

Item No. 5: Applications received under Section 39A of the TCP Act for the consideration of the Board for change of zone in the Regional Plan/Outline Development Plan for approval/recommendation/decision under sub-rule (1) of Rule 4 of the Goa Town & Country Planning (change of zone of land in the Regional Plan or the Outline Development Plan) Rules, 2024.

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

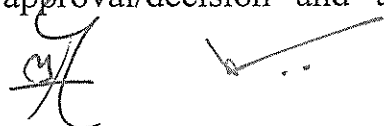
“39A. Change of Zone.— (1) Notwithstanding anything contained in this Act, the Chief Town Planner (Planning) upon direction of the Government or on receipt of an application in this regard and with approval of the Board, may, from time to time, alter or modify the Regional Plan and/ or the Outline Development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

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

The Government has also framed the Rules for considering application under Section 39A of the TCP Act as notified in the Official Gazette (Supplementary) vide Series I No. 49 dated 07/03/2024 and as amended vide Notification No. 21/1/TCP/GTCPACT/2024/824 dated 24/05/2024 published in 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 under sub-rule (1) of Rule 4 of the Goa Town & Country Planning (change of zone of land in the Regional Plan or the Outline Development Plan) Rules, 2024 for its recommendation/approval/decision and the cases as listed at Table ‘B’ are



approved by the Board. The Member Secretary, TCP Board was accordingly directed to initiate further course of action in this matter sub-rule (2) of Rule 4 of the Goa Town & Country Planning (change of zone of land in the Regional Plan or the Outline Development Plan) Rules, 2024.

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



TABLE- B
List of cases under section 39A of TCP Act placed before the TCP Board in its 21st Meeting held on 15-01-2025 under sub rule 1 of rule 4 of rules for the purpose of section 39A of the TCP Act. (PROVISIONAL)

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/Plot in M2	Zone as per RPG-2021/ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision of the Board
1.	Gregorio Domingos Lobo	767	Aldona, Bardez	2650	Paddy Field	Settlement	2650	1. Status of Land (Geo sensitive) a) Low lying land status: low lying Partly low lying 1.35 mts b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: Yes e) Gradient of land: Topography of the property partly 10% to 25% slope. Partly 1.35 mts below from road level is an low lying land and after 1.10 mts below is an low lying land. f) Government/Private Forest land status: NA g) Wild Life Buffer status: Not a wildlife buffer h) Government/Forest land status: NA 2. If, project approved by GPR: No as per applicant's submission. 3. If, change of request is for Tourism related project: No 4. If, change of is requested for public utility project: No 5. Infrastructure status: Infrastructure is available in near vicinity. 6. Characteristics of surrounding area: North-western side of property having river, north-eastern side of property having houses & western eastern side of the property bushes and trees, Western side of property having low lying paddy fields. 7. Zone of property as per RP-2001: NA 8. Unauthorised layout status: NA 9. Site Inspection Report: Property is accessible 2 mts wide tar road. Topography of the property partly 10% to 25% slope. Partly 1.35 mts below from road level is an low lying land and after 1.10 mts below is an low lying land low lying Partly low lying 1.35 mts. North-western side of property having river, north-eastern side of property having houses & western eastern side of the property bushes and trees. Western side of property having low lying paddy fields. Site is step formation. 10. Any other observations relevant to the application: Ownership documents Not submitted & CRZ NOC required.	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and County Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules within leaving area under CRZ.

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2.	Sundar P Raul	36/1-R	Candola, Ponda	300	Orchard	Settlement	300	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: Not a water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: Gradual Slope within Permissible limits, slope within 5%. f) Government/Private Forest land status: NA g) Wild Life Buffer status: Not a wildlife buffer 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of request is for Tourism related project: No 4. If, change of is requested for public utility project: No 5. Infrastructure status:Not Available 6. Characteristics of surrounding area:Plot is barren land, having 8 mts far road access, there are no houses, hence there is no settlement characteristics around the near vicinity of the plot. 7. Zone of property as per RP-2001: NA 8. Unauthorized layout status: NA 9. Site Inspection Report: Property is accessible by 8 meter road access to the property. Gradual Slope within Permissible limits, slope within 5%. Plot is barren land, having far road access, there are no houses, hence there is no settlement characteristics around the near vicinity of the plot. 10. Any other observations relevant to the application: No	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and County Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules.




