

Item No. 7: 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:

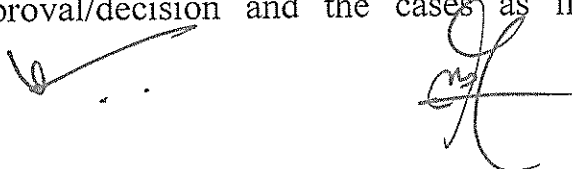
“39A. Change of Zone.— (1) Notwithstanding anything contained in this Act, the Chief Town Planner (Planning) upon direction of the Government or on receipt of an application in this regard and with approval of the Board, may, from time to time, alter or modify the Regional Plan and/ or the Outline Development 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/GTCTPACT/2024/824 dated 24/05/2024 published on the Official Gazette Series I No. 10 dated 06/06/2024.

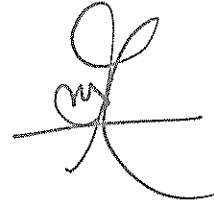
Rules provides for procedure to be adopted, objection suggestion period, scrutiny of application and rates of processing fees and change of zone. As per the said rules, application received under Section 39A of the TCP Act shall be placed before the TCP Board after carrying out necessary scrutiny for 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 212th 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

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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.

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212th Board Table C

TABLE - C

List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 212th Meeting held on 03-02-2025 (FINAL)

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	Decision of the Board	Notified area for change of zone	Meeting No. / Board meeting	gazette Notification No.	Detail of the case	Decision of the TCP Board (F)
1	Narayan Shivaji Bidakar	236/1 Plot No. 33-A	Usgao, Ponda	122.25	Natural Cover	Settlement	122.25	Recommended for change of zone.	122.25	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 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 that area is not Eco sensitive area, property is located in area having settlement character. There is house inside the property and in surrounding area. slope of property is within permissible gradient. 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 122.25 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 212th Meeting held on 03-02-2025 (FINAL)

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	Decision of the Board	Notified area for change of zone	Meeting No. / Board meetin	gazette Notification No.	Detail of the case	Decision of the TCP Board (F)
2	Hari Bala Vitekar	236/1 Plot No. 140	Usgao, Ponda	210	Natural Cover	Settlement	210	Recommended for change of zone.	210	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 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 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 that area is not Eco sensitive area, property is located in area having settlement character. There is house inside the property and in surrounding area. slope of property is within permissible gradient. 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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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	Decision of the Board	Notified area for change of zone	Meeting No. / Board meetin	gazette Notification No.	Detail of the case	Decision of the TCP Board (F)
3	Rajmi Narvekar	Chalta No. 23/B, PT Sheet No. 110	Mapusa, Bardez	736	Commercial C2	Commercial C1	736	Recommended for change of zone.	736	203rd meeting held on 10-07-2024	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: Not known e) Gradient of land: 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 available in the property. 6. Characteristics of surrounding area: Accessible by 8 mts wide Tar road, there is ground + 3 structure in the property including commercial shops and marts, surrounding area of the property having residential & commercial structure. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: No 9. Site Inspection Report: Property is accessible by 8 mts wide Tar road, there is ground + 3 structure in the property including commercial shops and marts, surrounding area of the property having residential & commercial structure. 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 noted that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A. The property is accessible by 8.00 mts. road. There is an existing building used for residential/Commercial purpose. It is not a eco sensitive area. Infrastructure facility is available. 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 736 m2 from Commercial C2 to Commercial C1 and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024.

