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List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 223rd Meeting held on 06-11-2025 (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 (Provisional)	Meeting No. / Board meeting	Gazette Notification No.	Detail of the case	Decision of the TCP Board (F)
1.	Luis Gonzaga Feleciano Baptista Eunice Baptista	188/6 -C	Assagao, Bardez	1127	Partly Settlement (310m2) Partly Natural Cover with Irrigation Command Area (817m2)	Settlement	817	Recommended for change of zone an area of 817m2 from Natural cover with Irrigation Command area to Settlement subject to report from Water Resources Department	817	209th meeting to be held on 12-12-2024.	Series III No.42 dated 16/01/2025	1. Status of Land (Eco sensitive) a) Low lying land status: b) Water body status: Not a water body c) Khazan land status: Not Khazan land d) Flood prone status: Not Known e) Gradient of land: Topography of the property from Road level 1 mts down. f) Government/Private Forest land status: Private Forest as per WP Civil No. 202/1995 g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Infrastructure are available in the plot. 6. Characteristics of surrounding area: Surrounding property having bushes and jungle trees. 7. Zone of property as per RP-2001: 8. Unauthorised layout status: 9. Site Inspection Report: There is no direct access to the property as there is nalla in between road and plot Topography of the property from Road level 90 cm down. 10. Any other observations relevant to the application: Forest NOC require, WRD NOC required Ownership documents not submitted. Negative Cada report vide letter no. WRD/WDV/III/PB/F.21/2024-25/1100 dated 13/01/2025	The Member Secretary placed the Suggestions received from public/ NGO's etc 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 Member Secretary explained to all the members of the TCP Board that the property has no direct access as there is nalla in between road and plot and it is landlocked. The property is 90 cms below the road level. The property falls in partly settlement zone. There are many residential house in the vicinity. The TCP Board also noted that the area got settlement character. Infrastructure facility is available in the area. Area got settlement character. The Board deliberated the matter in detail and unanimously decided to recommend the proposal of Change of Zone for an area of 817m2 from Natural Cover with Irrigation Command Area to Settlement zone with Irrigation Command Area. The TCP Board further recommended that secondary development within the property shall be allowed only after obtaining NOC from Water Resources Department 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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2.	Emberstone Builders LLP rep by Anshu Goel	178/14	Assagao, Bardez	2425	Partly Settlement (1632m2) Partly Natural Cover with Irrigation Command Area (793m2)	Settlement Zone	793	Recommended for change of zone an area of 793m2 from Natural Cover with Irrigation Command Area to Settlement subject to report from Water Resources Department	793	216th Meeting held on 13-06-2025	Series III No. 14 dated 03-07-2025 dated 02-07-2025	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: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Infrastructure are available in vicinity area, there is an existing house having light and water connection in the settlement area of the same property. There is a well within the plot. 6. Characteristics of surrounding area: Settlement character. 7. Zone of property as per RP-2001: 8. Unauthorised layout status: Unauthorised layout 9. Site Inspection Report: Property is accessible by mud access having 6 mts width. Slope of the property is a gradual slope. Infrastructure are available in vicinity area, there is an existing house having light and water connection in the settlement area of the same property. There is a well within the plot. 10. Any other observations relevant to the application: WRD NOC required.	The Member Secretary placed the Suggestions received from public/ NGO's etc 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 Member Secretary explained to all the members of TCP Board that the property is accessible by mud access having 6 mts width and has gradual slope. Part of the property is already under Settlement zone. The property has settlement character and there is an existing house in the vicinity of the property. There is also an existing house in the property. The infrastructure facility is available in the area. The property has settlement. The Board deliberated the matter in detail and unanimously decided to recommend the proposal of Change of Zone for an area of 793m2 from Natural Cover with Irrigation Command Area to Settlement zone with Irrigation Command Area. TCP Board further recommended that secondary development in the property shall be permitted after obtaining NOC from Water Resources Department 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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3.	Vivek C Philip	8/0 (8/1) Plot No. A	Morjim, Pernem	2025	Orchard with No Development Slope	Settlement Zone	2025	Recommended for change of zone being within permissible gradient as per contour plan submitted.	2025	218th Meeting held on 12-09-2025	Series III No. 26 Dated 25-09-2025	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: NDS as per RPG 2021 Property is sloppy in nature, however as per the contour plans submitted by Reg. Engineer Prathmesh Bhat the slope of the property under reference works out to be 19.96% 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 vicinity. 6. Characteristics of surrounding area: The area has got settlement character with houses in the vicinity. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: It is a part of unauthorised layouts in non-confirming zone, however there are no details submitted. 9. Site Inspection Report: Property is accessible by tar road (existing) having a varying width of 5-6 mts connected to 3 mts wide path of entry being extension of said plot. There are jungle trees & wild bushes in the property. Property is sloppy in nature, however as per the contour plans submitted by Reg. Engineer Prathmesh Bhat the slope of the property under reference works out to be 19.96%.	The Member Secretary placed the Suggestions received from public/ NGO's etc 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 Member Secretary explained to all the members of the TCP Board that the property is accessible by tar road having varying width of 5 to 6 mts. The property is slopping in nature. However the contour plan submitted by the applicant, the gradient of slope works out to be 19.96%. The Board deliberated the matter in detail and unanimously decided to recommend the proposal of Change of Zone for an area of 2025m2 from Orchard 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 land in the Regional Plan or the Outline Development plan) Rules, 2024
												10. Any other observations relevant to the application: No	