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3.	Mahesh R. Kalangutkar	40/5 (part)	Nachinola, Bardez	3125	Paddy Field	Settlement	500	1. Status of Land (Eco sensitive) a) Low lying land status: Partly low lying area having 1.3 mts from adjoining road level and is not under paddy cultivation. b) Water body status: Not a water body c) Khazan land status: Not a khazan land d) Flood prone status: Nothing on record e) Gradient of land: Not a sloping land f) Government/Private Forest land status: N/A g) Wild Life Buffer status: Not a wildlife buffer 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of request is for Tourism related project: No 4. If, change of is requested for public utility project: No 5. Infrastructure status:Infrastructure are available in vicinity area. 6. Characteristics of surrounding areas:Southern & western side of property having low lying land. 7. Zone of property as per RP-2001: N/A 8. Unauthorised layout status: N/A 9. Site Inspection Report: Property is accessible by 6 mts wide tar road Part of area sought of change is already developed having a structure on it, remaining area is low lying area but not under any paddy cultivation. Property on the Southern side is already used for non agricultural use. Infrastructure are available in vicinity area and within the property. 10. Any other observations relevant to the application: No	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules as part of property is already used for non agriculture purpose.

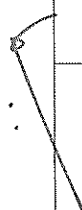



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4.	ARK Properties rep by Mehboub Hamid M Mulla	84/7	Manna, Bardar	2625	Partly Settlement (1373 m2), Partly Cultivable Land with Irrigation Command Area (370 m2), Partly Natural Cover with Irrigation Command Area overlapped with No Development Slope (702 m2), Partly Cultivable Land with No Development Slope (180 m2)	Settlement	1252	1. Status of Land (Geo sensitive) a) Low lying land status: Not a low lying b) Water body status: Not a water body c) Khazan land status: Not a khazan land d) Flood prone status: Not known e) Gradient of land: Partly 10% to 25% slope & Partly more than 25%. f) Government/Private Forest land status: NA g) Wild life Buffer status: Not a wildlife buffer 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of request is for Tourism related project: No 4. If, change of 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 having 6 mts wide tar road & western side of property having villa & southern and eastern side of property having thick jungle trees. In property having thick jungle trees. 7. Zone of property as per RP-2001: NA 8. Authorized layout status: NA 9. Site Inspection Report:Property is accessible by 6 mts wide Tar road. Topography of the property is Partly 10% to 25% slope & Partly more than 25%. Northern side of the property having 6 mts wide tar road & western side of property having villa & southern and eastern side of property having thick jungle trees. In property having thick jungle trees. Infrastructure are available in vicinity area. 10. Any other observations relevant to the application: No	Recommended an area of 1007 m2 which is within permissible gradient for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules and also directed to obtain report from WRD.

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5.	Urmil Tacora	279/1	Culvale, Bardez	1975	Orchard	Settlement	1975	1. Status of Land (Eco sensitive) a) Low lying land status: Not a low lying b) Water body status: Not a water body c) Khazan land status: Not a khazan land d) Flood prone status: Not known e) Gradient of land: Topography of the property sloping in nature as per contour plan submitted by applicant Engineer Anil RinganeReg No. ER/1049/202 average slope within 25% slope. f) Government/Private Forest land status: NA g) Wild Life Buffer status: Not a wildlife buffer 2. If, project approved by GHPR: No as per applicant's submission. 3. If, change of request is for Tourism related project: No 4. If, change of is requested for public utility project: No 5. Infrastructure status:Infrastructure facilities available in the area. 6. Characteristics of surrounding area:Northern side of the property having road, southern western side of property having thick jungle trees. 7. Zone of property as per RP-2001: NA 8. Unauthorized layout status: NA 9. Site Inspection Report:Property is accessible by 6 mts wide tar road. Topography of the property sloping in nature as per contour plan submitted by applicant Engineer Anil RinganeReg No. ER/1049/202 average slope within 25% slope. Northern side of the property having road, southern western side of property having thick jungle trees. Infrastructure facilities available in the area. 10. Any other observations relevant to the application: No	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and County Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules.

