

Item No. 9: 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:

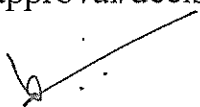
“39A. Change of Zone.— (1) Notwithstanding anything contained in this Act, the Chief Town Planner (Planning) upon direction of the Government or on receipt of an application in this regard and with approval of the Board, may, from time to time, alter or modify the Regional Plan and/ or the Outline Development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

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

The Government has also framed the Rules for considering application under Section 39A of the TCP Act as notified in the Official Gazette (Supplementary) vide Series I No. 49 dated 07/03/2024 and as amended vide Notification No. 21/1/TCP/GTCTPACT/2024/824 dated 24/05/2024 published on the Official Gazette Series I No. 10 dated 06/06/2024.

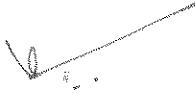
Rules provides for procedure to be adopted, objection suggestion period, scrutiny of application and rates of processing fees and change of zone. As per the said rules, application received under Section 39A of the TCP Act shall be placed before the TCP Board after carrying out necessary scrutiny for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

The applications received by the Department with scrutiny details were placed before the 214th 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.

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214th 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 214th Meeting held on 24-04-2025 (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.	Jaideep Simaria POA Holder Rajesh Tulshidas Hathi and Taramati Tulshidas Hathi	94/1 (94/0)	Bambolim, Talwadi	32800	Partly Settlement (4937m2), Partly Natural Cover (6922m2), Partly Natural Cover with No Development Slope (20941m2)	Settlement	20754	Recommended area within permissible gradient for change of zone.	20754	208th meeting to be held on 02-12-2024.	Series III, No. 38 dated 20-12-2024	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: Partly Steep Slope & Partly Gradual Slope f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: None 6. Characteristics of surrounding area: Property has jungle trees, cashew trees and wild bushes covering the full plot. Boundary is marked by gadga wall. 7. Zone of property as per RP-2001: 8. Unauthorised layout status: No 9. Site Inspection Report: Property is accessible by kutvha access (4m-5m approx) Property has jungle trees, cashew trees and wild bushes covering the full plot. Boundary is marked by gadga wall. Slope of property is Partly Steep Slope & Partly Gradual Slope. 10. Any other observations relevant to the application	Suggestions received from public/ NGO's etc were placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal and the suggestions received, noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A and that the suggestions received does not contain any specific data or specific details to substantiate their claim so as to consider them further. The board also noted that part of property is already in Settlement zone and construction of residential villa is permitted. There are many residential & commercial development in the vicinity. Slope of property requested for change of zone within permissible gradient as per the contour plan submitted. 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 6600 m2 from Natural Cover to Settlement and an area of 14154 m2 from Natural Cover with No Development Slope to Settlement Zone being within permissible gradient and directed Chief Town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024.

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Sr. No.	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of zone in M2	Decision of the Board	Notified area for change of zone	Meeting No. / Board meeting	gazette Notification No.	Detail of the case	Decision of the TCP Board (F)
2.	Arjun Atma Malik	380/1	Latambar cem, Bicholim	20750	Natural Cover	Settlement Zone	20750	Recommended area within permissible gradient for change of zone.	20750	208th meeting to be held on 02-12-2024.	Series III, No. 37 dated 12-12-2024	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: Topography of the property is sloping in nature f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: There is no infrastructure 6. Characteristics of surrounding area: Surrounding property having jungle trees and bushes. 7. Zone of property as per RP-2001: 8. Unauthorised layout status: Property is not sub divided. 9. Site Inspection Report: Property is accessible by traditional way access of from different owner property. Topography of the property is slopy in nature. Partly 10% to 25%. Partly more than 25%. Contour plan not submitted. Surrounding property having jungle trees and bushes. There is no infrastructure 10. Any other observations relevant to the application: Ownership documents not submitted. Contour Plan required as per site condition.	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 as per Google Image, Property is accessible through applicant's property. There are residential development in the vicinity. 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 20750 m2 from Natural Cover to Settlement zone being found within permissible gradient and directed Chief Town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024.

TABLE - C

List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 214th Meeting held on 24-04-2025 (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.	HitendraKrishnajiPrabhuParsekar Desai	13/1 (part) Phase - I	Parcem, Pernem	116129	Partly Orchard (102801m2) Partly Orchard with No Development Slope (13328m2)	Orchard to Settlement	38129	Recommended for change of zone by excluding area under nallah as existing on site.	38129	207 th meeting to be held on 10-10-2024.	Series III no. 34 dated 21-11-2024	1. Status of Land (Eco sensitive) a) Low lying land status: low lying. 50 cm below adjoining road level. b) Water body status: Seasonal Stream. c) Khazan land status: Not a khazan land d) Flood prone status: Not Known e) Gradient of land: Topography of the property is partly low lying larger portion & partly sloping f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: 6. Characteristics of surrounding area: Electricity line is passing through the plot. Seasonal stream is passing through the plot having varying width. Plot is low lying. depth of approx. 60 cm below adjoining road level. Parts of the property seems to be presently cultivated/ under vegetation by locals. 7. Zone of property as per RP-2001: 8. Unauthorised layout status: 9. Site Inspection Report: Property is accessible by existing 6 mts Tar road proposed 15 mts Right of way. Electricity line is passing through the plot. Seasonal stream is passing through the plot having varying width. Plot is low lying. depth of approx. 60 cm below adjoining road level. Parts of the property seems to be presently cultivated/ under vegetation by locals. 10. Any other observations relevant to the application: The name of applicant is reflected in Succession deed	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 Tar road. As per Google Image property is having lateritic soil. As per RPG-21, there is MIZ proposed on the same road in close vicinity. There is lateritic quarry site in vicinity. 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 34129 m2 from Orchard to Settlement Zone after deducting area under seasonal nallah and directed Chief Town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024.

