

**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/GTCPACT/2024/824 dated 24/05/2024 published on the Official Gazette Series I No. 10 dated 06/06/2024.

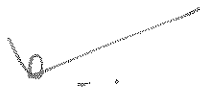
Rules provides for procedure to be adopted, objection suggestion period, scrutiny of application and rates of processing fees and change of zone. As per the said rules, application received under Section 39A of the TCP Act shall be placed before the TCP Board after carrying out necessary scrutiny for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

The applications received by the Department with scrutiny details were placed before the 213<sup>th</sup> Town & Country Planning Board meeting sub-rule (3) of Rule 4 of the Goa Town & Country Planning (change of zone of land in the Regional Plan or the Outline Development Plan) Rules, 2024 for its recommendation/approval/decision and the cases as listed at Table ‘C’ are



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

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



# 213<sup>th</sup> 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 213<sup>th</sup> Meeting held on 07-03-2025 (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.	Gaurav G. Prabhu Gaonkar	41/1-B	Poinguini m, Canacona	559	Orchard	Settlement	559	Recommend ed for change of zone.	559	202 meeting held 24-06-2024	series III no. 14 dated 04-07-2024 and series III no. 33 dated 14-11-2024	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: Not low lying</p> <p>b) Water body status: No water body</p> <p>c) Khazan land status: Not a khazan land</p> <p>d) Flood prone status: No</p> <p>e) Gradient of land: Not NDS as per RPG 2021</p> <p>f) Government/Private Forest land status: NA</p> <p>g) Wild Life Buffer Zone status: Not a wildlife buffer zone</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of zone request is for Tourism related project: No</p> <p>4. If, change of zone is requested for public utility project: No</p> <p>5. Infrastructure status: Electricity &amp; water supply is available in the area.</p> <p>6. Characteristics of surrounding area: The area has got settlement character with houses all over including a house in the property under reference.</p> <p>7. Zone of property as per RP-2001: Orchard</p> <p>8. Unauthorized layout status: It is a part of unauthorised layouts in non-confirming zone, however there are no details submitted.</p> <p>9. Site Inspection Report: Property is accessible by 6 mts road along the eastern side and Northern side. The area has got settlement character with houses all over including a house in the property under reference and having slope is less than 10%.</p> <p>10. Any other observations relevant to the application: No</p>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The board also noted that the property is accessible by existing road, the area got Settlement character, the slope of the property of within permissible gradient, infrastructure facility is available and property is not within buffer zone of Wild life Sanctuary. 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 559 m2 from Orchard to Settlement and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024.</p>

**TABLE – C**  
**List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning ( Change of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 213<sup>th</sup> Meeting held on 07-03-2025 (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)
2.	Imperial Northstar Private Limited	260/1-B	Morombi-O-Grande, Tiswadi	2626	Partly Settlement, Partly Natural Cover with No Development Slope	Natural Cover with No Development Slope to Settlement	609	Recommended area within permissible gradient for change of zone.	609	206th meeting to be held on 04-09-2024.	Series III no. 34 dated 21-11-2024	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: Not low lying</p> <p>b) Water body status: No water body</p> <p>c) Khazan land status: Not a khazan land</p> <p>d) Flood prone status: No</p> <p>e) Gradient of land: Between 10% to 25%</p> <p>f) Government/Private Forest land status: NA</p> <p>g) Wild Life Buffer Zone status: Not a wildlife buffer zone</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of zone request is for Tourism related project: No</p> <p>4. If, change of zone is requested for public utility project: No</p> <p>5. Infrastructure status: Available in the area.</p> <p>6. Characteristics of surrounding area: There are residential projects towards the eastern side and northern side of the property.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorised layout status: The property is having individual Sy. No. on the basis portioning of the property.</p> <p>9. Site Inspection Report: Property is accessible by road along the northern side. Property is having a slope between 10% to 25% for the area sought for change of zone. There are residential projects towards the eastern side and northern side of the property. Property is having thick trees and bushes. Infrastructure is available in the area.</p> <p>10. Any other observations relevant to the application: No</p>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The board also noted that property is accessible by road, slope of the property is within permissible gradient for area sought for change of zone. There are may residential development in the vicinity and 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 609 m2 from to Natural cover with No Development slope to Settlement and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024.</p>

