Not NDS as per RPG However as per the contour plans submitted the slope is between 10% to 25%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GHPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Infrastructure like electric line is passing in the area. 6. Characteristics of surrounding area: The area has got settlement character with houses in the vicinity and there exist a structure in the property itself. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: It is a part of unauthorised layouts in non-confirming zone, however there are no details submitted. 9. Site Inspection Report: Property is accessible by main road going to industrial estate which is proposed 25 mis wide. The area has got settlement character with houses in the vicinity and there exist a structure in the property itself. Slope is between 10% to 25%. 10. Any other observations relevant to the application: No	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 245 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 land in the Regional Plan or the Outline Development plan) Rules, 2024.

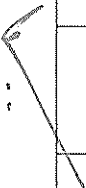



TABLE - C
List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 211th Meeting held on 15-01-2025 (FINAL)

S. No.	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/Plot in M2	as per RP-G-2021/ ODP	Change of sought for	Area sought for Change of in M2	Decision of the Board (P)	Meeting No. / Board meeting	Gazette Notification No.	Detail of the case	Decision of the board (F)
17.	Melwyn Vaz & Francisca Melwyn Vaz	3/-X	Usgao, Ponda	300	Orchard	Settlement Zone	300	Recommended for change of zone.	203rd meeting held on 10-07-2024	series III no. 13 dated 27-06-2024 and series III no.34 dated 21-11-2024	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Kharan land status: Not a Kharan land d) Flood prone status: Not known e) Gradient of land: Less than 10%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPPB. No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Electricity line is available in the area. 6. Characteristics of surrounding area: The area has got settlement character with houses all around including the house in the plot itself. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: It is an authorised layout in non-confirming zone, however no details are submitted. 9. Site Inspection Report: Property is accessible by 8.00 mts wide katcha access along the southern side. The area has got settlement character with houses all around including the house in the plot itself. Electric line passing in the area. 10. Any other observations relevant to the application: No	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 also noted this is partitioned plot well accessed, surrounded by developable zone viz. Industrial, MHZ, Institutional and Settlement etc. It is lucrative land soil as seen as per Google image. The Board accordingly decided to recommend the proposal of Change of Zone for an area of 300 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 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 land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 211th Meeting held on 15-01-2025 (FINAL)

S. No.	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Properly/Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for change of in M2	Decision of the Board (F)	Meeting No. / Board meeting	gazette Notification No.	Detail of the case	Decision of the board (F)
18.	Ramchhiti Bhole Singh	3/1-Y	Usgao, Ponda	310	Orchard	Settlement Zone	310	Recommended for change of zone.	203 rd meeting held on 10-07-2024	series III no. 13 dated 27-06-2024 and series III no.34 dated 21-11-2024	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: Not known e) Gradient of land: Less than 10%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Electricity line is available in the area. 6. Characteristics of surrounding area: The area has got settlement character with houses all around including the house in the plot itself. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: It is an authorised layout in non-confirming zone, however no details are submitted. 9. Site Inspection Report: Property is accessible by 6.00 mts wide katcha access along the southern side. The area has got settlement character with houses all around including the house in the plot itself. Electric line passing in the area. 10. Any other observations relevant to the application: No	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 also noted this is partitioned plot well accessed, surrounded by developable zone viz. Industrial, MIZ, Institutional and Settlement etc. It is lateritic hard soil as seen as per Google image. The Board accordingly decided to recommend the proposal of Change of Zone for an area of 310 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 land in the Regional Plan or the Outline Development plan) Rules, 2024.

