

**MINUTES OF 224th MEETING OF THE GOA TOWN & COUNTRY
PLANNING BOARD SCHEDULED TO BE HELD ON 13/11/2025 AT 9:30
A.M. IN CONFERENCE HALL, VAN BHAVAN, ALTINHO, PANAJI.**

Following attended the meeting:

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| 1. | Shri. Vishwajeet P. Rane,
Hon'ble Minister for TCP | ... | Chairman |
| 2. | Shri Ralph de Souza,
GCCCI | ... | Member |
| 3. | Shri Naveen Kumar,
CF (WL&ET) | ... | Member |
| 4. | Shri Ralph Antonio Savio Barbosa,
Research Assistant, DPSE | ... | Member |
| 5. | Shri Chandrakant S. Paryekar,
CEII, P.W.D. | ... | Member |
| 6. | Dr. Utkarsh Betodkar,
State Epidemiologist
Director of Health | ... | Member |
| 7. | Dr. Sunita Pauskar,
Suptd. Of Fisheries | ... | Member |
| 8. | Shri Sudesh Tamboskar,
Department of Tourism | ... | Member |
| 9. | Shri Paresh Gaitonde | ... | Member |
| 10. | Ms. Vertika Dagur
Chief Town Planner
(Admn./Planning/Landuse)/HoD | ... | Member Secretary |

Item No. 1: Confirmation of the Minutes of the 223rd meeting of Town & Country Planning Board held on 06/11/2025.

Member Secretary informed that the Minutes of 223rd meeting of TCP Board held on 06/11/2025 are prepared and the same were placed before the Board for confirmation.

Members took note of the Minutes circulated and as there were no further suggestions/comments, the same were treated as confirmed.

Item No. 2: Applications received under Section 39A of the TCP Act for the consideration of the Board for change of zone in the Regional Plan/Outline Development Plan for approval/recommendation/decision under Sub-rule (1) of rule 4 of the Goa Town & Country Planning (change of zone of land in the Regional Plan or the Outline Development Plan) Rules, 2024.

Member Secretary informed that the Government has introduced new section, Section 39A for change of zone vide Notification Series I No. 47 dated 22/02/2024 which reads as under:

“39A. Change of Zone.— (1) Notwithstanding anything contained in this Act, the Chief Town Planner (Planning) upon direction of the Government or on receipt of an application in this regard and with approval of the Board, may, from time to time, alter or modify the Regional Plan and/ or the Outline Development Plan to the extent as specified in sub-section (2) for carrying out change of zone of any land therein, in such manner as prescribed, after giving notice of 30 days inviting suggestions from the public, provided the change of zone shall not be in respect if any eco sensitive land as may be prescribed.

(2) The alteration or modification carried out under sub-section (1) shall not alter the overall character of the existing Regional Plan and/or the Outline Development Plan.”

The Government has also framed the Rules for considering application under Section 39A of the TCP Act as notified in the Official Gazette (Supplementary) vide Series I No. 49 dated 07/03/2024 and as amended vide Notification No. 21/1/TCP/GTCPACT/2024/824 dated 24/05/2024 published in the Official Gazette, Series I, No. 10 dated 06/06/2024.

Rules provides for procedure to be adopted, objection suggestion period, scrutiny of application and rates of processing fees and change of zone. As per the said rules, application received under Section 39A of the TCP Act shall be placed before the TCP Board after carrying out necessary scrutiny for its recommendation/approval/decision and the same to be subsequently notified for objection/suggestion.

The applications received by the Department with scrutiny details were placed before the 224th Town & Country Planning Board meeting under sub-rule (1) of Rule 4 of the Goa Town & Country Planning (change of zone of land in the Regional Plan or the Outline Development Plan) Rules, 2024 for its recommendation/approval/decision and the cases as listed at Table ‘A’ are approved by the Board. The Member Secretary, TCP Board was accordingly directed to initiate further course of action in this matter sub-rule (2) of Rule 4 of

the Goa Town & Country Planning (change of zone of land in the Regional Plan or the Outline Development Plan) Rules, 2024.

Details of applications as placed before the Board under Section 39A and decision of the Board on the same is as per Table 'A', which forms part of this minutes.