**TABLE - C**  
**List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning ( Change of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 213<sup>th</sup> Meeting held on 07-03-2025 (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)
3.	Mandrem Hotels Pvt. Ltd.	209/0	Mandrem, Pernem	28753	Orchard Zone	Settlement Zone	28753	Recommend ed for change of zone subject to report from Revenue Authority.	28753	207 <sup>th</sup> meeting to be held on 10-10-2024.	Series III, No. 35 dated 28-11-2024	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: Not low lying</p> <p>b) Water body status: No water body</p> <p>c) Khazan land status: Not a khazan land</p> <p>d) Flood prone status: No</p> <p>e) Gradient of land: Plot has a gradual slope (overall) within permissible limits.</p> <p>f) Government/Private Forest land status:</p> <p>g) Wild Life Buffer Zone status: Not a wildlife buffer zone</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of zone request is for Tourism related project: No</p> <p>4. If, change of zone is requested for public utility project: No</p> <p>5. Infrastructure status:</p> <p>6. Characteristics of surrounding area: Barren Land. Partly flat in the center However the overall slope of the land is within permissible limits as per the Contour plans submitted. (Gradual slope)</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorised layout status:</p> <p>9. Site Inspection Report: Property is accessible by mud/katcha access. Barren Land. Partly flat in the center However the overall slope of the land is within permissible limits as per the Contour plans submitted. (Gradual slope).</p> <p>10. Any other observations relevant to the application: As per Form I&amp;XIV "Conferred Occupancy from Alwara Land"</p> <p>Parametric dimensions of the plot is not shown in Contour Plan</p>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The board also noted that the property is accessible by katcha road, barren flat land. The Board also took note, the report of Dy. Collector received vide letter vide No. DCP/PER/Alwara land /AK/2025/593 dated 27/02/2025 informing that it is a class one occupancy land and change of zone in the Regional Plan can be processed. 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 28753 m2 from Orchard to Settlement and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024.</p>

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**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 213<sup>th</sup> Meeting held on 07-03-2025 (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)
4.	Mandrem Hotels Pvt Ltd	201/0	Mandrem, Pernem	28117	Partly Orchard (25,630m2) Partly Orchard with No Development Slope (2,487m2)	Settlement	28117	Recommended for change of zone an area of 2,5630m2 from Orchard to Settlement and 2,487m2 from Orchard with No Development Slope to Settlement being within permissible gradient subject to report from revenue authority being conferred Alvara Occupancy	28117	207 <sup>th</sup> meeting to be held on 10-10-2024.	Series - III no 40 dated 02-01-2025	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: Not low lying</p> <p>b) Water body status: No water body</p> <p>c) Khazan land status: Not a khazan land</p> <p>d) Flood prone status: No</p> <p>e) Gradient of land: Part property having a gentle slope &amp; part property having a steep slope.</p> <p>f) Government/Private Forest land status:</p> <p>g) Wild Life Buffer Zone status: Not a wildlife buffer zone</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of zone request is for Tourism related project: No</p> <p>4. If, change of zone is requested for public utility project: No</p> <p>5. Infrastructure status:</p> <p>6. Characteristics of surrounding area: Barren Land, Covered with bushes. Northern part of the plot has a gentle slope and part of the property towards southern side falling under No Development Slopes has a steep slope which is above permissible limits.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorised layout status:</p> <p>9. Site Inspection Report: Property is accessible by mud/katcha access. Barren Land, Covered with bushes. Northern part of the plot has a gentle slope and part of the property towards southern side falling under No Development Slopes has a steep slope which is above permissible limits.</p> <p>10. Any other observations relevant to the application: As per Form I&amp;XIV "Conferred Occupancy from Alwara Land" Site Plan submitted does not tally with RP 2021. Copy of Technical Clearance vide No. DA/2779/PERMAN/TCP/2032/40 dtd. 06/01/2023 may be submitted.</p>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The board also noted that the property is accessible by katcha road, barren flat land. The Board also took note, the report of Dy. Collector received vide letter vide No. DCP/PER/Alvara land /AK/2025/591 dated 27/02/2025 informing that it is a class one occupancy land and change of zone in the Regional Plan can be processed. The Board also noted that NDS portion shown in RPG 2021 to be retained. 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 25630 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.</p>