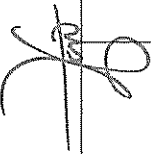
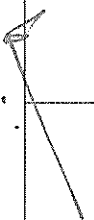



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List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 21st Meeting held on 15-01-2025 (FINAL)

S. 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	Decision of the Board (P)	Meeting No. / Board meeting	Gazette Notification No.	Detail of the case	Decision of the board (F)
19	Sanksha Sandesh Naik	3/-AF	Usgao, Ponda	252	Orchard	Settlement	252	Recommended for change of zone.	203rd meeting held on 10-07-2024	series III no. 13 dated 27-06-2024 and series III no.34 dated 21-11-2024	<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 Zone status: Not a wildlife buffer zone</p> <p>2. II. project approved by GPPB: No as per applicant's submission.</p> <p>3. II. change of zone request is for Tourism related project: No</p> <p>4. II. change of zone is requested for public utility project: No</p> <p>5. Infrastructure status: Electricity line is available in the area</p> <p>6. Characteristics of surrounding area: The area has got settlement character with houses all around</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorized layout status: It is an authorised layout in non-confirming zone, however no details are submitted.</p> <p>9. Site Inspection Report: Property is accessible by 6.00 mts wide katcha access along the 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 also noted this is partitioned plot well accessed, surrounded by developable zone viz. Industrial, MIZ, Institutional and, Settlement etc. It is hateritic hard soil as seen as per Google image. The Board accordingly decided to recommend the proposal of Change of Zone for an area of 252 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>


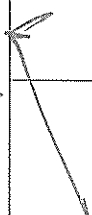



TABLE – C
List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 21th Meeting held on 15-01-2025 (FINAL)

S. 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	Decision of the Board (P)	Meeting No. / Board meeting	Gazette Notification No.	Detail of the case	Decision of the board (F)
20.	AA Walker Estates Pvt Ltd.	10/1-A	Morgim, Pernem	16000	Orchard	Settlement	16000	Recommended for change of zone	20 ^{3rd} meeting held on 10-07-2024	series III no. 13 dated 27-06-2024 and series III no. 34 dated 21-11-2024	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: Not known e) Gradient of land: Partly flat in nature & Partly gradual slope f) Government/Private Forest land status: g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Electric line available 6. Characteristics of surrounding area: Southern side of the property within 100 mts radius having farm house & southeast side of the property having bushes. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: Yes 9. Site Inspection Report: Property is accessible by 4.0 mts wide tar road. Southern side of the property within 100 mts radius having farm house & southeast side of the property having bushes. 10. Any other observations relevant to the application: No	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 16000 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 land in the Regional Plan or the Outline Development plan) Rules, 2024.

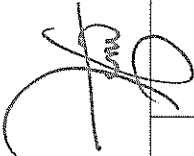



TABLE – C
List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 21st Meeting held on 15-01-2025 (FINAL)

S. No.	Name of the Applicant	Sy. No.	Village, Tahuka	Total Area of Property/ Plot in M2	as per RPG- 2021/ ODP	Change of sought for	Area sought for Change of in M2	Decision of the Board (P)	Meeting No. / Board meeting	Gazette Notification No.	Detail of the case	Decision of the board (F)
21.	Robert Fernandes and Others	123/1-B	Morjim, Pernem	20376	Partly Orchard located within Heritage Area & Within 200 mts HTL/ Partly Settlement, Partly Paddy Field and located within 200 mts & 500 mts HTL & 10 mts proposed road passing through the property.	Recreational/ Open Space	20376	Recommended for change of zone.	203 rd meeting held on 10-07-2024	series III no. 14 dated 04-07-2024 and series III no. 33 dated 14-11-2024	Site is not accessible, covered with bushes, partly low lying and having sand dunes.	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 20376 m2 from Partly Orchard, Partly Settlement & Partly Paddy Field to open space 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.

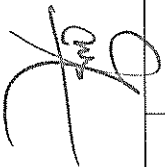
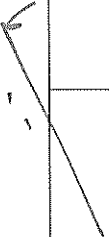
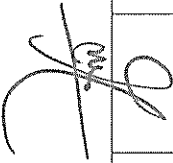



TABLE – C
List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 211th Meeting held on 15-01-2025 (FINAL)

