

TABLE-B

List of cases under section 39A of TCP Act placed before the TCP Board in its 23rd Meeting held on 06-11-2025 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.	Kishore Kumar Kaya Kailash Rajendra Singla	275/0 (Part)	Arambol, Pernem	103360	Partly Orchard (57022m2), Partly Playground (8390m2), Partly Orchard with No Development Slope (37948m2)	Settlement Zone	103360	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: Property is adjoining existing nullah towards the western side of the property. 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%. Part of the property is above 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: Not available. 6. Characteristics of surrounding area: The area has got settlement character with houses in proximity towards the southern side of the property. 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. 276 which is owned by the same person. South eastern Corner of the plot is touching/ adjoining existing 6 mts tar road which is proposed 25 mts right of way as per RP 2021. Part of the property has a gradual slope 0 to 10%. Part of the property has a slope between 10% to 20%. Part of the property is above 25%. There is existing nullah adjoining to the plot boundary towards the western side. There is a dense cover of trees within the property towards the northern side of the property. There is existing playground within the property. Part of the property is under cultivation/ vegetation by the locals of the area and as per Form I & XIV there is a cultivator is shown. There is proposed road passing through the property. 10. Any other observations relevant to the application: Comments from Forest Department may be obtained. Slope analysis has been done based on contour plan submitted by Engineer M/s Saachidanand & Associates Er. Priyesh J. Vishwakarma	The Member Secretary explained the matter to the TCP Board that the property is accessible by mud access having varying width between 3 to 6 mts via Sy. No. 276 which is owned by the same owner. The south eastern corner of the plot is touching the adjoining 6 mts tar road which is proposed for 25 mts right of way as per the RP 2021 and has a gradual slope 10% and part of the property is above 25%. A nullah is existing towards the western side for the property. There is dense cover of trees within the property and part of the property is under cultivation. The TCP Board deliberated the matter in detail and recommended an area of 56034m2 from Orchard to Settlement zone, an area of 8390m2 from Playground to Settlement zone and an area of 18936m2 from Orchard with No Development Slope to Settlement zone being within permissible gradient as per the contour plan submitted, and directed the 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 comments from the Forest Department.

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List of cases under section 39A of TCP Act placed before the TCP Board in its 223rd Meeting held on 06-11-2025 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
2.	Kishore Kumar Kaya Kailash Rajendra Singla	242/0 (Part)	Arambol, Pernem	202400	Partly Orchard (75996m2), Partly Orchard with No Development Slope (123796m2), Partly Nallah (2000m2), Partly Crematorium (608m2)	Settlement Zone	202400	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: Property is adjoining existing nallah towards the western side of the property. 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%. f) Part of the property has a slope between 10% to 20%. Part of the property is above 25%. g) Government/Private Forest land status: NA h) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Not available. 6. Characteristics of surrounding area: The area has got settlement character with houses in proximity towards the southern side of the property. 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 tar road which is proposed for 25 mts right of way as per RP 2021. Part of the property has a gradual slope 0 to 10%. Part of the property has a slope between 10% to 20%. Part of the property is above 25%. There is an existing nallah towards the eastern side. There is a dense cover of trees within the property towards the northern side of the property. There is existing playground towards eastern side of the property owned by same owner of the adjoining property. Part of the property is under cultivation/vegetation by the locals of the area and as per Form 1 & XIV there is a cultivator is shown. 10. Any other observations relevant to the application: Comments from Forest Department may be obtained. Slope analysis has been done based on contour plan submitted by Engineer M/s Saccchidanand & Associates Er. Priyesh J. Vishwakarma	The Member Secretary explained the matter to the TCP Board that the property is accessible by Property is accessible by existing 6 mts tar road which is proposed for 25 mts right of way as per RP 2021. Part of the property has a gradual slope 0 to 10%. Part of the property has a slope between 10% to 20%. Part of the property is above 25%. There is an existing nallah towards the eastern side. There is a dense cover of trees within the property towards the northern side of the property. There is existing playground towards eastern side of the property owned by same owner of the adjoining property. Part of the property is under cultivation/vegetation by the locals of the area and as per Form 1 & XIV there is a cultivator is shown. The TCP Board deliberated the matter in detail and Recommended for change of zone an area of 73303m2 from Orchard to Settlement and an area of 48089m2 from Orchard with No Development Slope to Settlement being within permissible gradient and an area of 608m2 from Crematorium to Settlement Zone subject to NOC from Local Body, 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 comments from the Forest Department.