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6.	Sunil Malik Navcet Malik	248/2	Salvador-do-Mundo, Bardez	1893	Partly Settlement &Partly Natural Cover with No Development Slope	Settlement	1893	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: Not a water body c) Khazan land status: Not a Khazan Land d) Flood prone status: No e) Gradient of land: Topography of the property is sloping in nature as per contour plan submitted by applicant Engineer PrathmeshBhatReg No. ER/0020/2022 f) Government/Private Forest land status: NA g) Wild Life Buffer status: Not a wildlife buffer 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of request is for Tourism related project: No 4. If, change of is requested for public utility project: No 5. Infrastructure status:Infrastructure are available in vicinity area. 6. Characteristics of surrounding area:Surrounding property having thick jungle trees. 7. Zone of property as per RP-2001: NA 8. Unauthorized layout status: NA 9. Site Inspection Report: Property is accessible by 6 mts wide tar road. Topography of the property is sloping in nature as per contour plan submitted by applicant Engineer PrathmeshBhatReg No. ER/0020/2022. Surrounding property having thick jungle trees. Infrastructure is available in vicinity area. 10. Any other observations relevant to the application:Forest NOC required as per site condition	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules leaving area beyond permissible gradient, and also directed to obtain report from Forest Department.

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7.	Vijay Aggarwal	94/1	Camurlim, Bardez	7954	Partly Settlement Partly Natural Cover& 15 mts proposed road passing through the property.	Settlement	7954	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: Topography of the property is sloping in nature however applicant Engineer KH Kamhadini submitted contour plan within permissible average slope 25%. f) Government/Private Forest land status: NA g) Wild Life Buffer status: Not a wildlife buffer 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of request is for Tourism related project: No 4. If, change of is requested for public utility project: No 5. Infrastructure status: Infrastructure facilities are available in the vicinity. 6. Characteristics of surrounding area: Western side of the property near area having house & Northern side of the property having road and southern eastern side of the property having thick jungle trees. 7 Zone of property as per RP-2001: NA 8. Unauthorized layout status: NA 9. Site Inspection Report: Property is accessible by 6 mts wide tar road. Topography of the property is sloping in nature however applicant Engineer KH Kamhadini submitted contour plan within permissible average slope 25%. Western side of the property near area having house & Northern side of the property having road and southern eastern side of the property having thick jungle trees. Infrastructure facilities are available in the vicinity. 10. Any other observations relevant to the application: No	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and County Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules.




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8.	Maneck Sohrab Contractor	70/23	Ajpora, Bardol	1450	Cultivable with Irrigation Command Area	Settlement	1450	1. Status of Land (Eco sensitive) a) Low lying land status: Partly low lying 1.2 mts 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: Topography of the property is partly man made terrace terrain parts of portion is low lying. f) Government/Private Forest land status: NA g) Wild Life Buffer status: Not a wildlife buffer 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of request is for Tourism related project: No 4. If, change of is requested for public utility project: No 5. Infrastructure status:Infrastructure is available in vicinity. 6. Characteristics of surrounding area:Eastern side of the property having near area house. Northern side of the property having bushes & western side of the property having low lying land. 7. Zone of property as per RP-2001: NA 8. Unauthorized layout status: NA 9. Site Inspection Report:Land locked property. Topography of the property is partly man made terrace terran and parts of portion is low lying. Eastern side of the property having near area house. Northern side of the property having bushes & western side of the property having low lying land.Infrastructure is available in vicinity. 10. Any other observations relevant to the application: WRD NOC required.	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and County Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules.

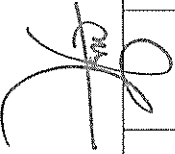
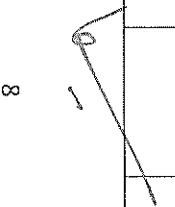



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9.	Winston Bernardo Do Carmo Collaco	158/1-C	Nuvern, Salecte	2283	Partly Settlement Partly Orchard	Settlement & Detention of existing 6 mts wide road.	102	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: The slope of the property is less than 10% f) Government/Private Forest land status: N/A g) Wild Life Buffer status: Not a wildlife buffer 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of request is for Tourism related project: No 4. If, change of is requested for public utility project: No 5. Infrastructure status: Infrastructure like electricity line is available in the area. 6. Characteristics of surrounding area: The area has got settlement character with houses in close proximity. 7. Zone of property as per RP-2001: NA 8. Unauthorised layout status: NA 9. Site Inspection Report: Property is accessible by internal Tar road. The slope of the property is less than 10%. The area has got settlement character with houses in close proximity. The property is not under paddy cultivation and not a low lying area. Infrastructure like electricity line is available in the area. 10. Any other observations relevant to the application:	Recommended for change of zone and re aligning of existing road as per actual site condition and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules.