Item No. 3: Applications received under Section 39A of the TCP Act for the consideration of the Board for change of zone in the Regional Plan/Outline Development Plan for approval/recommendation/decision under Sub-rule (3) of rule 4 of the Goa Town & Country Planning (change of zone of land in the Regional Plan or the Outline Development Plan) Rules, 2024.

Member Secretary informed that the Government has introduced new section, Section 39A for change of zone vide Notification Series I No. 47 dated 22/02/2024 which reads as under:

“39A. Change of Zone.— (1) Notwithstanding anything contained in this Act, the Chief Town Planner (Planning) upon direction of the Government or on receipt of an application in this regard and with approval of the Board, may, from time to time, alter or modify the Regional Plan and/ or the Outline Development Plan to the extent as specified in sub-section (2) for carrying out change of zone of any land therein, in such manner as prescribed, after giving notice of 30 days inviting suggestions from the public, provided the change of zone shall not be in respect if any eco sensitive land as may be prescribed.

(2) The alteration or modification carried out under sub-section (1) shall not alter the overall character of the existing Regional Plan and/or the Outline Development Plan.”

The Government has also framed the Rules for considering application under Section 39A of the TCP Act as notified in the Official Gazette (Supplementary) vide Series I No. 49 dated 07/03/2024 and as amended vide Notification No. 21/1/TCP/GTCPACT/2024/824 dated 24/05/2024 published on the Official Gazette Series I No. 10 dated 06/06/2024.

Rules provides for procedure to be adopted, objection suggestion period, scrutiny of application and rates of processing fees and change of zone. As per the said rules, application received under Section 39A of the TCP Act shall be placed before the TCP Board after carrying out necessary scrutiny for its recommendation/approval/decision and the same to be subsequently notified for objection/suggestion.

The applications received by the Department with scrutiny details were placed before the 224th Town & Country Planning Board meeting sub-rule (3) of Rule 4 of the Goa Town & Country Planning (change of zone of land in the Regional Plan or the Outline Development Plan) Rules, 2024 for its recommendation/approval/decision and the cases as listed at Table 'B' are approved by the Board. The Member Secretary, TCP Board was accordingly directed to initiate further course of action in this matter sub-rule (4) of Rule 4 of the Goa Town & Country Planning (change of zone of land in the Regional Plan or the Outline Development Plan) Rules, 2024.

Details of applications as placed before the Board under Section 39A and decision of the Board on the same is as per Table 'B', which forms part of this minutes.

Item No. 4: Application from Mr. Rosita Estebeiro and Mr. Alexina Estiberio for proposed re-consideration and extension on ground floor and proposed first floor of residential bungalow and compound wall in property bearing Sy. No. 464/10 of Village Curtorim in Salcete Taluka.

Member Secretary informed that the proposal submitted is for seeking relaxation in side setbacks of already reconstructed bungalow which is constructed based on the Technical Clearance granted earlier by South Goa District Office, Margao Order No. TPM/33191/Const/Curt/464/10/2021/1946 dated 26/04/2021.

Considering the provisions made in chapter 4.7 of the Goa Land Development and Building Construction Regulation, 2010, the applicant has reconstructed the said residential house by leaving minimum 1.50 mts. setback towards southern side & 1.83 mts. towards northern side as against the minimum side setback of 3.00 mts. shown on either sides in earlier approved plan.

In the instance case although the frontage of the plot is less than 13.0 mts. viz 12.50 mts., the width of the plot where the reconstruction of the bungalow is carried out is ranging from 14.00 mts. to 14.50 mts. which is more than the frontage of 13.00 mts.

The width of the plot where the reconstruction of bungalow is carried out is more by just 50 cm and 1.0 mts. in terms of frontage of 13.00 mts. specified in chapter 4.7 of regulation and as the as built bungalow is not protruding beyond the profile of the existing structure towards southern side.

The matter was taken up in the 224th meeting of TCP Board held on 13/11/2025. The Board discussed the matter at length and decided to consider the proposal being single family dwelling unit for self stay of the applicant. Accordingly, the Member Secretary, TCP Board was directed to refer the matter for approval of the Government and thereafter to convey the decision of the Government to the South Goa District Office of TCP, Margao.

Item No. 5: Any other item with permission of the chair.

No matter was discussed under this item.

Meeting ended with thanks to the chair.