

TABLE - C

List of cases under section 39A of TCP Act placed before the TCP Board under sub-rule (3) of Rule 4 of the Goa Town and Country Planning (Change of land in the Regional Plan or the Outline Development plan) Rules, 2024 in its 224th Meeting held on 13-11-2025 (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)
2.	Shivali Financial Advisors Private Limited, Authorized Signatory Mr. Amit D. Shah	44/1	Sirsaim, Bardez	3237	Partly Settlement Zone (358m2) and partly Playground (2879m2)	Settlement Zone	2879	Recommended for change of zone to Settlement zone subject to report from concern Village Panchayat.	2879	215 th Meeting held on 04-06-2025	Series II No. 12 dated 19-06-2025	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 in terraced form 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 are available in the area. 6. Characteristics of surrounding area: There are residential houses in the southern side of the property. There are existing structures demolished within the property. There are coconut trees and bushes in the property. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: 9. Site Inspection Report: Plot is accessible by 4-6 mts wide tar road. There are existing structures demolished within the property. There are coconut trees and bushes in the property. Plot is compounded with gadga wall on 3 sides. Topography of the property is Gradual slope in terraced form as per the contour plan submitted by applicant slope is between 10% to 25%. 10. Any other observations relevant to the application: Village Panchayat of Sirsaim vide their letter dated 22-09-2025 has given no objection for change of zone.	The Member Secretary informed no 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 that the property is accessible by 4 to 6 mts wide tar road and there are remains of demolished structures in the property. The area has settlement character and partly in settlement zone. The plot is compounded with gadga wall on 3 sides. There are coconut trees and bushes in the property and the property is having gradual slope in terraced form. As per the contour plan submitted by the applicant, the gradient of the slope is between 10% to 25%. Infrastructure facilities are available in the property. The Member Secretary also brought to the notice that the Village Panchayat of Sirsaim Bardez Goa has replied to the letter dated 24/01/2025 stating that the Village Panchayat of Sirsaim has no objection to demotify the playground being Sy.No. 44/1 from playground to settlement zone. The Board deliberated the matter in detail and unanimously decided to recommend the proposal of Change of Zone from Playground to Settlement zone being within permissible gradient subject to comments from Forest Department. The TCP Board further recommended that secondary development shall be permitted strictly after obtaining NOC from Forest 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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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.	Crasto and Associates rep by Mr. Ali Bagash	181/1 (Part)	Socorro, Bardez	7000	Partly Settlement (4232m2), Partly Orchard with No Development Slope (2768m2)	Settlement Zone	1200	Recommended for change of zone an area of 1200m2 from orchard with No Development Slope to Settlement being within permissible gradients subject to comments from Forest Department.	1200	219 th Meeting held on 30-09-2025	Series III No. 28 Dated 09-10-2025	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: Property for which change of zone is sought is sloping in nature, However as per contour plan submitted by Prathmesh Bhat the slope works out to be 23.20%. 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 an existing tar road within the property. 6. Characteristics of surrounding area: There are wild bushes & wild trees within the property, there are existing houses/ structures in the vicinity of the property. 7. Zone of property as per RP-2001: 8. Unauthorized layout status: 9. Site Inspection Report: Property is accessible by 6 mts wide tar road, proposed 10 mts widening. Property for which change of zone is sought is sloping in nature, However as per contour plan submitted by Prathmesh Bhat the slope works out to be 23.20%. There are wild bushes & wild trees within the property, there are existing houses/ structures in the vicinity of the property. There is an existing tar road within the property. 10. Any other observations relevant to the application: No	The Member Secretary informed no 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 that the property is accessible by 6 mts wide tar road which is proposed for 10 mts wide as per RPG 2021. The area got settlement character and the contour pan submitted by the applicant the gradient of slope works out to be 23.20%. There are existing structures in the vicinity of the property. Part of the property is already in settlement zone. Infrastructure facility is available in the vicinity. The Board deliberated the matter in detail and unanimously decided to recommend the proposal of Change of Zone for an area of 1200m2 from Orchard with No Development Slope to Settlement zone being within permissible gradient subject to comments from Forest Department. The TCP Board further recommended that secondary development shall be permitted strictly after obtaining NOC from Forest 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.