

Item No. 8: 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 214th 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

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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 (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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214th Board Table B

TABLE- B

List of cases under section 39A of TCP Act placed before the TCP Board in its 214th Meeting held on 24-04-2025 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.	Wilson Barreto	70/1,2,2A,3,4,5 & 7	Arambol, Pernem	11786	Settlement Zone	Recreational Open Space	11786	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: Not low lying</p> <p>b) Water body status: No water body</p> <p>c) Khazan land status: Not a khazan land</p> <p>d) Flood prone status: Not applicable</p> <p>e) Gradient of land: Within permissible gradient</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</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: Yes, recreational opens space</p> <p>5. Infrastructure status: Infrastructure are available in vicinity area.</p> <p>6. Characteristics of surrounding area: Surrounded by many residential houses, commercial establishment, beach infrastructure.</p> <p>7. Zone of property as per RP-2001: Settlement Zone</p> <p>8. Unauthorised layout status:</p> <p>9. Site Inspection Report: Site is inspected and noted that the property is accessible by internal road. The property is having sandy soil and coconut trees. Property is vacant. Part of the property is within 200 mts from HTL and it is within 500 mts from Sea CRZ. Part of the property is being used for parking etc.</p> <p>10. Any other observations relevant to the application:</p> <p>The villagers informed the area is environmentally sensitive and should not be tampered with in order to maintain to balance of the nature.</p>	Recommended for change of zone to recreational/ open space 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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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.	Mahesh V Desai on behaf of residents of MandremPerne m Goa	313/0 & 399/0	Mandrem, Pernem	179713	Partly Orchard and Partly Orchard with No Development Slope	No Development Zone	179713	<p>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 applicable e) Gradient of land: Part of the property is more than 25% slope and part is within permissible gradient. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone</p> <p>2. If, project approved by GIPB: No 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: Nil 5. Infrastructure status: Not available. 6. Characteristics of surrounding area: Property is not accessible by any road. Property is sloping on both the sides. There is no housing infrastructure is available. 7. Zone of property as per RP-2001: Orchard Zone 8. Unauthorised layout status: NA</p> <p>9. Site Inspection Report: Site is inspected and noted that the property is not accessible by any regular road and it is landlocked property. Most of the property is no development slope and the top portion forming a ridge is within permissible gradient which is very narrow strip. The property is having bushes and grass land.</p> <p>10. Any other observations relevant to the application:</p>	Recommended for change of zone to No Development 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.	Ramdas Prabhu on behalf of residents of Mandrem Pernem Goa	161/0, 164/0, 165/0 & 166/0	Mandrem, Pernem	830925	Partly Orchard and Partly Orchard with No Development Slope	No Development Zone	830925	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: Not low lying</p> <p>b) Water body status: No water body</p> <p>c) Khazan land status: Not a khazan land</p> <p>d) Flood prone status: Not applicable</p> <p>e) Gradient of land: Part of the property is more than 25% slope and part is within permissible gradient.</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</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: Nil</p> <p>5. Infrastructure status: Not available.</p> <p>6. Characteristics of surrounding area: Property is not accessible by any road. Property is sloping on both the sides. There is no housing infrastructure is available.</p> <p>7. Zone of property as per RP-2001: Orchard Zone</p> <p>8. Unauthorised layout status: NA</p> <p>9. Site Inspection Report: Site is inspected and noted that the property is not accessible by any regular road and it is landlocked property. Most of the property is no development slope. The property is having bushes and grass land and shrub land trees.</p> <p>10. Any other observations relevant to the application:</p>	Recommended for change of zone to No Development 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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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
4.	Jaijeet Singh Tehlan	245/1 (Part-D)	Siolim, Bardez	83900	Partly Settlement (8,341m2) Partly Natural Cover (46,789m2) Partly Private Forest (19,369m2) Partly Natural Cover with No Development Slope (3,202m2) Partly Natural Cover with Irrigation Command Area (3,197m2) and Partly Orchard 3,002m2	Settlement	13149	<p>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: Part e) Gradient of land: Partly more than 25% and Partly between 10% to 25% and Partly less than 10%. f) Government/Private Forest land status: Private Forest as per Thomas Committee. 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. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Infrastructure are available in vicinity area. 6. Characteristics of surrounding area: There is a perennial natural spring and existing houses towards southern side of the property in the settlement zone. There is an existing canal towards northern side of the property under reference. There are also jungle trees and bushes and cashew trees within the property. 7. Zone of property as per RP-2001: 8. Unauthorised layout status:</p> <p>9. Site Inspection Report: Property is accessible by 3 mts wide tar road which is in the settlement zone of the same sy. No. owned by the same owner. Partly more than 25% and Partly between 10% to 25% and Partly less than 10%. There is a perennial natural spring and existing houses towards southern side of the property in the settlement zone. There is an existing canal towards northern side of the property under reference. There are also jungle trees and bushes and cashew trees within the property. Infrastructure are available in vicinity area.</p> <p>10. Any other observations relevant to the application: Forest NOC required. CADA NOC required.</p>	Recommended for change of zone for an area 11400m2 excluding the area above 25% gradient 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 Forest Department and WRD Department.