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4.	Nishtha Jain	8/0 (8/1) Plot No. B	Morjim, Pernem	1000	Orchard with No Development at Slope	Settlement Zone	1000	Recommended for change of zone being within permissible gradient as per contour plan submitted.	1000	218th Meeting held on 12-09-2025	Series III No. 26 Dated 25-09-2025	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: NDS as per RPG 2021 Property is sloppy in nature, however as per the contour plans submitted by Reg. Engineer Prathmesh Bhat the slope of the property under reference works out to be 22.55% 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 vicinity 6. Characteristics of surrounding area: There are existing houses towards the northern side of the property. 7. Zone of property as per RP-2001: 8. Unauthorised layout status: It is a part of unauthorised layouts in non-confirming zone, however there are no details submitted. 9. Site Inspection Report: Property is accessible by tar road (existing) having a varying width of 5-6 mts connected to 3 mts wide path of entry being extension of said plot. There are jungle trees & wild bushes in the property. Property is sloppy in nature, however as per the contour plans submitted by Reg. Engineer Prathmesh Bhat the slope of the property under reference works out to be 22.55%. 10. Any other observations relevant to the application: No	The Member Secretary placed the Suggestions received from public/ NGO's etc 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 Member Secretary explained to all the members of the TCP Board that the property is accessible by tar road having varying width of 5 to 6 mts. The property is slopping in nature. However the contour plan submitted by the applicant, the gradient of slope works out to be 22.55%. The Board deliberated the matter in detail and unanimously decided to recommend the proposal of Change of Zone for an area of 1000m2 from Orchard 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 land in the Regional Plan or the Outline Development plan) Rules, 2024

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5.	Sachin Vallabh Salkar Savio Monteiro	192/6	Malar, Tiswadi	2650	Orchard	Settlement Zone	2650	Recommended for change of zone	2650	217 th Meeting held on 29-07-2025	Series III No. 19 Dated 07-08-2025	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: Part of the property has a gradual slope within 0% to 10% & part of property has a slope above 25%. However as per contour plans submitted by Reg Engineer Rohan Shirgaonkar ER/0020/2019 the average slope of property works out to be within 0% to 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: Electricity & water supply is available in the area. 6. Characteristics of surrounding area: There is an existing crematorium towards the southern side of the property. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: 9. Site Inspection Report: Property is accessible by existing tar road (6 mts). Part of the property has a gradual slope within 0% to 10% & part of property has a slope above 25%. However as per contour plans submitted by Reg Engineer Rohan Shirgaonkar ER/0020/2019 the average slope of property works out to be within 0% to 10%. 10. Any other observations relevant to the application: No	The Member Secretary placed the Suggestions received from public/NGO's etc 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 Members Secretary explained to all the members of the TCP Board that the property is accessible by Tar road of 6 mts wide. Part of the property has a gradual slope of 0% to 10% and part of the property has slope of above 25%. However as per the contour plan submitted by the applicant. The average slope of the property works out to be within 0% to 10%. The Board deliberated the matter in detail and unanimously decided to recommend the proposal of Change of Zone for an area of 2650m² from Orchard 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 land in the Regional Plan or the Outline Development plan) Rules, 2024