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10.	Kripa Gundas Piarnekar	118/1-A	Mapusa, Bardez	3016	Partly Settlement S2 & Partly Parks Playground Recreational Sub Division Open Space/ buffer	Commercial	3016	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: Not a water body c) Kharzan land status: Not a kharzan land d) Flood prone status: No e) Gradient of land: Topography of property is partly slopes 10% to 25% & Partly more than 25% slope f) Government/Private Forest land status: NA g) Wild Life Buffer status: Not a wildlife buffer 2. If, project approved by GMPB: No as per applicant's submission. 3. If, change of request is for Tourism related project: No 4. If, change of is requested for public utility project: No 5. Infrastructure status: Infrastructure is available in vicinity area. 6. Characteristics of surrounding area: Northern western side of property having residential area & southern eastern side of property having thick jungle trees. 7. Zone of property as per RP-2001: NA 8. Unauthorized layout status: NA 9. Site Inspection Report: Property is accessible by 6 mis wide tar road. Topography of property is partly slopes 10% to 25% & Partly more than 25% slope. Northern western side of property having residential area & southern eastern side of property having thick jungle trees. Infrastructure is available in vicinity area. 10. Any other observations relevant to the application: No	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and County Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules leaving area under sub-division open space, area under No Development slopes.

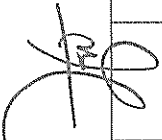
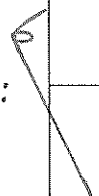



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11.	Tridentia Developers	PT Sheet No. 128 Chalta No. 13	Margao, Salcete	500	Partly Commercial (233m2) and Partly under Proposed Road (267m2)	Commercial C1	267	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: The slope of the property is less than 10% f) Government/Private Forest land status: NA g) Wild Life Buffer status: Not a wildlife buffer 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of request is for Tourism related project: No 4. If, change of is requested for public utility project: No 5. Infrastructure status: Infrastructure like electricity line is available in the area. 6. Characteristics of surrounding area: The area has got settlement character with houses/ buildings all around. 7. Zone of property as per RP-2001 : Settlement 8. Unauthorised layout status: NA 9. Site Inspection Report: Property is accessible by 6 mts sub divisional road ending with cul de sac of 12x12 mts. The slope of the property is less than 10%. The area has got settlement character with houses/ buildings all around. The property is not under paddy cultivation and not a low lying area. Infrastructure like electricity line is available in the area. 10. Any other observations relevant to the application: No	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and County Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules.




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12.	M/s Gangureddy Infra Pvt. Ltd. Varchavada, near Yavraj Singh Villa, Morjim, Pernem, Goa	10/1-G	Morjim, Pernem	4067	Orchard	Settlement	4067	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: Partly flat in nature Partly gradual slope original topography of land cannot be ascertained since the land is filled & levelled upto the adjoining road level. f) Government/Private Forest land status: NA g) Wild Life Buffer status: Not a wildlife buffer 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of request is for Tourism related project: No 4. If, change of is requested for public utility project: No 5. Infrastructure status: No infrastructure existing within the property. 6. Characteristics of surrounding area: Active ongoing development works of road retaining wall, layering of electrical cables & other construction works. Plot is compounded on 3 sides. 7. Zone of property as per RP-2001: NA 8. Unauthorised layout status: It is partitioned plot. 9. Site Inspection Report: Property is accessible by 6 mts wide concrete internal road/ access. Active ongoing construction works of road retaining wall, layering of electrical cables & other construction works. Plot is compounded on 3 sides. No infrastructure existing within the property. Property is Partly flat in nature and partly gradual slope, original topography of land cannot be ascertained since the land is filled & levelled upto the adjoining road level. 10. Any other observations relevant to the application: No	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and County Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules.