S. 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	Decision of the Board (P)	Meeting No. / Board meeting	Gazette Notification No.	Detail of the case	Decision of the board (F)
22.	M/s Emigma Properties Private Ltd.	68/1-C	Elha, Tiswadi	164015	Orchard	Settlement	164015	Recommended for change of zone.	204th meeting held on 29-07-2024	series II no. 17 dated 25-07-2024 and series III no. 37 dated 12-12-2024	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: Between 10% to 25%. f) Government/Private Forest land status: No g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GHPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Electricity line is available along the approach road 6. Characteristics of surrounding area: The area has got settlement character with houses along the northern side. 7. Zone of property as per RP-2001: 8. Unauthorised layout status: Original property not yet brought any type of development 9. Site Inspection Report: Property is accessible by 10.00 mts wide road along the northern side and is connected by property bearing Sy. No. 65/3 owned by same applicant. The area is having a slope between 10% to 25%. The area is not under paddy cultivation nor is a khazan land and area is covered with shrubs & bushes. The property adjacent to the property under reference is under railway tunnel. 10. Any other observations relevant to the application: No	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 164015 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 land in the Regional Plan or the Outline Development plan) Rules, 2024.



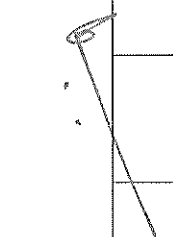


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S. No.	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	as per RP&G- 2021/ ODP	Change of sought for	Area sought for Change of in M2	Decision of the Board (P)	Meeting No. / Board meeting	gazette Notification No.	Detail of the case	Decision of the board (F)
23.	M/s. Eangma Properties Private Ltd	65/3 (part)	Ella, Prowadi	6389	Partly Settlement (2483m2) Partly Orchard (4106m2)	Settlement	4106	Approved	204th meeting held on 29-07-2024	series III no. 14 dated 04-07-2024 and series III no. 33 dated 14-11-2024	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: Between 10% to 25%. f) Government/Private Forest land status: No g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GPPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Electricity line is available along the approach road 6. Characteristics of surrounding area: The area has got settlement character with houses along the northern side 7. Zone of property as per RP-2001: 8. Unauthorised layout status: Original property not yet brought any type of development 9. Site Inspection Report: Property is accessible by 10.00 mts wide road along the northern side. The area is having a slope between 10% to 25%. The area is not under paddy cultivation nor is a khazan land and area is covered with shrubs & bushes. 10. Any other observations relevant to the application: No	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 4106 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

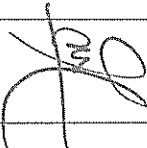




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List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 21th Meeting held on 15-01-2025 (FINAL)

S. No.	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Properly/Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Decision of the Board (P)	Meeting No. / Board meeting	gazette Notification No.	Detail of the case	Decision of the board (P)
24	Prestige Acres Private Limited rep by Mr. Kishor Kumar Kadrolkar	130/1	Samcoale, Mormugao	86175	Partly Residential (S-2), Partly Transport/ warehousing & communication	Transport/ warehousing & communication to Settlement	24574	Recommended for change of zone.	205th meeting to be held on 19-08-2024.	Series III, No. 35 dated 28-11-2024	1. Status of Land (Eco sensitive) a) Low lying land status: Not a low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: Partly less than 10%, Partly 10% to 25%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Available in the area. 6. Characteristics of surrounding area: The area has got settlement character with building in the close proximity. 7. Zone of property as per RP-2001: Not applicable. 8. Unauthorized layout status: Not unauthorised sub division 9. Site Inspection Report: Property is accessible by existing by 4 mis 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 partly less than 10% and Partly 10% to 25%. 10. Any other observations relevant to the application: No	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 24574 m2 from Transport/Warehousing & 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 of land in the Regional Plan or the Outline Development plan) Rules, 2024.

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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 land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 211th Meeting held on 15-01-2025 (FINAL)