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6.	Green First Estate Pvt Ltd	503/1-A (part V)	Tivim, Bardez	263700	Partly Institutional (50,000 m2) Partly Play Ground (15,195 m2) Partly Cultivable Land with Irrigation Command Area (1,92,277 m2) 10 mts proposed road passing. (6,228 m2)	Settlement	50472	Recommended for change of zone an area of 43,181 m2 from Cultivable land with Irrigation Command area to Settlement, subject to report from Water Resources Department and 7,291 m2 from Playground to Settlement.	50472	210th meeting to be held on 30-12-2024.	Series III No. 43 dated 23rd January 2025	1. Status of Land (Eco sensitive) a) Low lying land status: 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: Topography of property partly flat in nature part of property is an low lying part of property within 20% 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: No Infrastructure are available. 6. Characteristics of surrounding area: Northern side of property having barren land and cashew plantation and eastern side of property. 7. Zone of property as per RP-2001: 8. Unauthorised layout status: 9. Site Inspection Report: Property is accessible by 3 mts wide katcha approach road from same applicant's property. Topography of property partly flat in nature part of property is an low lying part of property within 20% slope. Northern side of property having barren land and cashew plantation and eastern side of property. No Infrastructure are available. 10. Any other observations relevant to the application: Panchayat NOC submitted vide letter No. VP/TTV/BAR/F.NOC/25-26/1923 dated 14-10-2025. Letter sent to WRD vide ref No. 36/18/GEN/39(A)/TCP/2025/161 dated 27-05-2025 and no suggestions received.	The Member Secretary placed the Suggestions received from public/ NGO's etc 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 Member Secretary explained to all the members of the TCP Board that the property is accessible by 3 mts wide katcha approach road from the same property. Part of the property is low lying, some part is flat in nature and some part is having gradient within 20% slope. The northern side of the property is barren land. Cashew plantation is existing towards eastern side of the property. NOC is given by Village Panchayat stating that there is no existing playground in the property. TCP Board noted that Water Resources Department has not given its suggestions. The TCP Board members noted the same. The Board deliberated the matter in detail and unanimously decided to recommend the proposal of Change of Zone for an area of 7291m2 from Playground to Settlement Zone and an area of 43181m2 from Cultivable land with Irrigation Command Area to Settlement Zone with Irrigation Command Area. TCP Board further recommended that secondary development in the property shall be strictly permitted after obtaining NOC from Water Resources Department 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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7.	Vinay Gaonkar on behalf of the Residents of Loliem Canacona	349/1 358/1 9	Loliem, Canacona	349/1 (248600) 358/19 (30000)	349/1 Partly Settlement (27912m2) Partly Orchard (171308m2) Partly Orchard with No Development Slope (49380m2) 358/19 Partly Settlement (9702m2) Partly orchard (20298m2)	No Development Zone	349/1 (248600) 358/19 (30000) Total Area 278600	Recommended for change of zone	278600	216th Meeting held on 13-06-2025	Series III No. 14 dated 03-07-2025	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: Not a flood prone area. e) Gradient of land: 358/19 within permissible gradient 349/1 Partly within permissible gradient partly above permissible gradient. f) Government/Private Forest land status: 349/1 Prospective Private Forest as per Thomas and Karapurkar Committee. g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: Nil 3. If, change of zone request is for Tourism related project: NA 4. If, change of zone is requested for public utility project: NA 5. Infrastructure status: Not applicable 6. Characteristics of surrounding area: Having existing houses in close vicinity towards eastern side. 7. Zone of property as per RP-2001: 8. Unauthorised layout status: Unauthorised layout 9. Site Inspection Report: Property is not accessible part of the property is having bushes and small trees. Part of the property is within CRZ area. 10. Any other observations relevant to the application: Representation is made by Vinay Gaonkar on behalf of the Residents of Loliem Canacona to the Government. Who is not the owner of the property as per the Form I & XIV.	The Member Secretary placed the Suggestions received from public/ NGO's etc before the Town and Country Planning Board as per sub-rule (3) of Rule 4 for its recommendations. The Town and Country Planning Board discussed the proposal and the suggestions received and Chairman decided that the notification issued under sub rule 2 of rule 4 shall be rescinded and directed Chief Town Planner to issued a notification in this regard

S. H. M. S.

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