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List of cases under section 39A of TCP Act placed before the TCP Board in its 222nd Meeting held on 03-11-2025 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.	Joel Rosario Cardozo alias Joel Cardozo & Savio Xavier Soares	106/1	Assagao, Bardez	4020	Natural Cover Total Area (4020)	Settlement zone	4020	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: Unknown e) Gradient of land: Part of the property has a gradual slope 0 to 10%. Part of the property has a slope between 10% to 20%. However contour plan submitted by Reg Eng Nevellie Monteiro the slope workout to be in permissible gradient. 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 existing well within the property. 6. Characteristics of surrounding area: The area has got settlement character with houses in proximity. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: Individual holding 9. Site Inspection Report: Property is accessible by mud access having varying width between 3 mts to 6 mts via Sy.No. 105/2 which is owned by the same person. There is existing nallah adjoining to the plot boundary towards the western side. Plot under reference is accessible by traditional access/ foot path/ foot bridge existing over the nallah. The area has got settlement character with houses in proximity. There is a dense cover of trees within the property. 10. Any other observations relevant to the application: Part property is settlement as per RP 2021. Comments from Forest Department may be obtained	The Member Secretary explained the matter to the TCP Board that the property is accessible by tar road having varying width between 3 to 6 mts There is an existing nallah adjoining the plot boundary towards western side. The property has settlement character with houses in the close proximity. The slope of the property is between 10% to 20 % as per the contour plan submitted by the applicant. The TCP Board deliberated the matter in detail and decided to change of zone an area of 4020m2 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) Rules subject to report from the Forest Department.

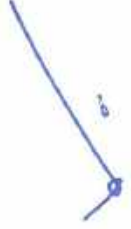




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2.	Joel Rosario Cardozo alias Joel Cardozo & Savio Xavier Soares	105/2 (Part)	Assagao, Bardez	3070	Partly Settlement (1225m2), Partly Natural Cover(1815m2)	Settlement zone	1815	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: Unknown e) Gradient of land: Part of the property has a gradual slope 0 to 10%. Part of the property has a slope between 10% to 20%. However contour plan submitted by Reg Eng Nevellie Monteiro the slope workout to be in permissible gradient. 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: Part property is settlement as per RP 2021 there are existing houses in the same. 6. Characteristics of surrounding area: The area has got settlement character with houses in proximity. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: Individual holding 9. Site Inspection Report: Property is accessible by mud access having varying width between 3 mts to 6 mts. There is existing nallah adjoining to the plot boundary towards the western side. The area has got settlement character with houses in proximity. There is a dense cover of trees within the property. 10. Any other observations relevant to the application: Part property is settlement as per RP 2021. Comments from Forest Department may be obtained	The Member Secretary explained the matter to the TCP Board that the property is accessible by tar road having varying width between 3 to 6 mts. There is an existing nallah adjoining the plot boundary towards western side. The property has settlement character with houses in the close proximity. The slope of the property is between 10% to 20 % as per the contour plan submitted by the applicant. The TCP Board deliberated the matter in detail and decided to change of zone an area of 1815m2 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) Rules subject to report from Forest Department.

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3.	Narayan V. Kamat	295/1-A-4	Carambolim, Tiswadi	780	Orchard with No Development Slope	Settlement Zone	780	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: 10% to 25%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Electricity line is available in the area. 6. Characteristics of surrounding area: The area has got settlement character with houses in proximity. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: Individual holding 9. Site Inspection Report: Property is accessible by existing 6 mts wide access along the eastern side. The slope of the property is between 10% to 25%. The area has got settlement character with houses in proximity. Electricity line is available in the area. The area is a barren land. 10. Any other observations relevant to the application: No	The Member Secretary brought to the notice of the TCP Board that the property is accessible by an existing 6 mts wide access towards the eastern side having the slope of the property from 10% to 25%. The area has settlement character with houses in the close proximity. The property is barren land and infrastructure facility like electricity is available in the area. The Board after detail deliberation Recommended for change of zone from Orchard with No Development Slope to Settlement zone 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) Rules