S. No.	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Properly/ Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Decision of the Board (F)	Meeting No. / Board meeting	Gazette Notification No.	Detail of the case	Decision of the board (F)
25.	Chandan A Wadhwa & Others	512/2-AC	Corguio, Pernem	525	Orchard	Settlement	525	Recommended for change of zone.	206th meeting to be held on 04-09-2024	Series III no. 33 dated 14/11/2024	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a Khazan land d) Flood prone status: Not known e) Gradient of land: During site inspection it has been observed that property is sloping in nature. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Infrastructure are available in vicinity area. 6. Characteristics of surrounding area: Northern side of the property near area having house. Southern western & eastern side of the property having jungle tree & bushes. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: Partitioned sy plot 9. Site Inspection Report: landlocked property. There is no direct access to the property. Northern side of the property near area having house. Southern western & eastern side of the property having jungle tree & bushes. During site inspection it has been observed that property is sloping in nature. Infrastructure is available in vicinity area. 10. Any other observations relevant to the application: No	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 also noted that it is partitioned plot accessible as per Google image. The Board accordingly decided to recommend the proposal of Change of Zone for an area of 525 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 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 211th Meeting held on 15-01-2025 (FINAL)

S. 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	Decision of the Board (F)	Meeting No. / Board meeting	gazette Notification No.	Detail of the case	Decision of the board (F)
26.	Isidore Alexandro Fernandes Pauline Fernandes	173/2	Lollem, Canacona	12725	Partly Settlement, Partly Natural Cover and Partly Natural Cover with No Development Slope	Partly Natural Cover, Partly Natural Cover with No Development Slope to Settlement	11174	Recommended area within permissible gradient for change of zone in line with existing settlement zone.	206th meeting to be held on 04-09-2024.	Series III. No. 35 dated 28-11-2024	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: Between 10% to 25%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If project approved by GHPB, No as per applicant's submission. 3. If change of zone request is for Townsm related project: No 4. If change of zone is requested for public utility project: No 5. Infrastructure status: Infrastructure are available in vicinity area. 6. Characteristics of surrounding area: There are residential houses towards the northern side of the property and there exist a structure in the property itself. 7. Zone of property as per RP-2001: 8. Unauthorised layout status: It is a original holding having part of the property in confirming zone and part of property in non-confirming zone 9. Site Inspection Report: Property is accessible by 8.00 mts wide road along the northern side. The property is having a slope between 10% to 25%. There are residential houses towards the northern side of the property and there exist a structure in the property itself. Infrastructure are available in vicinity area. 10. Any other observations relevant to the application: No	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 11174 m2 from Partly Natural Cover & Partly Natural Cover with No Development Slope to settlement excluding No Development Slopes 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.

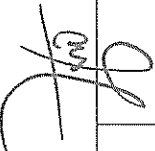




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S. No.	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/Plot in M2	as per RP-G-2021/ ODP	Change of sought for	Area sought for Change of in M2	Decision of the Board (F)	Meeting No. / Board meeting	gazette Notification No.	Detail of the case	Decision of the board (F)
27.	Jajpet Singh Tehlan	245/1 (Part) (Parcel-1)	Siolim, Bardez	83,900	Partly Settlement,Partly Natural Cover, Partly Natural Cover with No Development Slope, Partly Natural Cover with Irrigation Command Area and Private Forest	Partly Natural Cover, Partly Natural Cover with No Development Slope to Settlement	13000	Recommended area 5027 m2 within permissible gradient for change of zone from Partly Natural Cover, Partly Natural Cover with No Development Slope.	206th meeting to be held on 04-09-2024.	Series III, No. 35 dated 28-11-2024	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: Not Known e) Gradient of land: Partly 10% to 25% and Partly larger portion more than 25%, slope f) Government/Private Forest land status: sy no is affected by private forest as per RP-G 2021. g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: No Infrastructure are available. 6. Characteristics of surrounding area: Southern side of the property boundary passing water canal & western & northern- eastern side of property covered with jungle trees and bushes. In property having jungle trees & cashew trees. 7. Zone of property as per RP-2001: 8. Unauthorised layout status: 9. Site Inspection Report: Landlocked property, Southern side of the property boundary passing water canal & western & northern- eastern side of property covered with jungle trees and bushes. In property having jungle trees & cashew trees. Topography of the property is Partly 10% to 25% and Partly larger portion more than 25%. Slope: No Infrastructure are available. 10. Any other observations relevant to the application: No	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 5027 m2 from Partly Natural Cover & Partly Natural Cover with No development Slope to Settlement excluding area more than permissible gradient 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.