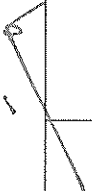



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Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision of the Board
13.	M/s Gangareddy Infra Pvt. Ltd. Varchavada, near Yuvraj Singh Villa, Morjim, Pernem, Goa	10/1-1	Morjim, Pernem	4067	Orchard	Settlement	4067	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: Partly flat in nature Partly gradual slope original topography of land cannot be ascertained since the land is filled & levelled upto the adjoining road level. f) Government/Private Forest land status: NA g) Wild Life Buffer status: Not a wildlife buffer 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of request is for Tourism related project: No 4. If, change of is requested for public utility project: No 5. Infrastructure status: No infrastructure existing within the property. 6. Characteristics of surrounding area: Active ongoing development works of road retaining wall, layering of electrical cables & other construction works. Plot is compounded on 3 sides. 7. Zone of property as per RP-2001: NA 8. Unauthorised layout status:- It is partitioned plot. 9. Site Inspection Report: Property is accessible by 6 mts wide concrete internal road/ access. Active ongoing construction works of road retaining wall, layering of electrical cables & other construction works. Plot is compounded on 3 sides. No infrastructure existing within the property. Property is Partly flat in nature and partly gradual slope, original topography of land cannot be ascertained since the land is filled & levelled upto the adjoining road level. 10. Any other observations relevant to the application: No.	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and County Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules.

TABLE- B
List of cases under section 39A of TCP Act placed before the TCP Board in its 211th Meeting held on 15-01-2025 under sub rule 1 of rule 4 of rules for the purpose of section 39A of the TCP Act. (PROVISIONAL)

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Propert y/ Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision of the Board
14.	M/s Gangureddy Infra Pvt. Ltd. Varchavada, near Yavraj Singh Villa, Morjim, Pernem, Goa	10/1-E	Morjim, Pernem	4067	Orchard	Settlement	4067	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: Partly flat in nature Partly gradual slope original topography of land cannot be ascertained since the land is filled & levelled upto the adjoining road level. f) Government/Private Forest land status: NA g) Wild Life Buffer status: Not a wildlife buffer 2. If, project approved by GMPB: No as per applicant's submission. 3. If, change of request is for Tourism related project: No 4. If, change of is requested for public utility project: No 5. Infrastructure status: No infrastructure existing within the property. 6. Characteristics of surrounding area: Active ongoing development works of road retaining wall, layering of electrical cables & other construction works. Plot is compounded on 3 sides. 7. Zone of property as per RP-2001: NA 8. Unauthorised layout status: It is partitioned plot. 9. Site Inspection Report: Property is accessible by 6 mis wide concrete internal road/ access. Active ongoing development works of road retaining wall, layering of electrical cables & other construction works. Plot is compounded on 3 sides. No infrastructure existing within the property. Property is Partly flat in nature and partly gradual slope, original topography of land cannot be ascertained since the land is filled & levelled upto the adjoining road level. 10. Any other observations relevant to the application: No	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and County Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules.

TABLE-B
List of cases under section 39A of TCP Act placed before the TCP Board in its 211th Meeting held on 15-01-2025 under sub rule 1 of rule 4 of rules for the purpose of section 39A of the TCP Act. (PROVISIONAL)

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Propert y/ Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision of the Board
15.	M/s Gangareddy Infra Pvt. Ltd. Varchavada, near Yavraj Singh Villa, Morjim, Pernem, Goa	10/1-C	Morjim, Pernem	4067	Orchard	Settlement	4067	1. Status of Land (Eco sensitive) a) Low lying land status: Partly Flat in nature & Partly has a gradual slope 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 flat in nature Partly gradual slope original topography of land cannot be ascertained since the land is filled & levelled upto the adjoining road level. f) Government/Private Forest land status: NA g) Wild Life Buffer status: Not a wildlife buffer 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of request is for Tourism related project: No 4. If, change of is requested for public utility project: No 5. Infrastructure status: No infrastructure existing within the property. 6. Characteristics of surrounding area: Active ongoing development works of road retaining wall, layering of electrical cables & other construction works. Plot is compounded on 3 sides. 7. Zone of property as per RP-2001: NA 8. Unauthorised layout status: It is partitioned plot. 9. Site Inspection Report: Property is accessible by 6 mts wide concrete internal road/ access. Active ongoing development works of road retaining wall, layering of electrical cables & other construction works. Plot is compounded on 3 sides. No infrastructure existing within the property. Property is Partly flat in nature and partly gradual slope, original topography of land cannot be ascertained since the land is filled & levelled upto the adjoining road level. 10. Any other observations relevant to the application: No	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and County Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules.