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Sr. No.	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of zone in M2	Decision of the Board	Notified area for change of zone	Meeting No. / Board meeting	gazette Notification No.	Detail of the case	Decision of the TCP Board (F)
4	Jackap Micheal Dsouza	29/8-A (Parcel - I)	Chopdem, Pernem	1514	Partly Paddy Field, Partly Paddy Field with Irrigation Command Area	Settlement Zone	687	Recommended for change of zone	687	203rd meeting held on 10-07-2024	series III no. 31 dated 01-11-2024	1. Status of Land (Eco sensitive) a) Low lying land status: low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: Not known e) Gradient of land: From road level slightly down from road level and property flat in nature. 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: Infrastructure available in near vicinity. 6. Characteristics of surrounding area: Property in around residential area, in same topography level having house adjoining property. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: No 9. Site Inspection Report: Property is accessible by 8 mts wide tar road & right of way proposed 25 mts as per RPG 2021. Property in around residential area, in same topography level having house adjoining property. 10. Any other observations relevant to the application: All surrounding are developed being settlement zone.	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 the property is accessible by 8.00 mts. wide road. Area around is having settlement character. Property is flat slightly down from road level. Infrastructure is available. 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 687 m2 from Paddy field to Settlement. and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024.

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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	Decesion of the Board	Notified area for change of zone	Meeting No. / Board meetin	gazette Notification No.	Deatil of the case	Decision of the TCP Board (F)
5	Amcon Estates Private Limited	82/1-C (part)	Candolim, Bardez	31150	Partly Residential (2,657m2) Partly Settlement and Partly Settlement with No Development Slope (25,683m2) Partly Orchard (285m2) Partly Orchard with No Development Slope (2,525m2)	Settlement	5467	Recommended for change of zone an area of 285m2 from Orchard to Settlement and 2,525m2 from Orchard with No Development Slope to Settlement being within permissible gradient as per contour plan submitted.	5467	203rd meeting held on 10-07-2024	Series - III no 40 dated 02-01-2025	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: Not known e) Gradient of land: Property is sloping,, However Applicant has submitted contour plan with gradient of land within permissible limit. f) Government/Private Forest land status: 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 available in near vicinity. 6. Characteristics of surrounding area: Northern side of the property is having a house and after sea southern western and eastern side of the property is having a jungle tree with green vegetation. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: No 9. Site Inspection Report: Property is accessible by 6.0 mts wide access along western side. Northern side of the property is having a house and after sea southern western and eastern side of the property is having a jungle tree with green vegetation. 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 property is accessible by 6.00 mts road. The property is not a No Development Slope as per contour plan submitted by applicant. Infrastructure is available in vicinity. Northern side of property is having many residential houses. 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 285 m2 from Orchard to Settlement, 2525 m2 from Orchard with No Development Slope to Settlement being within Permissible gradient as per Contour plan submitted, 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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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	Decision of the Board	Notified area for change of zone	Meeting No. / Board meetin	gazette Notification No.	Deatil of the case	Decision of the TCP Board (F)
6	Smita Mayur Sawkar	81/1-D Plot C (part)	Candolim, Bardez	3600	Partly Residential, Partly Residential with No Development Slope, Partly Orchard with No Development Slope	Orchard with No Development Slope to Residential	1859	Recommended for change of zone from Orchard with No Development slope to Residential with No Development Slope.	1859	204th meeting held on 29-07-2024	Series III no. 33 dated 14/11/2024	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: More than 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 near vicinity. 6. Characteristics of surrounding area: Surrounding property is having a jungle trees & bushes with green vegetation 7. Zone of property as per RP-2001: 8. Unauthorized layout status: unauthorised sub division 9. Site Inspection Report: Property is accessible by 8 mts wide tar road and right of way of 25 mts. ODP 2030. As regards to topography, the property is partly having slope within permissible gradient and partly exceeding 25%. Surrounding property is having a jungle trees & bushes with green vegetation 10. Any other observations relevant to the application: CRZ is applicable. ODP shows settlement with NDS	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 property is accessible by existing 8.00 mts. wide road. Part of property is already zoned as residential with No Development Slope. 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 1859 m2 from Orchard with No Development Slope to residential with No Development Slope and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024.