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5.	Mandrem Hotels Pvt Ltd	204/0	Mandrem, Pernem	52488	Partly Orchard and Partly Orchard with No Development Slope	Settlement	45050	Recommended for change of Zone subject to report from Revenue Authority.	45050	207 <sup>th</sup> meeting to be held on 10-10-2024.	Series III, No. 38 dated 20-12-2024	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: Not low lying</p> <p>b) Water body status: No water body</p> <p>c) Khazan land status: Not a khazan land</p> <p>d) Flood prone status: No</p> <p>e) Gradient of land: Partly Gradual Slope &amp; Partly Sloping.</p> <p>f) Government/Private Forest land status:</p> <p>g) Wild Life Buffer Zone status: Not a wildlife buffer zone</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of zone request is for Tourism related project: No</p> <p>4. If, change of zone is requested for public utility project: No</p> <p>5. Infrastructure status:</p> <p>6. Characteristics of surrounding area: Parts of Property towards Northern &amp; Western sides falls under No Development Slopes. Property is sloping with a gradual slope from North to South &amp; along west side to eastern side has a slope having gradient of approx. 17.54 % as per Contour Plans submitted. Plot is barren land, covered by wild bushes etc.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorised layout status:</p> <p>9. Site Inspection Report: Property is accessible by mud/katcha access. Parts of Property towards Northern &amp; Western sides falls under No Development Slopes. Property is sloping with a gradual slope from North to South &amp; along west side to eastern side has a slope having gradient of approx. 17.54 % as per Contour Plans submitted. Plot is barren land, covered by wild bushes etc.</p> <p>10. Any other observations relevant to the application: As per Form I&amp;XIV "Conferred Occupancy from Alwara Land"</p>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The board also noted that the property is accessible by katcha road, barren flat land. The Board also took note, the report of Dy. Collector received vide letter vide No. DCP/PER/Alwara land /AK/2025/592 dated 27/02/2025 informing that it is a class one occupancy land and change of zone in the Regional Plan can be processed. 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 45050 m2 from partly Orchard and 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.</p>

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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)
6.	Subramanya Narayan Naik alias Bhat	92/1-Q-3	Quecula, Ponda	400	Orchard with No Development Slope	Settlement	400	Recommended for change of zone.	400	208th meeting to be held on 02-12-2024.	Series III, No. 37 dated 12-12-2024	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: Located approximately 4 mts below the road level.</p> <p>b) Water body status: No water body</p> <p>c) Khazan land status: Not a khazan land</p> <p>d) Flood prone status: No</p> <p>e) Gradient of land: Between 10% to 25%.</p> <p>f) Government/Private Forest land status: NA</p> <p>g) Wild Life Buffer Zone status: Not a wildlife buffer zone</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of zone request is for Tourism related project: No</p> <p>4. If, change of zone is requested for public utility project: No</p> <p>5. Infrastructure status: Infrastructure is available to the building existing in the property.</p> <p>6. Characteristics of surrounding area: The area has got settlement character with houses around.</p> <p>7. Zone of property as per RP-2001: Orchard</p> <p>8. Unauthorised layout status: It is an unauthorised layout in non-confirming zone however there are no details submitted.</p> <p>9. Site Inspection Report: Property is accessible by internal 4 mts wide road along the North-west side. The area has got settlement character with houses around. Moreover there exist a building ground +2 in the property under reference with ground floor below the road level and 1<sup>st</sup> and second floor above the road level. As such on account of construction of said building the said slope is no more 10% to 25%. Infrastructure is available to the building existing in the property.</p> <p>10. Any other observations relevant to the application:</p>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The board also noted that property is accessible, the area got Settlement character, slope of the property is within permissible gradient and the area got settlement character. 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 400 m2 from 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.</p>