TABLE-B
List of cases under section 39A of TCP Act placed before the TCP Board in its 21st Meeting held on 15-01-2025 under sub rule 1 of rule 4 of rules for the purpose of section 39A of the TCP Act. (PROVISIONAL)

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	Zone as per RP-G-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision of the Board
16	M/s Gangureddy Infra Pvt. Ltd. Varchavada, near Yuvraj Singh Villa, Morjim, Pernem, Goa	12/1 -A-1	Morjim, Pernem	4010	Partly Orchard (2510m2) Partly Orchard with No Development Slope (1500m2)	Settlement	4010	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: Gradual slope original topography of land cannot be ascertained since the land is filled & levelled upto the adjoining road level. f) Government/Private Forest land status: NA g) Wild Life Buffer status: Not a wildlife buffer 2. If, project approved by GPRB: No as per applicant's submission. 3. If, change of request is for Tourism related project: No 4. If, change of is requested for public utility project: No 5. Infrastructure status: No infrastructure existing within the property. 6. Characteristics of surrounding area: Active ongoing development works of road retaining wall, layering of electrical cables & other construction works. Plot is compounded on 3 sides. 7. Zone of property as per RP-2001: NA 8. Unauthorised layout status: It is partitioned plot. 9. Site Inspection Report: Property is accessible by 6 mus wide concrete internal road/ access. Active ongoing construction works of road retaining wall, layering of electrical cables & other construction works. Plot is compounded on 3 sides. No infrastructure existing within the property. Gradual slope, original topography of land cannot be ascertained since the land is filled & levelled upto the adjoining road level. 10. Any other observations relevant to the application: No	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and County Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules.

TABLE- B
List of cases under section 39A of TCP Act placed before the TCP Board in its 211th Meeting held on 15-01-2025 under sub rule 1 of rule 4 of rules for the purpose of section 39A of the TCP Act. (PROVISIONAL)

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision of the Board
17.	M/s Gangureddy Infra Pvt. Ltd. Varchavada, near Yuvraj Singh Villa, Morjim, Pernem, Goa	12/-A-2	Morjim, Pernem	4010	Partly Orchard (2810m2) Partly Orchard with No Development Slope (1200m2)	Settlement	4010	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: Gradual slope original topography of land cannot be ascertained since the land is filled & levelled up to the adjoining road level. f) Government/Private Forest land status: NA g) Wild Life Buffer status: Not a wildlife buffer 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of request is for Tourism related project: No 4. If, change of is requested for public utility project: No 5. Infrastructure status: No infrastructure existing within the property. 6. Characteristics of surrounding area: Active ongoing development works of road retaining wall, layering of electrical cables & other construction works. Plot is compounded on 3 sides. 7. Zone of property as per RP-2001: NA 8. Unauthorised layout status: No details submitted. It is partitioned plot. 9. Site Inspection Report: Property is accessible by 6 mts wide concrete internal road/ access. Active ongoing construction works of road retaining wall, layering of electrical cables & other construction works. Plot is compounded on 3 sides. No infrastructure existing within the property. Gradual slope, original topography of land cannot be ascertained since the land is filled & levelled upto the adjoining road level. 10. Any other observations relevant to the application: No	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and County Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules.

TABLE- B
List of cases under section 39A of TCP Act placed before the TCP Board in its 211th Meeting held on 15-01-2025 under sub rule 1 of rule 4 of rules for the purpose of section 39A of the TCP Act. (PROVISIONAL)

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/Plot in M2	Zone as per RPG-2021/ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision of the Board
18.	M/s. Gangareddy Infra Pvt. Ltd. Varchavada, near Yuvraj Singh Villa, Morjim, Pernem, Goa	12/1-A-3	Morjim, Pernem	8020	Partly Orchard (6820m2) Partly Orchard with No Development Slope (1200m2)	Settlement	8020	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: Gradual slope original topography of land cannot be ascertained since the land is filled & levelled up to the adjoining road level. f) Government/Private Forest land status: NA g) Wild Life Buffer status: Not a wildlife buffer 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of request is for Tourism related project: No 4. If, change of is requested for public utility project: No 5. Infrastructure status: No infrastructure existing within the property. 6. Characteristics of surrounding area: Active ongoing development works of road retaining wall, layering of electrical cables & other construction works. Plot is compounded on 3 sides. 7. Zone of property as per RP-2001: NA 8. Unauthorised layout status: It is partitioned plot. 9. Site Inspection Report: Property is accessible by 6 mts wide concrete internal road/ access. Active ongoing construction works of road retaining wall, layering of electrical cables & other construction works. Plot is compounded on 3 sides. No infrastructure existing within the property. Gradual slope, original topography of land cannot be ascertained since the land is filled & levelled upto the adjoining road level. 10. Any other observations relevant to the application: No	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and County Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules.