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5.	Manoj Khandelwal	244/ 12-C	Siolim, Bardez	464	Natural Cover with Irrigation Command Area	Settlement Zone	464	<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: Gradual slope within permissible limit.</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 vicinity area.</p> <p>6. Characteristics of surrounding area: There are exiting houses in the near vicinity of the plot. Plot is compounded on all sides.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorized layout status:</p> <p>9. Site Inspection Report: Property is accessible by 6 mts wide mud road There are exiting houses in the near vicinity of the plot. Plot is compounded on all sides. Existing houses available in vicinity area.</p> <p>10. Any other observations relevant to the application: NOC from owner of the land required for access purpose.</p>	✓ ✓

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6.	M/s Mathias Construction rep by Julian Richard Mathias	37/1 (Part)	Pilerne, Bardez	122500	Partly Settlement (49184m2) Partly Orchard (9444m2) Partly Orchard with No Development Slope (63872m2)	Settlement Zone	30000	<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: Not known</p> <p>e) Gradient of land: Part of the property has a gradual slope and part of property above 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: Existing houses towards the northern side of the property under reference.</p> <p>6. Characteristics of surrounding area: There are exiting houses in the near vicinity of the plot. Jungle tress/ barren land.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorized layout status:</p> <p>9. Site Inspection Report: Property is accessible by existing tar road. Property is compounded along one side. There are exiting houses in the near vicinity of the plot. Jungle tress/ barren land. Part of the property has a gradual slope and part of property above 25%. Existing houses towards the northern side of the property under reference.</p> <p>10. Any other observations relevant to the application: Area requested for change of zone beyond buffer zone of wet land.</p>	Recommended for change of zone for an area of 20000m2 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 Forest Department.

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7.	M/s Shree Tirupati rep by Nitin Gupta	175/9	Saligao, Bardez	1325	Natural Cover	Settlement Zone	1325	<p>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: slopping land f) Government/Private Forest land status: NA 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 vicinity.</p> <p>6. Characteristics of surrounding area: There are exiting residential constructions in the near vicinity of the plot towards the northern side. There is an existing 6 mts concrete road and a retaining wall existing within a property which is connecting to Sy. No. 183/12 which is owned by the same owner. There are banyan trees, labour huts and temporary light connections in the property.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorized layout status:</p> <p>9. Site Inspection Report: Property is accessible by existing tur road 8 mts. There are exiting residential constructions in the near vicinity of the plot towards the northern side. There is an existing 6 mts concrete road and a retaining wall existing within a property which is connecting to Sy. No. 183/12 which is owned by the same owner. There are banyan trees, labour huts and temporary light connections in the property. Infrastructure facilities available in the vicinity.</p> <p>10. Any other observations relevant to the application: Contour plan submitted by the applicant shows gradient of the property within permissible gradient.</p>	Recommended for change of zone 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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8.	Tome Rosario Correira	314/8	Aldona, Bardez	3250	Orchard	Settlement zone	3250	<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: Topography of the property is sloping in nature however contour plan submitted by applicant engineer PrathmeshBhat is within permissible gradient less than 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: Not Available.</p> <p>6. Characteristics of surrounding area: Surrounding property having bushes and jungle trees.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorized layout status:</p> <p>9. Site Inspection Report: There is no direct access to the property is an land locked property. Topography of the property is sloping in nature however contour plan submitted by applicant engineer PrathmeshBhat is within permissible gradient less than 25%. Surrounding property having bushes and jungle trees. Infrastructure facilities not available.</p> <p>10. Any other observations relevant to the application: No</p>	Recommended for change of zone 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.	Meenaakshi Singh	97/3	Nerul, Bardez	2375	Partly Settlement (498m2) Partly Natural Cover (1076m2) Partly Natural Cover overlapped Partly with No Development Slope (801m2)	Settlement zone	1877	<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: Not Known</p> <p>e) Gradient of land: Topography of the property is partly 10% to 25% and Partly more than 25% slope.</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 vicinity area.</p> <p>6. Characteristics of surrounding area: Northern side of the property & Eastern side of the property having bushes and south western corner of property having house.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorized layout status:</p> <p>9. Site Inspection Report: There is no direct access to the property land locked property. Topography of the property is partly 10% to 25% and Partly more than 25% slope. Northern side of the property & Eastern side of the property having bushes and south western corner of property having house. Infrastructure facilities available in the vicinity area.</p> <p>10. Any other observations relevant to the application: No</p>	Recommended for change of zone for an area of 801m2 from Natural Cover with No Development Slope being within permissible gradient to Settlement and 149m2 from Natural Cover to Settlement 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.	KshitijKhemka PritiKhemkaAjit Ahmed Sodhi	196A/I-A	Morgim, Pernem	4000	Partly Orchard (757m2) Partly Orchard with No Development Slope (3243m2) Property is affected by DMS	Settlement Zone	4000	<p>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 25%. f) Government/Private Forest land status: NA 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 vicinity area.</p> <p>6. Characteristics of surrounding area: Southern and western side of the property is having hotels and northern and eastern side of the property is having bushes and jungle trees.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorized layout status:</p> <p>9. Site Inspection Report: Property is accessible by 3 mts wide tar road. Topography of the property is sloping in nature. Contour plan submitted by applicants engineer PrathmeshBhati is within 25%. Slope. Southern and western side of the property is having hotels and northern and eastern side of the property is having bushes and jungle trees. Infrastructure is Available in vicinity area.</p> <p>10. Any other observations relevant to the application: No</p>	Recommended for change of zone for an area of 4000m2 being within permissible gradient 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) subject to report from DMS.

