

Item No. 6: Applications received under Section 39A of the TCP Act for the consideration of the Board for change of zone in the Regional Plan/Outline Development Plan for approval/recommendation/decision under Sub-rule (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:

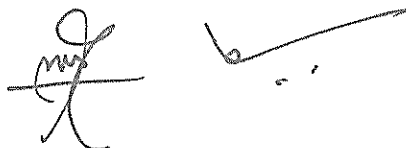
“39A. Change of Zone.— (1) Notwithstanding anything contained in this Act, the Chief Town Planner (Planning) upon direction of the Government or on receipt of an application in this regard and with approval of the Board, may, from time to time, alter or modify the Regional Plan and/ or the Outline Development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

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

The Government has also framed the Rules for considering application under Section 39A of the TCP Act as notified in the Official Gazette (Supplementary) vide Series I No. 49 dated 07/03/2024 and as amended vide Notification No. 21/1/TCP/GTCPACT/2024/824 dated 24/05/2024 published 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 213th 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.

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213th Board Table B

TABLE- B

List of cases under section 39A of TCP Act placed before the TCP Board in its 213th Meeting held on 07-03-2025 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.	Augusto Sebastiao Demelo and Romeu Sebastiao Demelo	P.T. Sheet No. 188 Chalta No. 76	Panaji, Tiswadi	200	Parks/ Playground/ Recreational zone/ Open space/ Buffer zone	Settlement Zone	200	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 and water connection are available to the house. 6. Characteristics of surrounding area: The area has got settlement character with houses all around, and a mundkarial house in the property under reference itself. 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 accessible by traditional access along the northern side. The area has got settlement character with houses all around, and a Mundkarial house in the property under reference itself. Infrastructure like electricity and water connection are available to the house. 10. Any other observations relevant to the application: Necessary affidavit in the matter has been submitted stating that the said house was build in the year 1941 my applicants parents and the area has been purchased based on the joint Mamlatdar order dated 12/01/2021.	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) being property allotted by the Mamlatdar as was holding mundkarial rights of the property.

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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
2.	Swati Sundar Raul	36/1-U	Candola, Ponda	314	Orchard	Settlement zone	314	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 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: Not Available 6. Characteristics of surrounding area: Barren land, having Tar road access. There are no houses showing settlement characteristics around the near vicinity of this plot. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: 9. Site Inspection Report: Property is accessible by 8 mts wide tar road access to the property. Gradual Slope within Permissible limits, slope within 5%. Barren land, having Tar road access. There are no houses showing settlement characteristics around the near vicinity of this 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 Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment)

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3.	PausilipoEutico Estevas& Selma SacramentaDou rado	130/2	Colomba, Sanguem	2300	Partly Settlement (2220m2) Partly Cultivable Land with Irrigation Command Area (80m2)	Settlement Zone	80	1. Status of Land (Eco sensitive) a) Low lying land status: Located approximately 1.5 mts below road level. 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 facilities are available in the vicinity. 6. Characteristics of surrounding area: Area has got settlement character with houses in close proximity. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: 9. Site Inspection Report: Property is accessible by existing 6 mts wide village road along the western side. The property is located approximately 1.5 mts below the road level however the said property is in level with the residential area along the eastern side. Area has got settlement character with houses in close proximity. The property is not under paddy cultivation nor a water body nor a khazan land. Infrastructure facilities are available in the 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 Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) and also directed to obtain report from WRD Department.

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4.	PausilipoEutico Estevao& Selma SacramentoDou rado	131/1 (Part)	Colomba, Sanguem	501	Cultivable Land with Irrigation Command Area	Settlement Zone	430	1. Status of Land (Eco sensitive) a) Low lying land status: Located approximately 1.5 mts below road level. 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 facilities are available in the vicinity. 6. Characteristics of surrounding area: Area has got settlement character with houses in close proximity. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: 9. Site Inspection Report: Property is accessible by existing 6 mts wide village road along the western side. The property is located approximately 1.5 mts below the road level however the said property is in level with the residential area along the eastern side. Area has got settlement character with houses in close proximity. The property is not under paddy cultivation nor a water body nor a khazan land. Infrastructure facilities are available in the 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 Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) and also directed to obtain report from WRD Department.

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5.	PausilipoEutico Estevao& Selma Sacramento	131/3	Colomba, Sanguem	1930	Partly Settlement (1106m2) Partly Cultivable Land with Irrigation Command Area (824m2)	Settlement Zone	824	1. Status of Land (Eco sensitive) a) Low lying land status: Located approximately 1.5 mts below road level. 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 facilities are available in the vicinity. 6. Characteristics of surrounding area: Area has got settlement character with houses in close proximity. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: 9. Site Inspection Report: Property is accessible by existing 6 mts wide village road along the western side. The property is located approximately 1.5 mts below the road level however the said property is in level with the residential area along the eastern side. Area has got settlement character with houses in close proximity. The property is not under paddy cultivation nor a water body nor a khazan land. Infrastructure facilities are available in the 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 Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) and also directed to obtain report from WRD Department.

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6.	PausilipoEutico Estevas& Selma SacramentoDou rado	131/2	Colomba, Sanguem	1100	Partly Settlement (42m2) Partly Cultivable Land with Irrigation Command Area (1058m2)	Settlement Zone	1058	1. Status of Land (Eco sensitive) a) Low lying land status: Located approximately 1.5 mts below road level. 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 facilities are available in the vicinity. 6. Characteristics of surrounding area: Area has got settlement character with houses in close proximity. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: 9. Site Inspection Report: Property is accessible by existing 6 mts wide village road along the western side. The property is located approximately 1.5 mts below the road level however the said property is in level with the residential area along the eastern side. Area has got settlement character with houses in close proximity. The property is not under paddy cultivation nor a water body nor a khazan land. Infrastructure facilities are available in the 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 Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) and also directed to obtain report from WRD Department.

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7.	Morpheus Hospitality Pvt Ltd rep by KartikSondhi	266/2	Calangute, Bardez	3862	Partly Commercial C3 (4210m2) Partly Residential (100m2) Partly Institutional Zone (80m2) Partly Orchard (1010m2) Partly Orchard with No Development Slope (2852m2) Property falls under CRZ.	Settlement Zone	3567	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: Yes e) Gradient of land: As per site condition slope appears to be more than 25% Contour plan submitted by applicant which is not tally with site condition 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 the property having river & western side of the property & northern eastern side of the property having thick jungle trees in property having jungle trees mango and coconut trees. 7. Zone of property as per RP-2001: 8. Unauthorised layout status: It is an authorised layout in non-confirming zone, however no details are submitted. 9. Site Inspection Report: Property is accessible by 6.00 mts wide tar road. Southern side of the property having river & western side of the property & northern eastern side of the property having thick jungle trees in property having jungle trees mango and coconut trees. 10. Any other observations relevant to the application: No <i>Area to be recommended from Partly Orchard (1010m2) & Partly Orchard with NDS (450m2) to Settlement</i> <i>Total Area recommended (1460m2)</i>	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) within permissible gradient.

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8.	Sandeep R Adpaikar	328/1-N	Curtorim, Salcete	247	Natural Cover	Settlement Zone	247	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: 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 facilities are available in the area. 6. Characteristics of surrounding area: Area has got settlement character with houses in the close vicinity. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: 9. Site Inspection Report: Property is accessible by 6 mts wide road along the northern side. Area is not low lying and not under paddy cultivation and not a water body. Area has got settlement character with houses in the close vicinity. Infrastructure facilities are 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 Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment)

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9.	Sandeep R Adpaikar	328/1-L	Curtorim, Salcete	326	Natural Cover	Settlement Zone	326	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: 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 facilities are available in the area. 6. Characteristics of surrounding area: Area has got settlement character with houses in the close vicinity. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: 9. Site Inspection Report: Property is accessible by 6 mts wide road along the northern west side. Area is not low lying and not under paddy cultivation and not a water body. Area has got settlement character with houses in the close vicinity. Infrastructure facilities are 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 Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment)

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10.	Nina Figueiredo	424/1-BG	Dhargalim, Pernem	515	Natural Cover overlapped with Irrigation Command Area	Settlement Zone	500	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% 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 available around the area. 6. Characteristics of surrounding area: Surrounding area having settlement characteristics. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: 9. Site Inspection Report: Property is accessible by mud access along the southern side having width of 6 mts. Property is compounded along one side. Property has a gradual slope within permissible limit. Property is a barren land. Surrounding area having settlement characteristics. There are existing houses in near vicinity. Infrastructure available around the area. 10. Any other observations relevant to the application:	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) and also directed to obtain report from WRD Department.