TABLE- B
List of cases under section 39A of TCP Act placed before the TCP Board in its 211th Meeting held on 15-01-2025 under sub rule 1 of rule 4 of rules for the purpose of section 39A of the TCP Act. (PROVISIONAL)

Sr. No	Name of the Applicant	Sy. No.	Village, Tahluka	Total Area of Property/Plot in M2	Zone as per RP-G-2021/ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision of the Board
19.	Guilherme Antonio Menezes	229/3	Margao, Salcete	753	Partly Residential (453m2) Partly Natural Reserve Orchard (300m2)	Settlement	300	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: Partly less than 10%; Partly between 10% to 25%. f) Government/Private Forest land status: NA g) Wild Life Buffer status: Not a wildlife buffer 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of request is for Tourism related project: No 4. If, change of is requested for public utility project: No 5. Infrastructure status: Like electric line and water supply are available to the existing house in the property. 6. Characteristics of surrounding area: The area has got settlement character with houses and building along eastern side. 7. Zone of property as per RP-2001: NA 8. Unauthorised layout status: No 9. Site Inspection Report: Property is accessible by existing 10 mts wide road along the eastern side. The slope of property is Partly less than 10%; Partly between 10% to 25%. The area has got settlement character with houses and building along eastern side. Infrastructure Like electric line and water supply are available to the existing house in the property. Moreover there exist a house in the property. 10. Any other observations relevant to the application: No	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and County Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules.

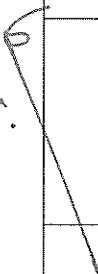



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List of cases under section 39A of TCP Act placed before the TCP Board in its 211th Meeting held on 15-01-2025 under sub rule 1 of rule 4 of rules for the purpose of section 39A of the TCP Act. (PROVISIONAL)

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Propert y/ Plot in M2	Zone as per RP-G-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision of the Board
20.	Suresh Ganapati Kamal	304/0	Loutolim, Salcete	39400	Partly Natural Cover (22117m2) Partly Natural Cover with No Development Slope (17283m2)	Natural Cover (2954m2) & Natural Cover with No Development Slope (1046m2) to Industrial	-4000	1. Status of Land (Eco sensitive) a) Low lying land status: Low lying b) Water body status: Not a water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: Partly with a slope of less than 10% and Partly with a slope from 10% to 25%. f) Government/Private Forest land status: NA g) Wild Life Buffer status: Not a wildlife buffer 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of request is for Tourism related project: No 4. If, change of is requested for public utility project: No 5. Infrastructure status:Infrastructure like electric line is available in the area. 6. Characteristics of surrounding area:The area has got Industrial character with industry in the close vicinity. 7. Zone of property as per RP-2001: NA 8. Unauthorized layout status: N A 9. Site Inspection Report:Property is accessible by 8 mts wide katcha road. Slope of the property is Partly with a slope of less than 10% and Partly with a slope from 10% to 25%. The area has got Industrial character with industry in the close vicinity. Infrastructure like electric line is available in the area. 10. Any other observations relevant to the application: No	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and County Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules.

TABLE-B
List of cases under section 39A of TCP Act placed before the TCP Board in its 211th Meeting held on 15-01-2025 under sub rule 1 of rule 4 of rules for the purpose of section 39A of the TCP Act. (PROVISIONAL)

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	Zone as per RP-G-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision of the Board
21.	PKM Projects Private Limited	25/3	Candolim, Bardez	750	Residential (S2)	Commercial	750	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: Topography of the property flat 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 facilities are available. 6. Characteristics of surrounding area: Surrounding of property having hotels and houses. 7. Zone of property as per RP-2001: NA 8. Unauthorized layout status: NA 9. Site Inspection Report: Approached two road one is 2.5 mts and 8 mts wide tar road from same applicant's property sy. No. 24/1. Topography of the property flat in nature. Surrounding of property having hotels and houses. Infrastructure facilities are available. 10. Any other observations relevant to the application: No	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules.