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11.	Vianaar Properties Private rep by Shraddha Nikhil Kamat	32/2	Parra, Bardez	870	Partly Residential Partly Orchard	Settlement Zone	870	<p>1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: Topography of the property sloping in nature however applicant Engineer Rohan Shirgaonkar submitted contour plan which worked average slope is 22.40%. 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: Northern side of the property having playground & western side of the property having bushes & jungle trees. In property having swimming pool. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: 9. Site Inspection Report: Property is accessible by 6 mts wide tar road. Topography of the property sloping in nature however applicant Engineer Rohan Shirgaonkar submitted contour plan which worked average slope is 22.40%. Northern side of the property having playground & western side of the property having bushes & jungle trees. In property having swimming pool. Infrastructure are available. 10. Any other observations relevant to the application: No</p>	Recommended for change of zone 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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List of cases under section 39A of TCP Act placed before the TCP Board in its 214th Meeting held on 24-04-2025 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
12.	RavindraDatta DessaiRamilaR avindraDessai	261/1	Nagarcem- Palolem, Canacona	725	Paddy Field	Settlement Zone	725	<p>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</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: is available to the existing building in the plot itself.</p> <p>6. Characteristics of surrounding area: The area has got settlement character with houses & building in close proximity moreover there exist building in the property under reference.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorized layout status:</p> <p>9. Site Inspection Report: Property is accessible by 6 mts wide access along the western side. The area has got settlement character with houses & building in close proximity moreover there exist building in the property under reference. There is electricity connection to the building existing.</p> <p>10. Any other observations relevant to the application: No</p>	Recommended for change of zone for an area of 725m2 being not a low lying land as per site condition and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) and subject to report from Agriculture Department.

TABLE- B

List of cases under section 39A of TCP Act placed before the TCP Board in its 214th Meeting held on 24-04-2025 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
13.	D and A Exports LLP and KV Prateek Projects Pvt Ltd.	510/1	Anjuna, Bardez	6000	Partly Settlement, Partly Natural Cover overlapped Partly with Irrigation Command Area	Settlement zone	6000	<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: Topography of the property is partly 10% to 25%. Slope and partly more than 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: Vicinity area.</p> <p>6. Characteristics of surrounding area:</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorized layout status:</p> <p>9. Site Inspection Report: Property is accessible by 8 mts wide tar road from the same applicant property. Topography of the property is partly 10% to 25%. Slope and partly more than 25%. Infrastructure facilities area available in vicinity area.</p> <p>10. Any other observations relevant to the application: WRD NOC require & Forest NOC require.</p>	<p>Recommended for change of zone for an area 2216 m2 being within permissible gradient and directed</p> <p>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) subject to report from WRD and Forest Department.</p>

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List of cases under section 39A of TCP Act placed before the TCP Board in its 214th Meeting held on 24-04-2025 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
14.	Shital Ashok Shinde	266/1 Plot A-3	Usgao, Ponda	116	Natural Cover	Settlement Zone	116	<p>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</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 line is available in the area.</p> <p>6. Characteristics of surrounding area: The area has got settlement character with houses all around.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorised layout status: It is an authorised layout in non-confirming zone, however no details are submitted.</p> <p>9. Site Inspection Report: Property is accessible by 6.00 mts wide katcha access along the western side. The area has got settlement character with houses all around. Electric line passing in the area.</p> <p>10. Any other observations relevant to the application: No</p>	Recommended for change of zone 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)