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Sr. No.	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of zone in M2	Decision of the Board	Notified area for change of zone	Meeting No. / Board meeting	gazette Notification No.	Detail of the case	Decision of the TCP Board (F)
4.	HitendraKrishnajiPrabhuParsekar Desai	13/1 (Part-3)	Parcem, Pernem	116129	Partly Orchard (102801m2) Partly Orchard with No Development Slope (13328m2)	Orchard to Settlement	39000	Recommended area of 35,400m2 for change of zone leaving area under pond as per site condition.	39000	208th meeting to be held on 02-12-2024.	Series III, No. 37 dated 12-12-2024	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: Seasonal streams passing through the plot at various places c) Khazan land status: Not a khazan land d) Flood prone status: Yes e) Gradient of land: Partly having gradual slope, Partly flat land f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: No as per applicant's submission 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: None 6. Characteristics of surrounding area: Electricity pole/ line is passing through the plot. No settlement/ residential houses in the near vicinity of the plot. Larger portion of the property has jungle trees, Cashew plantation, bushes & parts of property is barren land & part of property is affected by seasonal pond which is adjoining the property 7. Zone of property as per RP-2001: 8. Unauthorised layout status: 9. Site Inspection Report: Property is accessible by exiting tar road (6 m) proposed 15 mts right of way as per RP 2021. Partly having gradual slope, Partly flat land. Electricity pole/ line is passing through the plot. No settlement/ residential houses in the near vicinity of the plot. Larger portion of the property has jungle trees, Cashew plantation, bushes & parts of property is barren land & part of property is affected by seasonal pond which is adjoining the property 10. Any other observations relevant to the application: Ownership over the property is not clear, there are 9 names reflected in the form I & XIV	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 most of the property is having lateritic soil. Slope of the property is within permissible gradient. The board also took note that the provision of consideration of such cases is already there under the rules framed. The Board accordingly decided to recommend the proposal of Change of Zone for an area of 35000 m2 from Orchard to settlement leaving area under seasonal pond and directed Chief Town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024.

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5	Urmil Tacoria	279/1	Colvale, Bardez	1975	Orchard	Settlement	1975	Recommended for change of zone.	1975	211th meeting to be held on 15-01-2025.	Series III No.47 dated 20-02-2025	1. Status of Land (Eco sensitive) a) Low lying land status: Not a low lying b) Water body status: Not a water body c) Khazan land status: Not a khazan land d) Flood prone status: Not known e) Gradient of land: Topography of the property sloping in nature as per contour plan submitted by applicant Engineer Anil Ringane Reg No. ER/1049/202 average slope within 25% slope. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by 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 available in the area. 6. Characteristics of surrounding area: Northern side of the property having road, southern western side of property having thick jungle trees. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: 9. Site Inspection Report: Property is accessible by 6 mts wide tar road. Topography of the property sloping in nature as per contour plan submitted by applicant Engineer Anil Ringane Reg No. ER/1049/202 average slope within 25% slope. Northern side of the property having road, southern western side of property having thick jungle trees. Infrastructure facilities available in the area. 10. Any other observations relevant to the application: No	No Suggestions received from public/ NGO's etc. The matter was placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A. The board also noted that property is accessible by Tar road. There are many residential house in vicinity. Topography of the property is within permissible gradient. Infrastructure facilities 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 1975 m2 from Orchard to Settlement and directed Chief Town Planner (Planning) to take further action as per sub-rule (4) of Rule 4 of the Goa Town and Country Planning (Change of of land in the Regional Plan or the Outline Development plan) Rules, 2024.

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6	Winston Bernardo Do CarmoCollaco	158/1-C	Nuvem, Salcete	2283	Partly Settlement (2,181 m2) Partly Orchard (102 m2) (Total Area-2,283)	Settlement & Deletion of existing 6 mts wide road.	102	Recommended for change of zone an area of 102 m2 from Orchard to Settlement and also for re-alignment of road, as existing on site.		211th meeting to be held on 15-01-2025.	Series III No.47 dated 20-02-2025	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: The slope of the property is less than 10% f) Government/Private Forest land status: NA g) Wild Life Buffer 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 line is available in the area. 6. Characteristics of surrounding area: The area has got settlement character with houses in close proximity. 7. Zone of property as per RP-2001: 8. Unauthorised layout status: It is a original holding with major part area under confirming zone and small portion of the area under non confirming zone. 9. Site Inspection Report: Property is accessible by internal Tar road The slope of the property is less than 10%. The area has got settlement character with houses in close proximity. The property is not under paddy cultivation and not a low lying area. Infrastructure like electricity line is available in the area. 10. Any other observations relevant to the application:	No Suggestions received from public/ NGO's etc The case was placed before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board after going through the proposal noted, that the application and the request made therein meets the guidelines, as specified under Rule 5 of Section 39A. The board also noted that entire property except area under road is settlement, property is located in settlement area accessibility by 4 mts road towards northern side of 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 102 m2 from road to Settlement and also re-alignment of road as per site condition with 6 mts right of way 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.