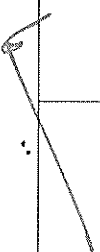



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List of cases under section 39A of TCP Act placed before the TCP Board in its 211th Meeting held on 15-01-2025 under sub rule 1 of rule 4 of rules for the purpose of section 39A of the TCP Act. (PROVISIONAL)

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision of the Board
22.	M/s Coastal Retreats LLP	254/1	Calangute, Bardez	19415	Partly Settlement Partly Orchard	Settlement	19415	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: Topography of the property sloping in nature however applicant Engineer Priyesh J. Vishwakarma, TCP Reg No. ER/0020/2016 within permissible gradient slope. 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 not available. 6. Characteristics of surrounding area: Surrounding area having jungle trees and bushes. 7. Zone of property as per RP-2001: NA 8. Unauthorized layout status: NA 9. Site Inspection Report: Traditional way access from different owner property. Traditional way. Topography of the property sloping in nature however applicant Engineer Priyesh J. Vishwakarma, TCP Reg No. ER/0020/2016 within permissible gradient slope. Surrounding area having jungle trees and bushes. Infrastructure are not available. 10. Any other observations relevant to the application: No	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules within permissible gradient, and also directed to obtain report from Forest Department.

TABLE- B
List of cases under section 39A of TCP Act placed before the TCP Board in its 211th Meeting held on 15-01-2025 under sub rule 1 of rule 4 of rules for the purpose of section 39A of the TCP Act. (PROVISIONAL)

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Properly/Plot in M2	Zone as per RPG-2021/ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision of the Board
23.	Sudesh Gadkar	260/5	Calangute, Bardez	6525	Partly Residential (2350 m2) and Partly Orchard with No Development Slope (4175 m2)	Settlement	4175	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: Topography of the property is partly 10% to 25% & Partly more than 25% slope. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If project approved by (GMPB): 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 facilities not available. 6. Characteristics of surrounding area: Surrounding property having jungle trees and bushes. 7. Zone of property as per RP-2001: NA 8. Unauthorized layout status: NA 9. Site Inspection Report: Traditional way access. Topography of the property is partly 10% to 25% & Partly more than 25% slope. Surrounding property having jungle trees and bushes. 10. Any other observations relevant to the application: Forest report required.	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules leaving area beyond permissible gradient and also directed to obtain report from Forest Department..




TABLE-B
List of cases under section 39A of TCP Act placed before the TCP Board in its 211th Meeting held on 15-01-2025 under sub rule 1 of rule 4 of rules for the purpose of section 39A of the TCP Act. (PROVISIONAL)

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Proper y/ Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision of the Board
24.	Kamla Prasad Yadav	160/6	Chicalim, Mormugao	10575	Partly S2 (4794m2) Partly A2 (2622m2) Partly SPR (3159m2) affected by 20 mts ODP road	SPR	10575	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: More than 25%. f) Government/Private Forest land status: Private Forest as per Thomas & Araujo Committee 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: There are buildings in the close vicinity towards the western side. 7. Zone of property as per RP-2001: 8. Unauthorised layout status: No 9. Site Inspection Report: Property is accessible by 10 mts road ending to the plot from the western side. The slope of the property sought for change is having a slope more than 25%. 10. Any other observations relevant to the application: No	Recommended for change of zone from S2 to SPR, admeasuring an area of 4794m2 and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and County Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules.

TABLE- B
List of cases under section 39A of TCP Act placed before the TCP Board in its 211th Meeting held on 15-01-2025 under sub rule 1 of rule 4 of rules for the purpose of section 39A of the TCP Act. (PROVISIONAL)

Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Propert y/ Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision of the Board
25.	Kamla Prasad Yadav	24/1-D	Dabolim, Mormugao	3755	Partly C2, Partly Agriculture	C2 to Settlement (S1) Zone (1958 m2 sq) and agriculture to settlement(S1) zone (1832 m2 sq)	3755	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: The front portion of the property is having a slope less than 10% and the portion of the property is having a slope from 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: Infrastructure like electric line is available in the area. 6. Characteristics of surrounding area: The area has got settlement character with buildings around (Residential nature) 7. Zone of property as per RP-2001: 8. Unauthorised layout status: As per the sy plan submitted it is an individual holding 9. Site Inspection Report: Property is accessible existing 8 mts wide tar road along the western side. The area has got settlement character with buildings around (Residential nature). The front portion of the property is having a slope less than 10% and the portion of the property is having a slope from 10% to 25%. 10. Any other observations relevant to the application: nil	Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and County Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules