

TABLE-B

List of cases under section 39A of TCP Act placed before the TCP Board in its 224th Meeting held on 13-11-2025 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.	Designex Projects Pvt. Ltd., Rep. by Gaurav Sekhri	154/2-A	Mandrem, Pernem	Total Area (4656)	Orchard	Settlement zone	4656	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: Unknown e) Gradient of land: Flat in nature having a gradient of 0 to 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: Not available. 6. Characteristics of surrounding area: The area has got settlement character with houses in proximity towards the northern side of the property. There is exist light and water connection in the surrounding area. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: Individual holding 9. Site Inspection Report: Property is accessible by 3 mts existing tar road. The property is approximately 50 to 60 cms below the adjoining road level. The property is flat in nature and part of the property appears to have been levelled upto the adjoining road level. There construction debris dumped within the property 10. Any other observations relevant to the application: There are few trees within the property.	The Member Secretary explained the matter to the TCP Board that the property is accessible by 3 mts wide existing tar road and 50 to 60 cms below the adjoining road level and property is flat in nature which appears to have been levelled upto the adjoining road level. The construction debris is dumped within the property. The area has settlement character with houses in the close proximity. The TCP Board deliberated the matter in detail and recommended an area of 4656m2 from Orchard to Settlement zone, being within permissible gradient as per the contour plan submitted, 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.

[Signature]

[Signature]

[Signature]

TABLE-B

List of cases under section 39A of TCP Act placed before the TCP Board in its 224th Meeting held on 13-11-2025 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.	Harish Chawla M/s Natasha Jamal Trust	239/8 (Part), 239/12 (Part), 239/9 (Part)	Morjim, Pernem	Total Area (22803)	Orchard (22577m2), Natural Cover with No Development Slope (226m2)	Settlement Zone	22803	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: 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: 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: Not available. 6. Characteristics of surrounding area: Ongoing active constructions like road, gutters, electrical work, civil works etc in the neighbouring area/survey numbers. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: Individual holding 9. Site Inspection Report: Property is accessible by 3mts wide existing concrete road 6 mts width. 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%. The property is barren in nature. 10. Any other observations relevant to the application: Slope analysis has been done based on contour plan submitted by Architect Devendra D. Prabhu. There are wild bushes within the property	The Member Secretary explained the matter to the TCP Board that the property is accessible by Property is accessible by 3mts wide existing concrete road 6 mts width. Part of the property has a gradual slope 0 to 10%. Part of the property has a slope between 10% to 20% and part of the property is above 25%. The property is barren in nature. The TCP Board deliberated the matter in detail and recommended an area of 22803m2 from Orchard to Settlement zone, being within permissible gradient as per the contour plan submitted. 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.

[Signature]

TABLE-B

List of cases under section 39A of TCP Act placed before the TCP Board in its 224th Meeting held on 13-11-2025 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
3.	Inacinho Fernandes	331/1-B (Part)	Loutolim, Salcete	Total Area (21518)	Partly Orchard (480m2), Partly Natural Cover (19934m2), Partly Natural Cover with No Development Slope (1104m2)	Settlement Zone	4000	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 known e) Gradient of land: Partly less than 10%, Partly 10% to 25% & Partly above 25%, however the area sought for change of zone is having slope less than 10%. f) Government/Private Forest land status: NA g) Wild Life Buffer Zone status: Not a wildlife buffer zone 2. If, project approved by GIPB: No as per applicant's submission. 3. If, change of zone request is for Tourism related project: No 4. If, change of zone is requested for public utility project: No 5. Infrastructure status: Infrastructure facilities like electric line is available in the area. 6. Characteristics of surrounding area: The area is a barren land and having industrial and residential character in surrounding. 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 corner of the property. The area is a barren land with partly slope less than 10%, Partly 10% to 25% & Partly above 25%, however the area sought for change of zone is having slope less than 10%. The area has industrial and residential character in close proximity. Infrastructure facilities like electric line is available in the area. 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 existing 8 mts wide road along the southern corner of the property. The area is a barren land with partly slope less than 10%, Partly 10% to 25% & Partly above 25%, however the area sought for change of zone is having slope less than 10%. The area has industrial and residential character in close proximity. Infrastructure facilities like electric line is available in the area. The TCP Board deliberated the matter in detail and recommended an area of 4000m2 from Natural Cover 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.

[Signature]

TABLE-B

List of cases under section 39A of TCP Act placed before the TCP Board in its 224th Meeting held on 13-11-2025 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
4.	Amit Ravindra Kholkar	39/1 (Part)	Tivrem, Ponda	Total Area (27446)	Partly Settlement (2355m2), Partly Natural Cover (24627m2) affected by proposed 25.0 mts. MDR	Settlement zone	464	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 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: Not available. 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 main village road along the eastern side and internal road along the northern side where the area sought for change of zone is accessible. The area has got settlement character with houses in close proximity. Infrastructure like electric line is available in the area. 10. Any other observations relevant to the application: located approximately 59 mts from the rivulet.	The Member Secretary explained the matter to the TCP Board that Property is accessible by main village road along the eastern side and internal road along the northern side where the area sought for change of zone is accessible. The area has settlement character with houses in close proximity. Infrastructure like electric line is available in the area. The TCP Board deliberated the matter in detail and recommended an area of 464m2 from Natural Cover to Settlement zone subject to comments from GCZMA Authority 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.

[Signature]

[Signature]

TABLE-B

List of cases under section 39A of TCP Act placed before the TCP Board in its 224th Meeting held on 13-11-2025 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
5.	Diana Pereira	312/1-Q	Sao Jose De Area, Salcete	Total Area (264)	Cultivable Land with Irrigation Command Area	Settlement zone	264	1. Status of Land (Eco sensitive) a) Low lying land status: Not low lying b) Water body status: Not available 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: 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 katcha road. The slope of the property is less than 10%. The area is not low lying and not under paddy cultivation. The area has settlement character with houses in close proximity and the infrastructure like electric line available in the area. 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 katcha road. The slope of the property is less than 10%. The area is not low lying and not under paddy cultivation. The area has settlement character with houses in close proximity and the infrastructure like electric line is available in the area. The TCP Board deliberated the matter in detail and recommended an area of 264m2 from Cultivable Land with Irrigation Command Area to Settlement zone with Irrigation Command Area being within permissible gradient as per the contour plan submitted, 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.





TABLE- B

List of cases under section 39A of TCP Act placed before the TCP Board in its 224th Meeting held on 13-11-2025 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.	Nikeeta Yeshwant Velguenkar	358/19 (Part)	Loliem, Canacona	Partly Settlement (9702m2) Partly orchard (20298m2) Total Area (30000)	Settlement Zone	20000		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: Unknown e) Gradient of land: Partly Less than 10%, Partly between 10% to 25 % Partly 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 is a barren land with vegetation all around 7. Zone of property as per RP-2001: 8. Unauthorized layout status: Individual holding 9. Site Inspection Report: Property is accessible by mud access road along the north east side. Slope of the property is less than 10% of the area sought for change of zone. The area is a barren land with vegetation all around 10. Any other observations relevant to the application:	The Member Secretary explained the matter to the TCP Board that the Property is accessible by mud access road along the north east side. Slope of the property is less than 10% of the area sought for change of zone. The area is a barren land with vegetation all around. The TCP Board deliberated the matter in detail and recommended an area of 20000m2 from Orchard to Settlement zone subject to comments from GCZMA Authority 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 224th Meeting held on 13-11-2025 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
9.	Nikeeta Yeshwant Velguenkar	349/1 (Part)	Lolien, Canacona	Partly Settlement (27912m2) Partly Orchard (171308m2) Partly Orchard with No Development Slope (49380m2) Total Area (248600)	Settlement Zone	26103		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: Unknown e) Gradient of land: Partly Less than 10%, Partly between 10% to 25 % Partly 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 is a barren land with vegetation all around 7. Zone of property as per RP-2001: 8. Unauthorized layout status: Individual holding 9. Site Inspection Report: Property is accessible by mud access road along the north east side. Slope of the property is less than 10% of the area sought for change of zone. The area is a barren land with vegetation all around 10. Any other observations relevant to the application:	The Member Secretary explained the matter to the TCP Board that the Property is accessible by mud access road along the north east side. Slope of the property is less than 10% of the area sought for change of zone. The area is a barren land with vegetation all around. The TCP Board deliberated the matter in detail and recommended an area of 20000m2 from Orchard to Settlement zone subject to comments from GCZMA Authority 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 224th Meeting held on 13-11-2025 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
10.	Armando Martinho Pires	312/1-C	Sao Jose De Area, Salcete	Cultivable Land with Irrigation Command Area Total Area (274)	Settlement Zone	274		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: 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: Infrastructure like electric line is available in the area. 6. Characteristics of surrounding area: The area has 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 6.0 mt wide road along the eastern side and southern side. The gradient of the property is less than 10%. The area has settlement character with houses in close proximity. Infrastructure like electric line is available in the area. 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 existing 6.0 mt wide road along the eastern side and southern side. The Gradient of the property is less than 10%. The area has settlement character with houses in close proximity. Infrastructure like electric line is available in the area. The TCP Board deliberated the matter in detail and recommended an area of 274m2 from Cultivable Land with Irrigation Command Area to Settlement zone with Irrigation Command 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 comments from the Forest Department.

[Signature]

[Signature]

TABLE-B

List of cases under section 39A of TCP Act placed before the TCP Board in its 224th Meeting held on 13-11-2025 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
111	Nalini Veronica Pires	312/1-D	Sao Jose De Area, Salcete	Cultivable Land with Irrigation Command Area Total Area (310)	Settlement Zone	310		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: 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: Infrastructure like electric line is available in the area. 6. Characteristics of surrounding area: The area has 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 6.0 mt wide road along the eastern side and southern side. The gradient of the property is less than 10%. The area has settlement character with houses in close proximity. Infrastructure like electric line is available in the area. 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 existing 6.0 mt wide road along the eastern side and southern side. The gradient of the property is less than 10%. The area has settlement character with houses in close proximity. Infrastructure like electric line is available in the area. The TCP Board deliberated the matter in detail and recommended an area of 310m2 from Cultivable Land with Irrigation Command Area to Settlement zone with Irrigation Command 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 comments from the Forest Department.

TABLE-B

List of cases under section 39A of TCP Act placed before the TCP Board in its 224th Meeting held on 13-11-2025 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
12	Wilson Teixeira & Lourensa D Costa	312/I-V	Sao Jose De Area, Salcete	Cultivable Land with Irrigation Command Area Total Area (280)	Settlement Zone	280		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: 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: Infrastructure like electric line is available in the area. 6. Characteristics of surrounding area: The area has 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 6.0 mt wide road along the eastern side and southern side. The gradient of the property is less than 10%. The area has settlement character with houses in close proximity. Infrastructure like electric line is available in the area. 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 existing 6.0 mt wide road along the eastern side and southern side. The gradient of the property is less than 10%. The area has settlement character with houses in close proximity. Infrastructure like electric line is available in the area. The TCP Board deliberated the matter in detail and recommended an area of 280m2 from Cultivable Land with Irrigation Command Area to Settlement zone with Irrigation Command 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 comments from the Forest Department.





TABLE-B

List of cases under section 39A of TCP Act placed before the TCP Board in its 224th Meeting held on 13-11-2025 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	Amar Bahadur Maurya	312/1-T	Sao Jose De Area, Salcete	Cultivable Land with Irrigation Command Area Total Area (254)	Settlement Zone	254		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: 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: Infrastructure like electric line is available in the area. 6. Characteristics of surrounding area: The area has 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 6.0 mt wide road along the eastern side and southern side. The gradient of the property is less than 10%. The area has settlement character with houses in close proximity. Infrastructure like electric line is available in the area. 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 existing 6.0 mt wide road along the eastern side and southern side. The gradient of the property is less than 10%. The area has settlement character with houses in close proximity. Infrastructure like electric line is available in the area. The TCP Board deliberated the matter in detail and recommended an area of 254m2 from Cultivable Land with Irrigation Command Area to Settlement zone with Irrigation Command 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 comments from the Forest Department.

[Signature]

[Signature]

[Signature]

TABLE- B

List of cases under section 39A of TCP Act placed before the TCP Board in its 224th Meeting held on 13-11-2025 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.	Govind Sahadev Kerkar & Sharmila Govind Kerkar	490/2-K	Latambarce m, Bicholim	Natural Cover with Irrigation Command Area Total Area (308)	Settlement Zone	308		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: Unknown e) Gradient of land: Gradual slope 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: Not available. 6. Characteristics of surrounding area: The area has got settlement character with houses in proximity towards the western side of the property. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: Individual holding 9. Site Inspection Report: Plot is accessible by tar road (existing) having a width of 6 mt. plot is compounded on all sides and there is an existing house within the property. Topography of the land has a gradual slope 0 to 10%. The area has settlement character with house in the close proximity towards western side of 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 accessible by tar road (existing) having a width of 6 mt. plot is compounded on all sides and there is an existing house within the property. Topography of the land has a gradual slope 0 to 10%. The area has settlement character with house in the close proximity towards western side of the property. The TCP Board deliberated the matter in detail and recommended an area of 308m2 from Natural Cover with Irrigation Command Area to Settlement zone with Irrigation Command Area being within permissible gradient as per the contour plan submitted. 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.




TABLE- B

List of cases under section 39A of TCP Act placed before the TCP Board in its 224th Meeting held on 13-11-2025 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
15	Shraddha Vishal Patil	467/1-B-15	Dhargalim, Pernem	Orchard Zone Total Area (306)	Settlement Zone	306		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: Unknown e) Gradient of land: Gradual slope 0 to 15% 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: Infrastructure like electric line is available in the surrounding area. There are existing houses in the close 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. Gradient of the land has a slope of 0 to 15%. Property is barren in nature. There are wild bushes in property. Infrastructure facilities like electricity line is available in the surrounding area. There are existing houses in the close proximity of the area. 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 mud access having varying width between 3 mts to 6 mts. Gradient of the land has a slope of 0 to 15%. Property is barren in nature. There are wild bushes in property. Infrastructure facilities like electricity line is available in the surrounding area. There are existing houses in the close proximity of the area. The TCP Board deliberated the matter in detail and recommended an area of 306m2 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.

TABLE- B

List of cases under section 39A of TCP Act placed before the TCP Board in its 224th Meeting held on 13-11-2025 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
16.	Saima P Padloskar	50/1-V	Verna, Salcete	Orchard Zone Total Area (300)	Settlement Zone	300		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: 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: Infrastructure like electric line is available to the house existing in the property itself. 6. Characteristics of surrounding area: The area has 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 6.0 mt wide access along the northern side. The gradient of the property is less than 10%. The area has settlement character with houses in close proximity. Infrastructure facility like electricity is available to the house existing in the property itself. 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 existing 6.0 mt wide access along the northern side. The gradient of the property is less than 10%. The area has settlement character with houses in close proximity. Infrastructure facility like electricity is available to the house existing in the property itself. The TCP Board deliberated the matter in detail and recommended an area of 300m2 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.