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7.	Smita Mayur Sawkar	81/1-D (Part) Plot B	Candolim, Bardez	21913	Partly Residential , Partly Residential With No Development Slope. Partly Residential with No Development Zone. Partly Orchard with No Development Slope . Property is affected by CRZ	Partly Orchard with No Development Slope to Settlement	As per Application (21913), As per Site Plan (4605)	Recommended for change of zone from Orchard with No Development slope to Residential with No Development Slope.	4605	208th meeting to be held on 02-12-2024.	Series III, No. 38 dated 20-12-2024	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: Not a low lying</p> <p>b) Water body status: No water body</p> <p>c) Khazan land status: Not a khazan land</p> <p>d) Flood prone status: No</p> <p>e) Gradient of land: Topography of the property is partly 10% to 25% slope and partly more than 25% is an larger portion.</p> <p>f) Government/Private Forest land status: NA</p> <p>g) Wild Life Buffer Zone status: Heritage Buffer</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of zone request is for Tourism related project: No</p> <p>4. If, change of zone is requested for public utility project: No</p> <p>5. Infrastructure status: Available in near vicinity.</p> <p>6. Characteristics of surrounding area: Northern side of the property having river and mangroves after road, southeast corner of property having children park and play ground and crematorium, western and eastern side of the property having thick jungle trees.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorized layout status: unauthorised sub division</p> <p>9. Site Inspection Report: Property can be approached by 6 mts wide tar road. Topography of the property is partly 10% to 25% slope and partly more than 25% is an larger portion. Northern side of the property having river and mangroves after road, southeast corner of property having children park and play ground and crematorium, western and eastern side of the property having thick jungle trees.</p> <p>10. Any other observations relevant to the application: CRZ is applicable NOC required. Forest NOC required.</p>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and 'he 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 road. Part of the property is already having residential zone with no development slope as per ODP. The Board also took note that CRZ NOC is mandatory for area falling under coastal regulation zone. 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 4605 m2 from partly 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.</p>

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List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning ( Change of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 213<sup>th</sup> Meeting held on 07-03-2025 (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)
8.	Allen Patrick Fernandes Karmelina Martins Selwyn Innocent Franis Fernandes	161/14-B	Assagao, Bardez	1856	Partly Settlement, Partly Natural Cover with No Development Slope.	Partly Natural Cover with No Development Slope to Settlement	1116	Recommended for change of zone.	1116	208th meeting to be held on 02-12-2024.	Series III, No. 38 dated 20-12-2024	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: Not Low lying</p> <p>b) Water body status: Not a water body</p> <p>c) Khazan land status: Not a khazan land</p> <p>d) Flood prone status: No</p> <p>e) Gradient of land: Between 10% to 25%.</p> <p>f) Government/Private Forest land status: NA</p> <p>g) Wild Life Buffer Zone status: Not a wildlife buffer zone</p> <p>2. If, project approved by GIPB: No as per applicant's submission.</p> <p>3. If, change of zone request is for Tourism related project: No</p> <p>4. If, change of zone is requested for public utility project: No</p> <p>5. Infrastructure status: Infrastructure are available in vicinity area.</p> <p>6. Characteristics of surrounding area: North west corner of the property having a house. Southern side of property having thick jungle trees.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorised layout status:</p> <p>9. Site Inspection Report: Property is adjacent to the 8 mts wide tar road from the northern side, however the said property is located approximately 2 mts above road level. Topography of the property is terrain sloppy land however Applicants Engineer Shivraj N Arolkar has submitted contour plan below 25% average Slope. North west corner of the property having a house. Southern side of property having thick jungle trees. In property having a old broken structure and jungle trees. Infrastructure are available in vicinity area.</p> <p>10. Any other observations relevant to the application: nil</p>	<p>Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The board also noted that property is accessible by existing road, part of the property is already marked as Settlement zone, though the part of the property is shown as NDS, however as per contour plan submitted slope of the property is within 25%. There is one old broken structure within the property. 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 3116 m2 from Natural Cover with No Development Slope to Settlement and directed Chief town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024.</p>