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3.	Sujit Suresh Salunke & others	25/4-D	Velus, Sattari	1377	Partly Settlement (205m2), Partly Orchard (1172m2)	Settlement zone	1172	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 known e) Gradient of land: Less than 10%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: There is existing well within the 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 6 mts wide access along the western side. The property is having slope less than 10%. The area has got settlement character with houses in close proximity. The property is not low lying nor under any cultivation. 10. Any other observations relevant to the application: No	The Member Secretary explained the matter to the TCP Board that the property is accessible by Property is accessible by existing 6 mts wide access along the western side. The property is having slope less than 10%. The area has got settlement character with houses in close proximity. The property is not low lying nor under any cultivation. The TCP Board deliberated the matter in detail and Recommended for change of zone an area of 1172m2 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 subject to report from the Forest Department.

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4.	Investex Goodwill Developers LLP, Rep. by Mr. Aditya Bhandary and Hanif Laljee	254/1	Salvador-do-Mundo, Bardez	3525	Partly Settlement (1496m2), Partly Natural Cover (127m2), Partly Natural Cover with No Development Slope (1902m2)	Settlement zone	700	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 is having slope less than 10%, part is between 10% to 25%, Part is above 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: 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 tar road 4 mts width which is proposed 10 mts right of way as per RPG 2021. Part of the property is having slope less than 10%, part is between 10% to 25%, Part is having slope above 25%. The area has got settlement character with houses in proximity. There is a dense cover of trees in the property. 10. Any other observations relevant to the application: As per contour plan submitted by applicant Engineer Prathmesh Bhat slope of the area for which change of zone is sought works out to be 19.17%.	The Member Secretary explained the matter to the TCP Board that the property is accessible by tar road of 4 mts wide which is proposed for 10 mts right of way as per RPG 2021. Part of the property is having slope 10% to 25% and Part of the area has settlement character with houses in proximity. There is a dense cover of trees in the property. The TCP Board deliberated the matter in detail and Recommended for change of zone an area of 700m2 from Natural Cover with No Development Slope to Settlement 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 comments from the Forest Department.

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5.	M/s. Rarico Developers Private Limited, Rep. by Mr. Chandra Pal Singh & Mr. Sanjay Sharma	203/12-A	Pilerne, Bardez	840	Partly Settlement (710m2), Partly Orchard with No Development Slope (130m2)	Settlement zone	130	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: most part of the property is settlement as per RP 2021 however the area for which the change of zone is sought is sloppy in nature as per the contour plan submitted by Registered Engineer Neville Monteiro slope of the property works outs to be within 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: 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 tar road having a varying width of 3 to 4 mts. most part of the property is settlement as per RP 2021 however the area for which the change of zone is sought is sloppy in nature as per the contour plan submitted by Registered Engineer Neville Monteiro slope of the property works outs to be within permissible gradient. The area has got settlement character with houses in proximity. There are trees and bushes in the property. 10. Any other observations relevant to the application: NO	The Member Secretary explained the matter to the TCP Board that Property is accessible by existing tar road having varying width of 3 to 4 mts. most part of the property is settlement as per RP 2021 however the area for which the change of zone is sought is sloppy in nature. As per the contour plan submitted by Registered Engineer Neville Monteiro, the slope of the property works outs to be within permissible gradient. The area has settlement character with houses in proximity. The TCP Board deliberated the matter in detail and Recommended for change of zone an area of 130m2 from orchard with No Development Slope to Settlement 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 comments from the Forest Department.