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4.	Col Sumit Kumar	343/14-A	Aldona, Bardez	348	Orchard	Settlement Zone	348	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: Unknown e) Gradient of land: Gradual slope within 10%. As per Registered Engineer Architect the overall slope of the property worksout to be 5.29%. 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 are existing houses/ structures within 500 mts radius. 6. Characteristics of surrounding area: The area has got settlement character with houses/ structures within 500 mts radius. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: Individual holding 9. Site Inspection Report: Property is accessible by 6 mts wide mud access. The area has got settlement character with houses/ structures within 500 mts radius. The area sought for change of zone is barren land. Gradual slope within 10%. As per Registered Engineer Architect the overall slope of the property worksout to be 5.29%. There are wild bushes in the property. 10. Any other observations relevant to the application: No	The Member Secretary explained the matter to the TCP Board that the property is having settlement character with existing houses within 500 mts and accessible by 6 mts wide access. The area sought for change is barren land having gradual slope. As per the Contour submitted by the applicant the gradient of the slope is 5.29% and there are wild bushes in the property. The Board after detail deliberation Recommended for change of zone an area of 348m2 from Orchard to Settlement zone 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) Rules



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5.	M/s. Solanki & Sons	77/1, Plot No. A	Pilerne, Bardez	3336	Settlement Zone	Commercial Zone	3336	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: Unknown e) Gradient of land: Flat in nature As per the contour plan submitted by Registered Architect Rahul Ramesh Solanki slope workout to be within permissible gradient (approx. 5%) f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Electricity & water supply is available in the surrounding area, 6. Characteristics of surrounding area: The area has got settlement character with houses/ structures in close proximity 7. Zone of property as per RP-2001: 8. Unauthorized layout status: It is approved sub division. 9. Site Inspection Report: Property is accessible by existing 8 mts tar road Gradient of the land is flat in nature. As per the contour plan submitted by Registered Architect Rahul Ramesh Solanki slope workout to be within permissible gradient (approx. 5%) 10. Any other observations relevant to the application: Existing zone of the are sought for change of zone is settlement zone.	The Member Secretary explained the matter to the TCP Board that the property is accessible by an 8 mts wide existing road. As per the contour plan submitted by the applicant the gradient of the slope works out to 5% which is within permissible gradient. The Board after detail deliberation Recommended for change of zone an area of 3336m2 from Settlement Zone to Settlement (Commercial) 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) Rules

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6.	M/s. Solanki & Sons	57/1, Plot No. 21	Pilerne, Bardez	2250	Settlement Zone	Commercial Zone	2250	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: Flat in nature f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Electricity & water supply is available in the surrounding area, 6. Characteristics of surrounding area: The area has got settlement character with houses/ structures in close proximity 7. Zone of property as per RP-2001: 8. Unauthorized layout status: Individual holding 9. Site Inspection Report: Property is accessible by 2 road, towards the northern side tar road having a width of 10 mts having a proposed right of way of 15 mts as per RP 2021 also it has access towards north-western side by tar road (6 mts wide). There are wild trees and bushes in the property. Gradient of the land is flat in nature. As per the contour plan submitted by Registered Architect Rahul Ramesh Solanki slope workout to be within permissible gradient (approx. 5%) 10. Any other observations relevant to the application: Existing zone of the are sought for change of zone is settlement zone. As per documents submitted, previously the area sought for change of zone was approved for Commercial C2 as per Gazette Series III No. 35 dated 25-11-2025	The Member Secretary explained the matter to the TCP Board that the property is accessible by two roads. The road towards northern side is tar road having 10 mts width which is proposed for 15 mts wide as per RP-2021 and the road towards north western side is 6 mts wide tar road. The gradient of the property works out to 5% as per the contour plan submitted by the applicant. The Board after detail deliberation recommended for change of zone an area of 2250m2 from Settlement zone to Settlement (Commercial) 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) Rules