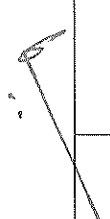



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S. No.	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Properly/ Plot in M2	as per RP-G-2021/ ODP	Change of sought for	Area sought for Change of in M2	Decision of the Board (F)	Meeting No. / Board meeting	gazette Notification No.	Detail of the case	Decision of the board (F)
28	Anil Kumar Sharma	11/30 (Part)	Isoreim, Mormugao	17,700	Partly Settlement,Partly Orchard, Partly Orchard with No Development	Orchard and Partly Orchard with No Development 1 Slope to Settlement	2100	Recommended for change of zone area within permissible gradient.	206th meeting to be held on 04-09-2024.	Series III no. 33 dated 14/11/2024	<p>1. Status of Land (See sensitive)</p> <p>a) Low lying land status: Not low lying</p> <p>b) Water body status: No water body</p> <p>c) Khasam land status: Not a khasam 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 passing along the eastern side as well as western side roads.</p> <p>6. Characteristics of surrounding area: The area has got settlement character with houses in close proximity.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorised layout status: It is an authorised layout in non-confirming zone, however no details are submitted.</p> <p>9. Site Inspection Report: Property is accessible by 6,00 mts wide road along the western side. The area has got settlement character with houses in close proximity. The slope of the part of the property sought for change of zone is between 10% to 25%. Infrastructure like electric line passing along the eastern side as well as western side roads.</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 2100 m2 from Orchard and Partly Orchard with No Development Slope to Settlement excluding area more than permissible gradient 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 211th Meeting held on 15-01-2025 (FINAL)

S. 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	Decision of the Board (F)	Meeting No. / Board meeting	gazette Notification No.	Detail of the case	Decision of the board (F)
29.	Jyoti Yashodan Hebekar	158/1-G (Part)	Piril, Ponda	1137	Orchard with No Development Slope	Settlement	310	Recommended area of 200 sq-mts. for change of zone within permissible gradient	206th meeting to be held on 04-09-2024.	Series III no. 33 dated 14/11/2024	1. Status of Land (fisc sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: It is land having slope of more than 25%, as per RPG 2021 f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Infrastructure like electricity and water connection is available for the structure existing in the property. 6. Characteristics of surrounding area: The area has got settlement character with houses along the western side. 7. Zone of property as per RP-2001: 8. Unauthorised layout status: It is an authorised layout in non-confirming zone, however no details are submitted. 9. Site Inspection Report: Property is accessible by existing 4 mts wide road along the western side. The area has got settlement character with houses along the western side. Property has got slope of more than 25%. Infrastructure like electricity and water connection is available for the structure existing in the property. 10. Any other observations relevant to the application: No	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 200 m2 from Orchard with No Development Slope within permissible gradient 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.

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 land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 21st Meeting held on 15-01-2025 (FINAL)

S. No.	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Properly/ Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Decision of the Board (F)	Meeting No. / Board meeting	gazette Notification No.	Detail of the case	Decision of the board (F)
30.	Santosh Sonu Gaonkar	39/2, Plot No. 20	Sanguem, Sanguem	270	Paddy Field	Settlement Zone	270	Recommended for change of zone.	20 th meeting held on 10-10-2024.		<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 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: Area has got settlement character with houses in close proximity as may be seen from the google image.</p> <p>7. Zone of property as per RP-2001: Natural Cover</p> <p>8. Unauthorised layout status: The said layout is on the basis of Devec passed in Civil Suit No. 26/2020</p> <p>9. Site Inspection Report: The plot is accessible by internal 6 mts access along the western side. Area has got settlement character with houses towards the northeast side. The area is not low lying nor under paddy cultivation and having a slope of less than 10%. Infrastructure like electric line is available in the area.</p> <p>10. Any other observations relevant to the application: n)</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 270 m2 from Paddy field being not low lying and not under 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 land in the Regional Plan or the Outline Development plan) Rules, 2024.</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 land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 21th Meeting held on 15-01-2025 (FINAL)

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 land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 21st Meeting held on 15-01-2025 (FINAL)