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List of cases under section 39A of TCP Act placed before the TCP Board in its 223rd Meeting held on 06-11-2021, 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
6.	Manoj Khandelwal	244/12	Siolim, Bardez	2428	Natural Cover with Irrigation Command Area	Settlement zone	150	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: Not a water body c) Khazan land status: Not a Khazan Land d) Flood prone status: No e) Gradient of land: Gradual slope f) Government/Private Forest land status: N/A 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: Available in vicinity area. 6. Characteristics of surrounding area: There are exiting houses in the near vicinity of the plot. Plot is compounded on all sides. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: 9. Site Inspection Report: Property is accessible by mud access having a varying width between 3 to 6 mts. There are exiting houses in the near vicinity of the plot. 10. Any other observations relevant to the application: As per the contour plan submitted by applicant Engineer Anil Ringane the slope of the property works out to be 5.49%. NOC with respect to access required. There is a existing canal towards the north-western side of the property within 150 mts.	The Member Secretary explained the matter to the TCP Board that the property is accessible by mud access having varying width between 3 to 6 mts. There are existing houses in the vicinity of the property. There is gradual slope for the property. The TCP Board deliberated the matter in detail and Recommended for change of zone an area of 150m2 from Natural Cover with Irrigation Command Area to Settlement zone subject to comments from Water Resources 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 subject to report from the Forest Department.

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List of cases under section 39A of TCP Act placed before the TCP Board at its 223rd Meeting held on 06-11-2025 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
7.	Sushila Sreenivas Pai Tonsha	631/3-A-22	Shiroda, Ponda	270	Orchard	Settlement Zone	270	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: 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: 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 6 mts wide access along the northeast side and south east side. Property is having slope between 10% to 25%. The property is located approximately 1 mts below the road level. However the same is not under cultivation. Infrastructure like electric line is passing in the area. 10. Any other observations relevant to the application:	The Member Secretary explained the matter to the TCP Board that the property is accessible by 6 mts wide access along the northern and southern side of the property. The property is having slope between 10% to 25%. The property is one meter below the road level and the same is not under cultivation. Infrastructure facility is available in the area. The TCP Board deliberated the matter in detail and Recommended for change of zone an area of 270m2 from Orchard 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) Rules subject to report from the Forest Department.




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List of cases under section 39A of T.C.2 Act placed before the TCP Board in its 223rd Meeting held on 06-11-2025 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
8.	Antias Martuzinho Vaz	108/9 Plot No. 4	Cuncolim, Salcete	273	Orchard	Settlement zone	273	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 Known e) Gradient of land: Less than 10%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: There is existing well within the 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 8 mts wide road along the southern side. The slope of the property is less than 10%. The area has got settlement character with house in close proximity. 10. Any other observations relevant to the application:	The Member Secretary explained the matter to the TCP Board that the property is accessible by 8 mts wide tar road towards south side. The area has settlement character. The slope of the property is less than 10%. The TCP Board deliberated the matter in detail and Recommended an area of 273m2 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 subject to comments from the Forest Department.

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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
9.	Shubhajit Datta, Kajal Harmalkar alias Kajal Shubhajit Datta	21/2-T	Adnem, Quepem	288	Orchard	Settlement Zone	288	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 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: 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 existing 6 mts wide access along the eastern side and northern side. The property is having slope between 10% to 25%. The area has got settlement character with houses in close proximity. 10. Any other observations relevant to the application:	The Member Secretary explained the matter to the TCP Board that the property is accessible by Property is accessible by existing 6 mts wide access along the eastern side and northern side. The property is having slope between 10% to 25%. The area has got settlement character with houses in close proximity. The TCP Board deliberated the matter in detail and Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules subject to report from the Forest Department.





