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SUPPLEMENT

GOVERNMENT OF GOA

Department of Town and Country Planning

Notification

36/18/39A/Notification(19)/TCP/2025/91

Date: 25-Mar-2025

Whereas, Town and Country Planning Department of the Government of Goa is in receipt of applications under sub-section (1) of section 39A of the Goa Town and Country Planning Act, 1974 (Act 21 of 1975) for change of zone in the Regional Plan for Goa 2021, Outline Development Plan of Calangute-Candolim Planning Area – 2025 and Outline Development Plan of Panaji Planning Area 2011, in respect of the plots of land as specified in detail in the table below (hereinafter referred to as “the said Proposals”);

TABLE

Sr. No.	Name of the applicant	Sy.No./Sub-Div. No./ Ch.No./ P.T.S. No.	Village/ Taluka	Published land use as per RPG 2021/ ODP/Total Area in sq. mts.	Proposed land use	Area proposed in sq. mts.	Decision of the TCP Board
1.	Augusto Sebastiao Demello and Romeu Sebastiao Demelo	P.T. Sheet No. 188 Chalta No. 76	Panaji, Tiswadi	Parks/ Playground/ Recreational zone/Open space/ Buffer zone (Total- 200)	Settlement Zone	200	Recommended for change of zone being Mundkar of the property.
2.	Swati Sundar Raul	36/1-U	Candola, Ponda	Orchard (Total-314)	Settlement zone	314	Recommended for change of zone.

3.	Morpheus Hospitality Pvt Ltd rep by Kartik Sondhi	266/2 (Part)	Calangute , Bardez	Partly Commercial C3 (4210m2) Partly Residential (100m2) Partly Institutional Zone (80m2) Partly Orchard (1010m2) Partly Orchard with No Development Slope (2852m2) Property is affected by CRZ (Total-8400)	Settlement Zone	3567	Recommended for change of zone for an area of 1010m2 from orchard to settlement and an area of 450m2 from orchard with No Development slope to settlement for gradient being less than 25% subject to report from CRZ Authority.
4.	Sandeep R Adpaikar	328/1-N	Curtorim, Salcete	Natural Cover (Total-247)	Settlement Zone	247	Recommended for change of zone.
5.	Sandeep R Adpaikar	328/1-L	Curtorim, Salcete	Natural Cover (Total-326)	Settlement Zone	326	Recommended for change of zone.
6.	Nina Figueiredo	424/1-BG	Dhargalim , Pernem	Natural Cover overlapped with Irrigation Command Area (Total-515)	Settlement Zone	500	Recommended for change of zone subject to report from Water Resource Department
7.	M/s Coastal Retreats LLP	254/1 (Part)	Calangute , Bardez	Partly Residential (210m2) Partly Orchard (19415m2) Property is affected by CRZ (Total-19625)	Settlement Zone	19415	Recommended for change of zone subject to report from CRZ Authority and Forest Department.

And Whereas, in terms of sub-rule (1) of rule 4 of the Goa Town and Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) Rules, 2024 (hereinafter referred to as

the “said Rules”), the Town and Country Planning Department, after scrutinizing the said Proposals, had placed such proposals alongwith it’s scrutiny reports before the Goa Town and Country Planning Board for its recommendation/approval/decision;

And Whereas, the Goa Town and Country Planning Board in it’s 211th meeting held on 15-01-2015 and 213th Meeting held on 07-03-2025 has approved the said proposals as specified in above table;

Now, therefore, as required by sub rule (2) of rule 4 of the said Rules, a notice is hereby given to the public that the Goa Town and Country Planning Board in it’s 211th meeting held on 15-01-2025 and 213th Meeting held on 07-03-2025 has approved the said proposals for change of zones in the zone in the Regional Plan for Goa 2021, Outline Development Plan of Calangute-Candolim Planning Area – 2025 and Outline Development Plan of Panaji Planning Area 2011, in respect of the plots of land as specified in above table, which were placed before it under sub-rule (1) of rule 4 of the said Rules and suggestions are hereby invited from the public within a period of thirty days from the date of publication to this Notification in the Official Gazette.

All the proposals as specified in the above table are available for the purpose of inspection in the Regional Plan Cell, Office of Tiswadi Taluka, Town and Country Planning Department, Kamat Tower, 5th Floor, Patto, Panaji – Goa.

Suggestions, if any, to the said proposals as approved by the Goa Town and Country Planning Board may be forwarded to the Chief Town Planner (Planning), 2nd Floor, Dempo Tower, Patto Plaza, Panaji Goa, before the expiry of the said period of thirty days, so that the said proposals alongwith suggestions, if any received, can be placed before the Goa Town and Country Planning Board for its recommendation/approval/decision in terms of sub-rule (3) of rule 4 of the said Rules.

By Order and in the name of the Governor of Goa

Rajesh J. Naik, Chief Town Planner (Planning) & ex officio Joint Secretary.