S. No.	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Properly/ Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Decision of the Board (P)	Meeting No. / Board meeting	Gazette Notification No.	Detail of the case	Decision of the board (P)
32	Santosh Sonu Gaonkar	39/2, Plot No. 22	Sanguem, Sanguem	281	Paddy Field	Settlement Zone	281	Recommended for change of zone.	207 th meeting to be held on 10-10-2024.	Series III, No. 35 dated 28-11-2024	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: Not Known e) Gradient of land: Less than 10%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Infrastructure are available in vicinity area. 6. Characteristics of surrounding area: Area has got settlement character with houses in close proximity as may be seen from the google image. 7. Zone of property as per RP-2001: Natural Cover 8. Unauthorised layout status: The said layout is on the basis of Decree passed in Civil Suit No. 26/2020 9. Site Inspection Report: The plot is accessible by internal 6 mts access along the western side and internal village road along the northern side. Area has got settlement character with houses towards the northeast side. The area is not low lying nor under paddy cultivation and having a slope of less than 10%. Infrastructure like electric line is available in the area. 10. Any other observations relevant to the application: nil	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 281 m2 from Paddy field being not low lying and not under Cultivable land to Settlement and directed Chet 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.</i>



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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 land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 21th Meeting held on 15-01-2025 (FINAL)

S. No.	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Properly/ Plot in M2	as per RP-G-2021/ ODP	Change of sought for	Area sought for Change of in M2	Decision of the Board (P)	Meeting No. / Board meeting	Gazette Notification No.	Detail of the case	Decision of the board (F)
33.	Nihal Suhus Pavalkar	39/2, Plot No. 26	Sanguem, Sanguem	270	Paddy field	Settlement Zone	270	Recommended for change of zone.	207 th meeting to be held on 10-10-2024.	Series III, No. 35 dated 28-11-2024	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: Not Known e) Gradient of land: Less than 10%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GPPB. No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Infrastructure are available in vicinity area. 6. Characteristics of surrounding area: Area has got settlement character with houses in close proximity as may be seen from the google image. 7. Zone of property as per RP-2001: Natural Cover 8. Unauthorised layout status: The said layout is on the basis of Decree passed in Civil Suit No. 26/2020 9. Site Inspection Report: The plot is accessible by internal 6 mts access along the eastern side. Area has got settlement character with houses towards the northeast side. The area is not low lying nor under paddy cultivation and having a slope of less than 10%. Infrastructure like electric line is available in the area. 10. Any other observations relevant to the application: nil	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 270 m2 from Paddy field being not low lying and not under 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 land in the Regional Plan or the Outline Development plan) Rules, 2024.</i>

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 land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 21st Meeting held on 15-01-2025 (FINAL)

S. No.	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Properly/ Plot in M2	as per RPG-2021/ ODP	Change of sought for	Area sought for Change of in M2	Decision of the Board (P)	Meeting No. / Board meeting	Gazette Notification No.	Detail of the case	Decision of the board (F)
34	Nihal Sahas Parvarkar	39/2, Plot No. 19	Sangnem, Sangnem	270	Paddy Field	Settlement Zone	270	Recommended for change of zone.	207 th meeting to be held on 10-10-2024.	Series III, No. 35 dated 28-11-2024	<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 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: Area has got settlement character with houses in close proximity as may be seen from the google image.</p> <p>7. Zone of property as per RP-2001: Natural Cover</p> <p>8. Unauthorised layout status: The said layout is on the basis of Decree passed in Civil Suit No. 26/2020</p> <p>9. Site Inspection Report: The plot is accessible by internal 6 mts access along the western side. Area has got settlement character with houses towards the northeast side. The area is not low lying nor under paddy cultivation and having a slope of less than 10%. Infrastructure like electric line is available in the area.</p> <p>10. Any other observations relevant to the application: nil</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 270 m2 from Paddy field being not low lying and not under 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 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 land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 21th Meeting held on 15-01-2025 (FINAL)