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7	Anil Bernard Dsouza	52/1-A (Part) (Plot-B)	Tivrem, Ponda	38,150	Partly Settlement, Partly Orchard, Partly Orchard with No Development Slope and Partly under proposed 25 mts. Wide road	Partly Orchard, Partly Orchard with No Development to Settlement	3993	Recommended for change of zone	3993	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: 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: There are residential projects towards the western side of the property. 7. Zone of property as per RP-2001: 8. Unauthorised layout status: It is property having individual sy. No on the basis of partitioning at survey record. 9. Site Inspection Report: Property is accessible by 6.00 mts wide road along the western side of the property. Property is having a slope between 10% to 25%. There are residential projects towards the western side of the property. Infrastructure facilities available 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 that property is accessible by 6.00 mts wide road. Property slope is within permissible gradient. Infrastructure facility is available in area. Part of Sy. No. is already zoned as Settlement. Not a Eco sensitive area. 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 3993 m2 from partly Orchard & Partly Orchard with No Development Slope 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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8	Anand A. Chindarkar	427/3	Corgao, Pernem	2025	Paddy Field	Settlement Zone	2025	Recommended area of 450m2 for change of zone from Paddy Field to Settlement.	450	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: Topography of the property from road level 0.4 mts below down and is flat in nature property carried out compound wall 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 in vicinity area. 6. Characteristics of surrounding area: Near southern side of property having house. Surrounding property having barren land & bushes. 7. Zone of property as per RP-2001: 8. Unauthorised layout status: 9. Site Inspection Report: Property is accessible by 6.00 mts wide tar road. Topography of the property from road level 0.4 mts below down and is flat in nature property carried out compound wall. Near southern side of property having house. Surrounding property having barren land & bushes. Infrastructure facilities 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 also noted that property is accessible by 6.00 mts. wide tar road. Property is not low lying under section 17 A. There are existing houses near vicinity. Infrastructure facility is available. 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 450 m2 from Paddy field to settlement and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024.

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9	Chaitanya Prishthan a Public Charitable Trust Through its Authorised Representative Shri Shridhar Shenavi Desai	28/1-A	Ozarim, Pernem	500	Settlement	Institutional	500	Recommended for change of zone.	500	207 th meeting to be held on 10-10-2024.	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: Property has slope in Terraced form (Partly Slopy in nature towards the southern side of the plot) 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: 6. Characteristics of surrounding area: There are structures in the near vicinity of the plot towards the northern side of the plot. 7. Zone of property as per RP-2001: 8. Unauthorised layout status: 9. Site Inspection Report: Property is accessible by mud access (3 m) passing via neighbouring plots. There are structures in the near vicinity of the plot towards the Northern side of the plot. 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 noted no suggestions are received that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A. 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 500 m2 from Settlement to Institutional, 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 212th Meeting held on 03-02-2025 (FINAL)

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	Decesion of the Board	Notified area for change of zone	Meeting No. / Board meetin	gazette Notificat ion No.	Deatil of the case	Decision of the TCP Board (F)
10	Braulio Jose Oriando Xavier De Miranda and Maria Sandra Pereira De Miranda	33/3 (part)	Raia, Salcete	11083	Partly Settlement Zone and Partly Orchard Zone	Orchard to Settlement	6538	Recommend ed for change of zone.	6538	208th meeting to be held on 02-12-2024.	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) Khazana land status: Not a khazan land d) Flood prone status: No e) Gradient of land: Less than 10%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GLPB: 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 is available in the property itself. 6. Characteristics of surrounding area: The area has got settlement character with houses around moreover there exist some mundkarial houses in the property itself with electricity and water connection 7. Zone of property as per RP-2001: Cultivated Land 8. Unauthorised layout status: It is an original holding with part area in confirming zone and part area under non confirming zone. 9. Site Inspection Report: Property is accessible by existing 8 mts wide village road along the Eastern side. The area has got settlement character with houses around moreover there exist some mundkarial houses in the property itself with electricity and water connection. infrastructure like electricity is available in the property itself. 10. Any other observations relevant to the application: Conversion sanad for the part of the property has been obtained which is under settlement zone vide Sanad No. AC-II/SAL/SG/CONV/59/2019/9862 dated 18/08/2020 for an area admeasuring 3294 m	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 the property is accessible by existing 8.00 mts. road. Property is located in area having settlement character. There are many residential houses in vicinity. Infrastructure facility is available. Property is not an Eco sensitive. 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 6538 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 212th Meeting held on 03-02-2025 (FINAL)