TABLE-B

List of cases under section 39A of TCP Act placed before the TCP Board in its 224th Meeting held on 13-11-2025 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
17	Jaquim Jose Fernandes	334/22	Verna, Salcete	Cultivable Land with Irrigation Command Area Total Area (2768)	Settlement Zone	2768		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: 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: Infrastructure like electric line is available in the area. 6. Characteristics of surrounding area: The area has 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 Margao – Panjim NH 17 along the eastern side and by internal road along the western side of the property and the same is in level with the property under reference. The gradient of the property is less than 10%. The area has settlement character with houses in close proximity. Infrastructure like electric line is available in the area. 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 Margao – Panjim NH 17 along the eastern side and by internal road along the western side of the property and the same is in level with the property under reference. The gradient of the property is less than 10%. The area has settlement character with houses in close proximity. Infrastructure like electric line is available in the area. The TCP Board deliberated the matter in detail and recommended an area of 2768m2 from Cultivable Land with Irrigation Command Area to Settlement zone with Irrigation Command 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 comments from the Forest Department.

TABLE- B

List of cases under section 39A of TCP Act placed before the TCP Board in its 224th Meeting held on 13-11-2025 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
18.	Thomas De Silva & Maxy De Silva	116/1-O	Naquerim, Quepem	Orchard Zone Total Area (1300)	Settlement zone	1070		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: Unknown e) Gradient of land: Property has a slope 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: Infrastructure like electric line is available in the area. 6. Characteristics of surrounding area: The area has 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 6.0 mt wide internal access along the eastern side. The gradient of the property is between 10 to 25%. The area has settlement character with houses in close proximity. Infrastructure like electric line is available in the area. Within 200 mts HTL high tide line. 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 existing 6.0 mt wide internal access along the eastern side. The gradient of the property is between 10 to 25%. The area has settlement character with houses in close proximity. Infrastructure like electric line is available in the area. The TCP Board deliberated the matter in detail and recommended an area of 1070m2 from Orchard to Settlement zone being within permissible gradient as per the contour plan submitted, 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.

TABLE- B

List of cases under section 39A of TCP Act placed before the TCP Board in its 224th Meeting held on 13-11-2025 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
19	M/s. IRAP Infra LLP, Authorised Signatory Prashant P. Shirodkar	245/7	Morjim, Pernem	Orchard Zone Total Area (7526)	Settlement zone	6912		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: Unknown e) Gradient of land: The property is flat in nature (0-5%). 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: Not available. 6. Characteristics of surrounding area: Ongoing active constructions like road, gutters, electrical work, civil works etc in the neighbouring area/survey numbers. 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 existing concrete/tar road. The property is mostly flat. The property is barren in nature. 10. Any other observations relevant to the application: There is an existing mud road/access 3 mts, Passing through the property. There are existing shrubs/bushes and small trees at the boundaries of the plot.	The Member Secretary explained the matter to the TCP Board that the property is accessible by Property is accessible by 6 mts wide existing concrete/tar road. The property is mostly flat and barren in nature. The TCP Board deliberated the matter in detail and recommended an area of 6912m2 from Orchard to Settlement zone, being within permissible gradient as per the contour plan submitted, 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.

Prashant

✓

Wagh

TABLE-B

List of cases under section 39A of TCP Act placed before the TCP Board in its 224th Meeting held on 13-11-2025 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
20.	Ganga Infra Residences Pvt. Ltd., Authorised Signatory Prashant P. Shirodkar	12/0	Morjim, Pernem	Orchard Zone Total Area (11680)	Settlement zone	11680		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: Unknown e) Gradient of land: The property is flat in nature (0-5%). 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: Not available. 6. Characteristics of surrounding area: Ongoing active constructions like road, gutters, electrical work, civil works etc in the neighbouring area/survey numbers. 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 existing concrete/tar road. The property is mostly flat. The property is barren in nature. 10. Any other observations relevant to the application: There is an existing mud road/access 3 mts, Passing through the property. There are existing shrubs/bushes and small trees at the boundaries of the plot.	The Member Secretary explained the matter to the TCP Board that the property is accessible by Property is accessible by 6 mts wide existing concrete/tar road. The property is mostly flat and barren in nature. The TCP Board deliberated the matter in detail and recommended an area of 11680m2 from Orchard to Settlement zone, being within permissible gradient as per the contour plan submitted, 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.