S. No.	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Proper ty/ Plot in M2	as per RPG- 2021/ ODP	Change of sought for	Area sought for Change of in M2	Decision of the Board (P)	Meeting No. / Board meeting	Gazette Notification No.	Detail of the case	Decision of the board (F)
35.	Nihal Subhas Parvakar	39/2, Plot No. 21	Sanguem, Taluka	270	Paddy Field	Settlement Zone	270	Recommended for change of zone.	20 th meeting to be held on 10-10-2024.	Series III, No. 35 dated 28-11-2024	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: Not Known e) Gradient of land: Less than 10%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB. No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Infrastructure are available in vicinity area. 6. Characteristics of surrounding area: Area has got settlement character with houses in close proximity as may be seen from the google image. 7. Zone of property as per RP-2001: Natural Cover 8. Unauthorised layout status: The said layout is on the basis of Decree passed in Civil Suit No. 26/2020 9. Site Inspection Report: The plot is accessible by internal 6 mts access along the western side. Area has got settlement character with houses towards the northeast side. The area is not low lying nor under paddy cultivation and having a slope of less than 10%. Infrastructure like electric line is available in the area. 10. Any other observations relevant to the application: nil	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 270 m2 from Paddy field being not low lying and not under 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 land in the Regional Plan or the Outline Development plan) Rules, 2024.</i>

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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 land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 21th Meeting held on 15-01-2025 (FINAL)

S. No.	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Proper ty/ Plot in M2	as per RPG- 2021/ ODP	Change of sought for	Area sought for Change of in M2	Decision of the Board (P)	Meeting No. / Board meeting	gazette Notification No.	Detail of the case	Decision of the board (F)
36.	Nihal Subhas Parvathkar	39/2, Plot No. 25	Sangueni, Sangueni	270	Paddy Field	Settlement Zone	270	Recommended for change of zone.	207 th meeting to be held on 10-10-2024.	Series III, No. 35 dated 28-11-2024	<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 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: Area has got settlement character with houses in close proximity as may be seen from the google image.</p> <p>7. Zone of property as per RP-2001: Natural Cover</p> <p>8. Unauthorised layout status: The said layout is on the basis of Decree passed in Civil Suit No. 26/2020</p> <p>9. Site Inspection Report: The plot is accessible by internal 6 mts access along the eastern side. Area has got settlement character with houses towards the northern side. The area is not low lying nor under paddy cultivation and having a slope of less than 10%. Infrastructure like electric line is available in the area.</p> <p>10. Any other observations relevant to the application: nil</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 270 m2 from Paddy field being not low lying and not under 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 land in the Regional Plan or the Outline Development plan) Rules, 2024.</i></p>

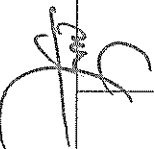
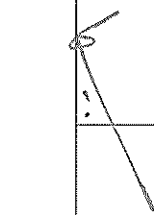



TABLE – C
List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 211th Meeting held on 15-01-2025 (FINAL)

S. N o.	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	Decision of the Board (P)	Meeting No. / Board meeting	gazette Notification No.	Detail of the case	Decision of the board (F)
37	Nihal Subhas Parvabkar	392 & 41/1 . Plot No. 23	Sanguem, Sanguem	337	Partly Settlement (29 m2), Partly Paddy Field (337m2)	Settlement Zone	337	Recommended for change of zone.	207 th meeting to be held on 10-10-2024.	Series III, No. 35 dated 28-11-2024	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: Not Known e) Gradient of land: Less than 10% f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB. No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Infrastructure are available in vicinity area. 6. Characteristics of surrounding area: Area has got settlement character with houses in close proximity as may be seen from the google image. 7. Zone of property as per RP-2001 : Natural Cover 8. Unauthorised layout status: The said layout is on the basis of Decree passed in Civil Suit No. 26/2020 9. Site Inspection Report: The plot is accessible by internal 6 mts access along the western side, and internal village road along the northern side. Area has got settlement character with houses towards the northeast side. The area is not low lying nor under paddy cultivation and having a slope of less than 10%. Infrastructure like electric line is available in the area. 10. Any other observations relevant to the application: nil	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 337 m2 from Paddy field being not low lying and not under 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 land in the Regional Plan or the Outline Development plan) Rules, 2024.