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	Decision of the Board	Notified area for change of zone	Meeting No. / Board meetin	gazette Notification No.	Detail of the case	Decision of the TCP Board (F)
11	Revali S. Naik	43/1-H (Part)	Orgao, Ponda	1075	Partly Settlement (542), and Partly Orchard (533)	Orchard to Settlement	533	Recommended for change of zone.	533	208th meeting to be held on 02-12-2024.	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: 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 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: Infrastructure like electricity 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: 8. Unauthorised layout status: It is an unauthorised layout in non-confirming zone. 9. Site Inspection Report: Property is accessible by existing 10 mts wide katcha access along the western side. The area has got settlement character with houses in close proximity. Infrastructure like electricity is available in the area. 10. Any other observations relevant to the application:	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 property is accessible by 10 mts. wide katcha road, the area has got settlement character, not an Eco sensitive area. 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 533 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 212th Meeting held on 03-02-2025 (FINAL)

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	Decision of the Board	Notified area for change of zone	Meeting No. / Board meetin	gazette Notification No.	Detail of the case	Decision of the TCP Board (F)
12	Revati S. Naik	43/1-H (Part)	Orgao, Ponda	477	Orchard Zone	Settlement	477	Recommended for change of zone.	477	208th meeting to be held on 02-12-2024.	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: 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 like electricity 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: 8. Unauthorised layout status: It is an unauthorised layout in non-confirming zone. 9. Site Inspection Report: Property is accessible by existing 10 mts wide katcha access along the western side. The area has got settlement character with houses in close proximity. Infrastructure like electricity is available in the area. 10. Any other observations relevant to the application:	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 property is accessible by 10 mts. wide katcha road, the area has got settlement character, not an Eco sensitive area. 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 477 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 212th Meeting held on 03-02-2025 (FINAL)

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	Decision of the Board	Notified area for change of zone	Meeting No. / Board meetin	gazette Notification No.	Detail of the case	Decision of the TCP Board (F)
13	Prasad Sitaram Gauns Hari Chandrakant Gauns Dilip Uttam Gauns & Saraswati H Gauns	79/2 (Part)	Latambarc em, Bicholim	49350	Partly Settlement (375m2) Partly Orchard (48,975m2) Property affected by proposed 30 mts wide road.	Settlement	29461	Recommended for change of zone from Orchard to Settlement.	29461	208th meeting to be held on 02-12-2024.	Series - III no 40 dated 02-01-2025	1. Status of Land (Eco sensitive) a) Low lying land status: Low lying 1.3 mts part of portion b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: Less than 10%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 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 having house and eastern side of the property having stone crusher. High Tension line passing through the property. 7. Zone of property as per RP-2001: 8. Unauthorised layout status: It is an unauthorised layout in non-confirming zone however there are no details submitted. 9. Site Inspection Report: Property is having traditional way access from different owner property. Topography of the property part of portion Low lying 1.3 mts and partly below 10%. In property having structure. Northern side of the property having house and eastern side of the property having stone crusher. High Tension line passing through the property 10. Any other observations relevant to the application:	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 property under reference is not an Eco sensitive area. 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 29461 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 212th Meeting held on 03-02-2025 (FINAL)