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7.	Krishna T. Naik	253/1-B-15	Raia, Salcete	395	Orchard	Settlement Zone	395	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: Between 10% to 25% f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Electricity line is available in the area 6. Characteristics of surrounding area: The area has got settlement character with houses in close proximity moreover there exist a house in the plot under reference. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: Individual holding 9. Site Inspection Report: Property is accessible by 6 mts wide access. The property is a barren land having slope 10% to 25%. The area has got settlement character with houses in close proximity. Electricity line is available in the area. 10. Any other observations relevant to the application: No	The Member Secretary explained to the TCP Board that the property is accessible by 6 mts wide access and the said property is barren land having a slope ranging from 10% to 25%. The area has settlement character with existing houses in the close proximity. The infrastructure facility like electricity is available in the area. The Board after detail deliberation Recommended for change of zone an area of 395m2 from Orchard to Settlement 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) Rules

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8.	Sharnila J.S. Navelkar	19/20	Moirā, Bardez	1875	Partly Settlement (1425m2), Partly Natural Cover (450m2)	Settlement	450	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: Unknown e) Gradient of land: Gradual slope f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Electricity & water supply is available in the surrounding 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. Unauthorized layout status: Individual holding 9. Site Inspection Report: Property is accessible by 3 mts wide mud access. The property is having a gradual slope (0 to 10% which is within permissible gradient. Part of the property is barren land and part of the property has wild trees and bushes. 10. Any other observations relevant to the application: Forest comments may be sought. Part of the property is settlement as per RP 2021.	The Member Secretary explained to the TCP Board that the property is accessible by 3 mts wide mud access and having gradual slope from 0% to 10% within permissible gradient. Most of the property is already under settlement zone. Area got settlement character. Infrastructure facility is available. Part of the property is barren land and part of the property is having wild trees with bushes. The Board after detail deliberation Recommended for change of zone an area of 450m2 from Natural Cover to Settlement zone being within permissible gradient subject to comments from Forest Department 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) Rules

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9.	Gajanan Datta Gandaulkar	139/0	Ella, Tiswadi	72375	Partly Settlement an under Archaeological Park (2744m2), Partly Orchard with under archaeological park (18256m2), Partly Orchard (39481m2) Property is affected by National Highway (14497m2)	Settlement Zone	39481	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: Between 10% to 25% f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: 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. Unauthorized layout status: Individual holding 9. Site Inspection Report: Property is accessible by National Highway along the north west side and internal village road along southeast side. The property is having slope between 10% to 25%. There are many trees and bushes in the property. The area has got settlement character with houses in close proximity. 10. Any other observations relevant to the application:	The Member Secretary explained to the TCP Board that the property is accessible by National Highway towards the western side and internal village road towards southern side. The gradient of the slope is between 10% to 25%. The area has settlement character with houses in the vicinity. Infrastructure facility is available. The Board after detail deliberation Recommended for change of zone an area of 39481m2 from Orchard to Settlement zone being within permissible gradient subject to comments from Forest Department 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) Rules

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10.	Zuari Industries Limited rep by Jaskaran Singh	111/1 Block A	Sancoale, Mormugao	1232395	Partly S1 Zone (11647m2 + 14273m2), Partly S2 Zone (12403m2), Partly C1 (1213m2 + 27648m2), Partly Industrial Zone (550051m2), Partly Public/ Semi Public and Institutional (9838m2), Partly Natural Reserve/ Orchard (180619m2 + 1272m2) Partly Pond (405225m2), Partly under existing road (18206m2)	Settlement	89530	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: There exist a water body in the property itself however the same is not sought for change of zone. c) Khazan land status: Not a khazan land d) Flood prone status: Not Known e) Gradient of land: Between 10% to 25%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Electric line is available in the area. 6. Characteristics of surrounding area: The area is a barren land however Bits Pillani Institutional campus is close to the property under reference. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: It is a property with individual survey holding. 9. Site Inspection Report: Property is accessible by existing main airport road and another internal road, tar road passing through the property under reference. Slope of the property is between 10% to 25%. The area is a barren land however Bits Pillani Institutional campus is close to the property under reference. There exist a water body in the property itself however the same is not sought for change of zone. Infrastructure facilities like electric line is available in the area. 10. Any other observations relevant to the application: No	The Member Secretary explained to the TCP Board that the property is accessible by existing main airport road and another internal tar road is passing through the property. The said property is barren in nature and the slope of the property ranges from 10% to 25%. Bits Pillani Campus is in the close proximity to this property. There exists a water body in the property however the same is not sought for change of zone. The Board after detail deliberation recommended an area of 89530m2 from Natural Reserve/ Orchard to Residential zone subject to comments from Airport Authority as regards to Funnel area of Airport 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) Rules