TABLE- B

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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
15.	DayanandManoharPatil	266/1 Plot B-1	Usgao, Ponda	168	Natural Cover	Settlement Zone	168	<p>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</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 line is available in the area.</p> <p>6. Characteristics of surrounding area: The area has got settlement character with houses all around.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorised layout status: It is an authorised layout in non-confirming zone, however no details are submitted.</p> <p>9. Site Inspection Report: Property is accessible by 6.00 mts wide katcha access along the western side. The area has got settlement character with houses all around. Electric line passing in the area.</p> <p>10. Any other observations relevant to the application: No</p>	Recommended for change of zone 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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List of cases under section 39A of TCP Act placed before the TCP Board in its 214th Meeting held on 24-04-2025 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
16.	Vishant Prabhudesai	285/3, 287/1, 287/2	Nagorcem- Piolem Canacona	285/3 – 9008 287/1 – 284500 287/2- 121228	Sy no. 287/1 Partly Settlement, partly Orchard with NDS, Sy no 287/2 Partly Orchard Partly MIZ, Partly Cattle bond& Partly area reserved for Crematorium. Partly Settlement, Partly Orchard, Partly Orchard with NDS, Partly Crematorium. Sy no. 285/2 Partky Settlement & Partly Orchard with NDS.	No Development Zone	414736	<p>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: having steep slope f) Government/Private Forest land status: NA 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. 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 surrounding area along the road are having houses. 7. Zone of property as per RP-2001: Orchard 8. Unauthorised layout status: NA</p> <p>9. Site Inspection Report: Property is accessible by tar road , the property is having steep slope. Cutting and filling in slope more than 25% is not permissible. Sy no 287/2 is having educational institute of the Government and existing residential houses.</p> <p>10. Any other observations relevant to the application: No</p>	Recommended for change of zone to No Development Zone leaving area acquired by Govt of Goa 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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Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision of the Board
17.	Pravin Fernandes	82/20, 82/21, 78/11, 81/2-A, 81/3, 81/12-A, 80/2	Cansaulim, Mormugao	82/20- 4000 Sq mts., 82/21- 150 Sq mts.	82/21 settlement, 82/20 Settlement	Paddy Field & removal of proposed road over existing Nalla	4150	<p>1. Status of Land (Eco sensitive)</p> <p>a) Low lying land status: low lying</p> <p>b) Water body status: Sy no. 82/21 is Water body as per survey Plan & site conditions</p> <p>c) Khazan land status: Not a khazan land</p> <p>d) Flood prone status: No</p> <p>e) Gradient of land: Not applicable being Low Lying</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 line is available in the area.</p> <p>6. Characteristics of surrounding area: The surrounding area is settlement zone with many existing houses around.</p> <p>7. Zone of property as per RP-2001: Settlement</p> <p>8. Unauthorised layout status: NA</p> <p>9. Site Inspection Report: Property is low lying land, not directly accessible as per Regional Plan and Google image.</p> <p>10. Any other observations relevant to the application: Sy No 82/20 cannot be sold/transferred/ gifted / leased without prior approval of Mamlatder as provided under section 18-K of Goa Daman & Diu agricultural Tenancy Act 1964. Mr. Pravin Fernandes has filed a Writ Petition No. 325 of 2024, the Honble High Court in order dated 02-04-2025 directed TCP department to look into the matter and decide on his representation.</p>	Recommended for change of zone to Paddy field for Sy No. 82/20 and water body for Sy No. 82/21 and deletion of proposed road passing over nalla bearing Sy No. 82/21 . 78/11, 81/2-A, 81/3, 81/12-A, 80/2 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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Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision of the Board
18.	Jose Francisco Henriques and Others	200/2	Soccoro, Bardez	2830	Partly Settlement Partly Natural Cover	Settlement Zone	2830	<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: Topography of the property is sloping in nature however contour plan submitted by applicant Engineer Bosco Martin Gonsalves TCP Reg. No. ER/0021/2016 within permissible slope less than 25% slope.</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 facilities available in vicinity area.</p> <p>6. Characteristics of surrounding area: Northern, Southern side of the property having jungle trees and bushes & western side of the property after road having house.</p> <p>7. Zone of property as per RP-2001:</p> <p>8. Unauthorized layout status:</p> <p>9. Site Inspection Report: Property is accessible by 5 mts wide tar road. Topography of the property is sloping in nature however contour plan submitted by applicant Engineer Bosco Martin Gonsalves TCP Reg. No. ER/0021/2016 within permissible slope less than 25% slope. Northern, Southern side of the property having jungle trees and bushes & western side of the property after road having house. Infrastructure facilities available in vicinity area.</p> <p>10. Any other observations relevant to the application: No</p>	Recommended for change of zone 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)