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	Decision of the Board	Notified area for change of zone	Meeting No. / Board meetin	gazette Notification No.	Deatil of the case	Decision of the TCP Board (F)
14	Simon Thomas Moniz	85/1-A-19	Assonora, Bardez	350	Orchard	Settlement	350	Recommended for change of zone.	350	208th meeting to be held on 02-12-2024.	Series III, No. 38 dated 20-12-2024	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 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: Surrounding property having bushes. 7. Zone of property as per RP-2001: 8. Unauthorised layout status: Unauthorised layout 9. Site inspection Report: Property is accessible by traditional way access to the property. Surrounding property having bushes. Property has a gradual slope. Infrastructure are available in vicinity 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 also noted that property under reference is not classified as Eco sensitive area. Gradual slope. Infrastructure facility is available in the area. 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 350 m2 from Orchard to Settlement and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of 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 212th Meeting held on 03-02-2025 (FINAL)

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	Decesion of the Board	Notified area for change of zone	Meeting No. / Board meetin	gazette Notification No.	Deatil of the case	Decision of the TCP Board (F)
15	Devendra Mohan Kumbli	270/3-H	Pernem, Pernem	500	Orchard	Settlement	500	Recommended for change of zone.	500	208th meeting to be held on 02-12-2024.	Series III, No. 38 dated 20-12-2024	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: Gradual 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:None 6. Characteristics of surrounding area:Barren Land. Part of property has been filled with earth materials (Rubble stone) 7. Zone of property as per RP-2001: 8. Unauthorised layout status:No 9. Site Inspection Report:Corner plot, accessible by existing Tar road (5 mts) proposed 25 m right of way along western side as per RP 2021. mud/ kutchha access (6 m) along the northern side. Property is barren land. Part of property has been filled with earth materials (Rubble stone) 10. Any other observations relevant to the application:	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 property is accessible by existing 5 mts. wide tar road. It is gradual slope, barren land. Not an Eco sensitive area. 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 500 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 212th Meeting held on 03-02-2025 (FINAL)

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	Decision of the Board	Notified area for change of zone	Meeting No. / Board meetin	gazette Notification No.	Detail of the case	Decision of the TCP Board (F)
16	Joao Baptista Rebeiro E Alvares Domingos Xavier Alvares	50/1 (part)	Colvale, Bardez	14225	Partly Settlement, Partly Natural Cover and 15 mts wide proposed road passing through the property	Natural Cover to Settlement	13479	Recommended for change of zone.	13479	208th meeting to be held on 02-12-2024.	Series III, No. 37 dated 12-12-2024	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: 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 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: Southern side of property having a low lying paddy field and North-west corner side of the property is having houses. 7. Zone of property as per RP-2001: 8. Unauthorised layout status: 9. Site Inspection Report: Property is accessible by approach road of 3 mts wide tar road from different owner property. Topography of the property from road level 1.2 mts above. In property passing seasonal naliha. Ajoining property on Southern side of is having low lying lying paddy field and on the North-west corner side of the property are having existing houses. Infrastructure is available in the vicinity. 10. Any other observations relevant to the application: Ownership documents not submitted.	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 property is accessible by 3 mts wide tar road, slope of the property is within permissible gradient. Infrastructure facility is available in area, There are existing houses in close vicinity. Not an Eco sensitive area. 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 13479 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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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 212th Meeting held on 03-02-2025 (FINAL)

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	Decision of the Board	Notified area for change of zone	Meeting No. / Board meetin	gazette Notification No.	Detail of the case	Decision of the TCP Board (F)
17	Sanjay Suresh Desai	236/1 Plot No. 209-210 A	Usgao, Ponda	135	Natural Cover	Settlement	135	Recommended for change of zone.	135	208th meeting to be held on 02-12-2024.	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: Not a water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: 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: Electricity line 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 9. Site Inspection Report: Property is accessible by 6 mts access along the eastern side and southern 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% 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 area is not an Eco sensitive area, property is located in area having settlement character. There is house inside the property and in surrounding area. slope of property is within permissible gradient. 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 135 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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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 212th Meeting held on 03-02-2025 (FINAL)