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111	Zuari Industries Limited rep by Jaskaran Singh	111/1 Block B	Sancoale, Mormugao	1232395	Partly S1 Zone (11647m2 + 14273m2), Partly S2 Zone (12403m2), Partly C1 (1213m2 + 27648m2), Partly Industrial Zone (550051m2), Partly Public/ Semi Public and Institutional (9838m2), Partly Natural Reserve/ Orchard (180619m2 + 1272m2) Partly Pond (40522.5m2), Partly under existing road (18206m2)	Settlement	91089	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: There exist a water body in the property itself however the same is not sought for change of zone. c) Khazan land status: Not a khazan land d) Flood prone status: Not Known e) Gradient of land: Between 10% to 25%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Electric line is available in the area. 6. Characteristics of surrounding area: The area is a barren land however Bits Pillani Institutional campus is close to the property under reference. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: It is a property with individual survey holding. 9. Site Inspection Report: Property is accessible by existing main airport road and another internal road. tar road passing through the property under reference. Slope of the property is between 10% to 25%. The area is a barren land however Bits Pillani Institutional campus is close to the property under reference. There exist a water body in the property itself however the same is not sought for change of zone. Infrastructure facilities like electric line is available in the area. 10. Any other observations relevant to the application: No	The Member Secretary explained to the TCP Board that the property is accessible by existing main airport road and another internal tar road is passing through the property. The said property is barren in nature and the slope of the property ranges from 10% to 25%. Bits Pillani Campus is in close proximity to this property. There exists a water body in the property, the same is not sought for change of zone. The Member Secretary further stated that the property being Sy. No. 111/1 by the Communitade. The Communitade of Sancoale who executed a permanent lease to Birla Gwalior Pvt Ltd and by virtue of clause (2) of the said lease deed, the lessee was entitled to assign its rights, title and interest to the purchaser. Accordingly vide deed of conveyance the M/S Zuari Agro Chemical Ltd now holds the property in the possession. The Board after detail deliberation recommended an area of 91089m2 from Natural Reserve/ Orchard to Residential 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) Rules

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12.	Maria Joana Clara Estefania Furtado & others, C/o. Alcon Developers	17/1	Candola, Ponda	216223	Partly Settlement (149048m2), Partly Orchard (63837m2), Partly Mangrove Forest (3338m2)	Settlement zone	47280	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: 10% to 25% f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Electricity & water supply is available in the area, there is an existing houses in settlement zone of same property. 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. Unauthorized layout status: Individual holding 9. Site Inspection Report: Property is accessible by existing internal sub divisional roads developed at the time of approval of settlement zone. The area has got settlement character with houses in proximity. The property is having slope 10% to 25% slope. There are many trees in the property and there are bushes in the property. Electricity & water supply is available in the area, there is an existing houses in settlement zone of same property. 10. Any other observations relevant to the application: no	The Member Secretary brought to the notice of the TCP Board that the property is accessible by internal sub-division road and has settlement character with houses in the proximity. The property is having slope partly 10% to 25%. The infrastructure facility like water and electricity is available in the area. The Board after detail deliberation Recommended for change of zone an area of 47280m2 from Orchard to Settlement zone being within permissible gradient subject to comments from Forest Department 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) Rules