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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
10.	La Sea Real Tech LLP, Rep. by Rajiv Kumar and Lalit Arora	247/13-B	Mandrem, Pernem	3000	Partly Settlement (544m2), Partly Cultivable Land overlapping Irrigation Command Area (2001m2), Partly Cultivable Land with No Development Slope overlapping with Irrigation Command Area (455m2)	Settlement zone	728	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: slopy in nature within 15% to 20%. However as per contour plan submitted by Registered Engineer Prathmesh Bhat the overall slope of the area for which change of zone is sought workout to be 14.91 %. 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: Available. 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 6 mts wide Tar road towards Southern side. Topography of the property as per contour plan submitted by applicant slope is within permissible limit. Northern side of the property is having green vegetation & eastern side of the property is having existing structure. Infrastructure facilities are available. 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 6 mts wide tar road towards Southern side. Topography of the property as per contour plan submitted by applicant is within permissible limit. Northern side of the property is having green vegetation & eastern side of the property is having existing structure. Infrastructure facilities available. The TCP Board deliberated the matter in detail and decided to Recommend the change of zone for an area of 728m2 from Cultivable land with Irrigation Command Area to Settlement Zone subject to comments from Water Resources 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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11	Dattaprakash P. Nagwekar	244/12 (Part) & 244/13 (Part)	Solim, Bardez	3779	Natural Cover	Settlement Zone	312	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: Slope between 10% to 20%. However as per the contour plan submitted by Engineer Rohan Shirgaonkar slope of the property worksout to be 20%. f) Government/Private Forest land status: N/A 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: Available in vicinity area. 6. Characteristics of surrounding area: There are exiting houses in the near vicinity of the plot. Plot is compounded on all sides. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: 9. Site Inspection Report: Property is accessible by 6 mts wide mud road. There are exiting houses in the near vicinity of the plot. There is an existing canal passing towards the northern side of the property in the adjoining plot. 10. Any other observations relevant to the application: N/A as per the contour plan submitted by Engineer Rohan Shirgaonkar slope of the property worksout to be 20%.	The Member Secretary explained the matter to the TCP Board that the property is accessible by 6 mts wide mud road. There are existing houses in the vicinity of the plot. Slope of the property is within permissible gradient as per contour plan submitted by Engineer. Area got settlement character. There is an existing canal passing towards the northern side of the property in the adjoining plot. The TCP Board deliberated the matter in detail and decided to recommended change the zone for an area of 312m2 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) Rules.

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12	JM Holdings Pvt Ltd POA Utpal Kumar	148/5-A (Part)	Morgim, Pernem	1874	Partly Settlement (233m2), Partly Paddy Field (1641m2)	Settlement Zone	1592	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: Less than 10%. f) Government/Private Forest land status: N/A 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: 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 2 mts to 3 mts.. There is a nallah passing along the eastern boundary of the plot. Part of the property is low lying. There is a well within the property. There are coconut trees and wild bushes in the property. The area has got settlement character with houses in proximity. There is a dense cover of trees within the property. There is existing house in the property having water and electric connection. 10. Any other observations relevant to the application: As per contour plan submitted by KH Kamaladinni the slope of the property works out to be 2.61%. Area recommended for change of zone is not low lying and is not shown as rice as per Form I & XIV	The Member Secretary explained the matter to the TCP Board that Property is accessible by mud access having varying width between 2 mts to 3 mts.. There is a nallah passing along the eastern boundary of the plot. Part of the property is low lying. There is a well within the property. There are coconut trees and wild bushes in the property. The area has got settlement character with houses in proximity. The TCP Board deliberated the matter in detail and decided to Recommend for change of zone for an area of 414m2 from Paddy Field to Settlement zone which is low lying area. 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.

TABLE-B

List of cases under section 39A of TCP Act placed before the TCP Board in its 223rd Meeting held on 06-11-2025 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.	JM Holdings Pvt Ltd POA Utpal Kumar	148/33-A (Part)	Morgim, Pernem	600	Paddy Field	Settlement Zone	600	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: 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: 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 2 mts to 3 mts., There is a nallah passing along the eastern boundary of the plot. Part of the property is low lying. There is a well within the property. There a coconut trees nad wild bushes in the property. 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: As per contour plan submitted by KH Kamaladinni the slope of the property worksout to be 2.61%. Area recommended for change of zone is not low lying and is not shown as rice as per Form I & XIV	The Member Secretary explained the matter to the TCP Board Property is accessible by mud access having varying width between 2 mts to 3 mts., There is a nallah passing along the eastern boundary of the plot. Part of the property is low lying. There is a well within the property. There are coconut trees and wild bushes in the property. The area has settlement character with houses in proximity. As per Form I & XIV the said property is not classified as rice. The TCP Board deliberated the matter in detail and decided to Recommend for change of zone for an area of 385m2 from Paddy Field to Settlement zone which is low lying area. 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.