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	Decision of the Board	Notified area for change of zone	Meeting No. / Board meetin	gazette Notification No.	Deatil of the case	Decision of the TCP Board (F)
18	Mr. Sangamesh Dyavanna, Bhavi & Mr. Uday B. Gubbappanavar	236/1 Plot No. 143	Usgao, Ponda	225	Natural Cover	Settlement Zone	225	Recommended for change of zone.	225	208th meeting to be held on 02-12-2024.	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: Not a water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: 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 GI?B: 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 and there is under construction house in the plot 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 9. Site Inspection Report: Property is accessible by 6 mts access along the eastern side and southern side. The area has got settlement character with houses all around and there is under construction house in the plot 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 that area is not an Eco sensitive area, property is located in area having settlement character. There is house inside the property and in surrounding area. slope of property is within permissible gradient. 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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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 212th Meeting held on 03-02-2025 (FINAL)

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	Decision of the Board	Notified area for change of zone	Meeting No. / Board meeting	gazette Notification No.	Detail of the case	Decision of the TCP Board (F)
19	Sanjay Laxman Patil	236/1-N	Usgao, Ponda	225	Natural Cover	Settlement	225	Recommended for change of zone.	225	208 th meeting to be held on 02-12-2024.	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: Not a water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: Less than 10% f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 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, moreover there exist a house in the plot 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. 9. Site Inspection Report: Property is accessible by 6 mts access along the eastern side. The area has got settlement character with houses all around, moreover there exist a house in the plot 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 that area is not Eco sensitive area, property is located in area having settlement character. There is house inside the property and in surrounding area. slope of property is within permissible gradient. 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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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 212th Meeting held on 03-02-2025 (FINAL)

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	Decesion of the Board	Notified area for change of zone	Meeting No. / Board meetin	gazette Notification No.	Deatil of the case	Decision of the TCP Board (F)
20	Mrs. Manisha Muralidhar Patil	236/1-U	Usgao, Ponda	210	Natural Cover	Settlement	210	Recommended for change of zone.	210	208th meeting to be held on 02-12-2024.	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: Not a water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: 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: Electricity line is available in the area. 6. Characteristics of surrounding area: The area has got settlement character with houses all around, moreover there exist a house in the plot 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. 9. Site Inspection Report: Property is accessible by 6 mts access along the southern side & western side. The area has got settlement character with houses all around, moreover there exist a house in the plot under reference and having slope is less than 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 that area is not Eco sensitive area, property is located in area having settlement character. There is house inside the property and in surrounding area. slope of property is within permissible gradient. 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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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 212th Meeting held on 03-02-2025 (FINAL)

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	Decision of the Board	Notified area for change of zone	Meeting No. / Board meetin	gazette Notification No.	Detail of the case	Decision of the TCP Board (F)
21	Mr. Naresh Narayan Savant	376/I Plot No. 209-210 B	Usgao, Ponda	150	Natural Cover	Settlement Zone	150	Recommended for change of zone.	150	208th meeting to be held on 02-12-2024.	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: Not a water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: 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: Electricity line 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. 9. Site Inspection Report: Property is accessible by 6 mts access 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% 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 that area is not Eco sensitive area, property is located in area having settlement character. There is house inside the property and in surrounding area. slope of property is within permissible gradient. 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 150 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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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 212th Meeting held on 03-02-2025 (FINAL)

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	Decision of the Board	Notified area for change of zone	Meeting No. / Board meeting	gazette Notification No.	Detail of the case	Decision of the TCP Board (F)
22	M/s Priority Constructions rep by Swapneel Nachinolear	109/10	Aldona, Bardez	2625	Partly Settlement and Partly Orchard	Orchard to Settlement	777	Recommended for change of zone.	777	208th meeting to be held on 02-12-2024.	Series III, No. 38 dated 20-12-2024	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: 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 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: South-eastern corner side of the property having houses. Northern side of the property a khazan land. 7. Zone of property as per RP-2001: 8. Unauthorised layout status: 9. Site inspection Report: Property is accessible by 3 mts road. Topography of the property from road level is 40 cm below is an partly flat in nature and partly sloping down from the northern side is an 10% to 25% slope. South-eastern corner side of the property having houses. Northern side of the property a khazan land. In property is having a small structure. Infrastructure are available in vicinity area. 10. Any other observations relevant to the application:	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 property is accessible by 3 mts. wide road. Slope of the property is within permissible gradient. There are houses in vicinity. Infrastructure facility is available. Not an Eco sensitive area. 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 777 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 212th Meeting held on 03-02-2025 (FINAL)