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List of cases under section 39A of TCP Act placed before the TCP Board in its 222nd Meeting held on 03-11-2025 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.	Zuari Industries Limited rep by Jaskaran Singh	111/1 Block D	Sancoale, Mormugao	Total Area (1232395)	Partly S1 Zone (11647m2 + 14273m2), Partly S2 Zone (12403m2), Partly C1 (1213m2 + 27648m2), Partly Industrial Zone (550051m2), Partly Public/ Semi Public and Institutional (9838m2), Partly Natural Reserve/ Orchard (180619m2 + 1272m2) Partly Pond (405225m2), Partly under existing road (18206m2)	Settlement	103070	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No, however there exist a water reservoir towards the southern side of the property under reference. c) Khazan land status: Not a khazan land d) Flood prone status: Not Known e) Gradient of land: 10% to 25%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Electric line is available in the area. 6. Characteristics of surrounding area: The area is a barren land however Bits Pillani Institutional campus is close to the property under reference and at the same time the water reservoir is close to the property under reference. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: It is a property with individual survey holding. 9. Site Inspection Report: Property is accessible by Airport road and another 6 mts internal road towards the eastern side of the property under reference. Slope of the property is less than 10%. The area is a barren land however Bits Pillani Institutional campus is close to the property under reference and at the same time the water reservoir is close to the property under reference. There exist a water reservoir towards the southern side of the property under reference. Infrastructure facilities like electric line is available in the area. 10. Any other observations relevant to the application: No	The Member Secretary explained to the TCP Board that the property is accessible by existing main airport road and another internal tar road is passing through the property. The said property is barren in nature and the slope of the property ranges from 10% to 25%. Bits Pillani Campus is in close proximity to this property. There exists a water body in the property, the same is not sought for change of zone. The Member Secretary further stated that the property being Sy. No. 111/1 was owned by the Comunidade. The Comunidade of Sancoale who executed a permanent lease to Birla Gwalior Pvt Ltd and by virtue of clause (2) of the said lease deed, the lessee was entitled to assign its rights, title and interest to the purchaser. Accordingly vide deed of conveyance M/S Zuari Agro Chemical Ltd now holds the property in their possession. The Board after detail deliberation recommended an area of 103070m2 from Industrial (I-1) to Residential 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) Rules

TABLE-B

List of cases under section 39A of TCP Act placed before the TCP Board in its 222nd Meeting held on 03-11-2025 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.	Zuari Industries Limited rep by Jaskaran Singh	111/1 Block C	Sancoale, Mormugao	Total Area (1232395)	Partly S1 Zone (11647m2 + 14273m2), Partly S2 Zone (12403m2), Partly C1 (1213m2 + 27648m2), Partly Industrial Zone (550051m2), Partly Public/ Semi Public and Institutional (9838m2), Partly Natural Reserve/ Orchard (180619m2 + 1272m2) Partly Pond (405225m2), Partly under existing road (18206m2)	Settlement	97058	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: No, however there exist a water reservoir towards the southern side of the property under reference. c) Khazan land status: Not a khazan land d) Flood prone status: Not Known e) Gradient of land: 10% to 25%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Electric line is available in the area. 6. Characteristics of surrounding area: The area is a barren land however Bits Pillani Institutional campus is close to the property under reference and at the same time the water reservoir is close to the property under reference. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: It is a property with individual survey holding. 9. Site Inspection Report: Property is accessible by Airport road and another 6 mts internal road towards the eastern side of the property under reference. Slope of the property is less than 10%. The area is a barren land however Bits Pillani Institutional campus is close to the property under reference and at the same time the water reservoir is close to the property under reference. There exist a water reservoir towards the southern side of the property under reference. Infrastructure facilities like electric line is available in the area. 10. Any other observations relevant to the application: No	The Member Secretary explained to the TCP Board that the property is accessible by existing main airport road and another internal tar road is passing through the property. The said property is barren in nature and the slope of the property ranges from 10% to 25%. Bits Pillani Campus is in close proximity to this property. There exists a water body in the property, the same is not sought for change of zone. The Member Secretary further stated that the property being Sy. No. 111/1 was owned by the Comunidade. The Comunidade of Sancoale who executed a permanent lease to Birla Gwalior Pvt Ltd and by virtue of clause (2) of the said lease deed, the lessee was entitled to assign its rights, title and interest to the purchaser. Accordingly vide deed of conveyance M/S Zuari Agro Chemical Ltd now holds the property in their possession. The Board after detail deliberation recommended an area of 97058m2 from Industrial (I-1) to Residential 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) Rules