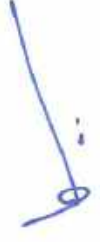




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Sr. No	Name of the Applicant	Sy. No.	Village, Taluka	Total Area of Property/ Plot in M2	Zone as per RPG-2021/ ODP	Change of Zone sought for	Area sought for Change of Zone in M2	Details of Proposal	Decision of the Board
14	Gangaram Ramdas Mahato, Sona Kumari Mahato	133/3-R	Revora, Bardez	260	Natural Cover	Settlement Zone	260	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 (within 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: Available 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 5 mts wide mud road compounded on 2 sides. There are wild bushes in the property. Slope for the property is flat in nature. The area has got settlement character with houses in proximity. Infrastructure facilities like water and electric connection area available in surrounding area. 10. Any other observations relevant to the application: As per contour plan submitted by Registered Engineer S A Dhuri slope worksout to be within permissible gradient.	The Member Secretary explained the matter to the TCP Board that Property is accessible by 5 mts wide mud road compounded on 2 sides. There are wild bushes in the property. Slope of the property is flat in nature. The area has settlement character with houses in proximity. Infrastructure facilities like water and electric connections are available in surrounding area TCP Board deliberated the matter in detail and decided to change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules.





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.	Harun Rasul Sanadi	65/5-G	Adcolna, Ponda	218	Orchard	Settlement zone	218	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 Known e) Gradient of land: Less than 10%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: There is existing well within the property. 6. Characteristics of surrounding area: The area has got settlement character with houses in close proximity moreover there exist a house in the property with electric line and water supply. 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 internal road. The slope of the property is less than 10%. The area has got settlement character with houses in close proximity moreover there exist a house in the property with electric line and water supply. 10. Any other observations relevant to the application:	The Member Secretary explained the matter to the TCP Board that the property is accessible by Property is accessible by existing 6 mts wide internal road. The gradient of the slope of the property is less than 10%. The surrounding area has got settlement character with houses in close proximity and there exist a house in the property with electric line and water supply. The TCP Board deliberated the matter in detail and Recommended for change of zone and directed Chief Town Planner (Planning) to notify the same as per sub rule (2) of Rule 4 of the Goa Town and Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) (First Amendment) Rules subject to report from the comments from Forest Department.

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
16.	Smita Mayur Sawkar	81/1-D (Plot A)	Candolim, Bardez	42800	Partly Settlement, Partly Natural Cover with No Development Slope, Partly Crematorium (Property is affected by Heritage Landscape)	Settlement Zone	23300	1. Status of Land (Eco sensitive) a) Low lying land status: Not a low lying b) Water body status: No water body c) Khazan land status: Not a khazan land d) Flood prone status: No e) Gradient of land: More than 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: Available in near vicinity. 6. Characteristics of surrounding area: Southern side of the property is having crematorium & there is a children park. Surrounding property is having a jungle trees & bushes with green vegetation. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: unauthorised sub division 9. Site Inspection Report: The property is accessible by 6 mts tar road which is proposed 25 mts right of way as per RP 2021, however the area for which change of zone is sought is accessible by footpath via adjoining property owned by same owner. Topography of the property is having a steep slope. Southern side of the property is having crematorium & there is a children park. Surrounding property is having a jungle trees & bushes with green vegetation. 10. Any other observations relevant to the application: Ownership over the property required clarification.	The Member Secretary explained the matter to the TCP Board that the property is accessible. The property is accessible by 6 mts wide tar road which is proposed for 25 mts as per the RPG 2021. The area sought for change of zone is accessible by footpath via adjoining property owned by same owner. The topography of the property is having steep slope. The contour plan of the property submitted by the applicant does not tally with site condition. There is a crematorium towards southern side of the property and a children park. There are bushes and trees with green vegetation in the area. The TCP Board deliberated the matter in detail and recommended for change of zone for an area of 4631m2 from Natural Cover to Settlement Zone, an area of 18599m2 from Natural Cover with No Development Slope to Settlement Zone with No Development Slope., for an area of 70m2 from Crematorium to Settlement Zone with No Development Slope 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 comments from the Forest Department and clarification of ownership.