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	Decesion of the Board	Notified area for change of zone	Meeting No. / Board meetin	gazette Notification No.	Deatil of the case	Decision of the TCP Board (F)
23	M/s RM Constructions Rep by Purushottam R Vast	374/8 (part)	Mandrem, Pernem	4729	Partly Settlement, Partly Orchard	Orchard to Settlement Zone	2012	Recommended for change of zone.	2012	208th meeting to be held on 02-12-2024.	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: Not a 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 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: South eastern corner of the property having house. Northern western side of property having thick jungle trees in the property. 7. Zone of property as per RP-2001: 8. Unauthorised layout status: 9. Site Inspection Report: Property is accessible by 4 mts wide tar road. Topography of the property from road level 40 cm below is a flat land partly and after terrain sloppy land however contour plan submitted Engineer Prathamesh Bhat average slope below 25%. In property High Tension line is passing. South eastern corner of the property having house. Northern western side of property having thick jungle trees in the property. Infrastructure are available in vicinity area. 10. Any other observations relevant to the application:	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 property is accessible by 4 mts. wide tar road, slope of the property is within permissible gradient, infrastructure facility is available in the area. There are houses in vicinity. The property is not Eco sensitive. 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 2012 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 212th Meeting held on 03-02-2025 (FINAL)

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	Decesion of the Board	Notified area for change of zone	Meeting No. / Board meetin	gazette Notificat ion No.	Deatil of the case	Decision of the TCP Board (F)
24	M/s Talberry Waters Resorts Pvt. Ltd.	62/1	Utorda, Salcete	5880	Orchard Zone	Settlement	5880	Recommend ed for change of zone.	5880	208th meeting to be held on 02-12-2024.	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: 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 are available 6. Characteristics of surrounding area: The area has got settlement character with houses in close proximity moreover the bungalows are under construction after obtaining necessary Technical clearance order and conversion sanad. 7. Zone of property as per RP-2001: Orchard zone 8. Unauthorised layout status: It is an unauthorised layout in non-confirming zone however there are no details submitted. 9. Site Inspection Report: The property is accessible by 6 mts wide access along the southern side. The area has got settlement character with houses in close proximity moreover the bungalows are under construction after obtaining necessary Technical clearance order and conversion sanad from the competent authority. 10. Any other observations relevant to the application: CRZ is applicable, partly within 200 HTL and partly within 500 HTL.	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 property is accessible by 6 mts. wide road, it is within permissible gradient, the area got settlement character, infrastructure facility is available in area. There are residential houses in close vicinity. Not Eco sensitive area. 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 5880 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 212th Meeting held on 03-02-2025 (FINAL)

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	Decision of the Board	Notified area for change of zone	Meeting No. / Board meetin	gazette Notification No.	Detail of the case	Decision of the TCP Board (F)
25	Vilas Narayan Ghadge & Mrs. Kalpana Vilas Ghadge	236/1-AT	Usgao, Ponda	212.75	Natural Cover	Settlement	212.75	Recommended for change of zone.	212.75	208th meeting to be held on 02-12-2024.	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: Not a water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: Less than 10% f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 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, moreover there exist a house in the plot 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 access along the eastern side. The area has got settlement character with houses all around, moreover there exist a house in the plot 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 that area is not Eco sensitive area, property is located in area having settlement character. There is house inside the property and in surrounding area. slope of property is within permissible gradient. 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 212.75 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.