



OFFICE OF THE CHIEF TOWN PLANNER (PLANNING)  
TOWN AND COUNTRY PLANNING DEPARTMENT  
Dempo Tower, 2<sup>nd</sup> floor, Patto Plaza, Panaji - Goa  
Ph: 0832-2437352, E-mail: [ctp-tcp.goa@nic.in](mailto:ctp-tcp.goa@nic.in)  
Website: <https://tcp.goa.gov.in>

Ref No.: 39/CTP/137/22/2231

Date: 30/8/2022

To,  
General Manager (Finance & Properties),  
Goa Tourism Development Corporation Ltd.,  
Paryatan Bhavan,  
Patto, Panaji – Goa.

**Sub: Proposal for change of landuse pattern for enabling World Class Tourism infrastructure at Anjuna Village, Bardez Taluka.**

Sir,

Proposal for change of landuse pattern for enabling World Class Tourism infrastructure for change of zone of property bearing Sy. No. 206/1-H, 211/1, 211/2, 211/3, 212/1, 212/2, 212/3, 212/4 and 212/6, admeasuring 48,837.38 sq.m from Orchard Zone overlapping with No Development Slope as per RP-2021, to Settlement Zone was received from General Manager (Finance & Properties), Goa Tourism Development Corporation Ltd. The same was placed in the 36<sup>th</sup> Meeting of the Committee constituted under Sub Rule 4 of the Rule 3 of the Goa Town & Country Planning (Public projects/Schemes/Development work by the Government), Rule-2008 held on 02/08/2022 and was approved.

As per Sub Rule (6) of Rule 3, proposal was placed before the 183<sup>rd</sup> meeting of the Town & Country Planning Board held on 11/08/2022. The Board after deliberation agreed for Change of zone of properties bearing Sy. No. 206/1-H from Orchard Zone overlapping with No-Development Zone to Settlement Zone and of properties bearing Sy. No 211/1, 211/2, 211/3, 212/1, 212/2, 212/3, 212/4 and 212/6, from Orchard to Settlement collectively admeasuring an area of 48,837.38 sq.mts. in Regional Plan for Goa-2021 with details as under:

- i. Change of zone for an area of 33,497.38 sq mts. is recommended from Orchard zone to Settlement zone,
- ii. Change of zone for an area of 15,340.00 sq. mts is recommended from Orchard with No Development Slope to Settlement Zone.

Further it was decided that out of this 15,340.00 sq. mts area considered for change of zone, no construction of buildings shall be permitted in an area of 6,201 sq. mts., as this area was found to have comparatively steeper slope.

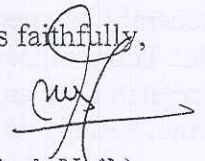
It was also decided that while undertaking any development under 15,340.00 sq. mts of land, necessary permissions u/s 17-A of TCP Act shall be obtained, if so required, before commencement of any construction activity in the said portion of land.

As per Sub Rule (8) of Rule 3 proposal was referred to the Government vide note 39/9/TCP/137/2166 dated 26/08/2022.

The Government has accorded approval for recommendation of the Board for change of zone in respect to land bearing Sy. Nos. 206/18 and 211/1, 211/2, 211/3, 212/1, 212/2, 212/3, 212/4, 212/6.

The Development works as envisaged shall be carried out after obtaining such other approvals as required under provisions of any other law in force in the state of Goa.

Yours faithfully,



(Rajesh Naik)

Chief Town Planner  
(Planning)

Copy to:

3. The Senior Town Planner,  
North Goa District office,  
Town & Country Planning Department,  
Mapusa- Goa.....with a copy of Note containing Government approval.
4. The Dy. Town Planner,  
North Goa District Office,  
Town & Country Planning Department,  
Mapusa- Goa.....with a copy of Note containing Government approval.



TOWN & COUNTRY PLANNING DEPT.

Sub:- Proposal for change of landuse pattern for enabling World Class Tourism infrastructure at Anjuna Village, Bardez Taluka.

The Goa Town & Country Planning (Amendment) Act, 2008 (Goa Act 10 of 2008) was notified vide No. 7/15/2008-LA dated 13/5/2008 as per which Section 16 of the Town & Country Planning Act was substituted and Section 16-A – sub section (1) was amended. In pursuance to the same, the Goa Town and Country Planning (Public Projects/Schemes/ Development works by the Government) Rules 2008 were notified vide No. 21/1/87-90/TCP/07-08/3135 dated 14/8/2008. Subsequently, a Committee was constituted under sub rule (4) of Rule 3 of the said Rules vide Notification No. 21/1/87-90/TCP/07-08/pt./4764 dated 18/12/2008.

The Proposal for the change of zone of properties bearing Sy. No. 206/1-H, 211/1, 211/2, 211/3, 212/1, 212/2, 212/3, 212/4 and 212/6, admeasuring an area of 48,837.38 sq.mts. from “Orchard Zone to Settlement Zone” and from “Orchard zone with No Development Slope to Settlement Zone”, for development of World Class Tourism Infrastructure at Anjuna Beach, Bardez Taluka was received from Goa Tourism Development Corporation Ltd.

The proposal was placed before 36<sup>th</sup> meeting of the Committee held on 02/08/2022 and the Committee recommended for the change of zone for an area admeasuring 33,497.38 sq.mts. from “Orchard Zone to Settlement Zone” and change of. from “Orchard zone with No Development Slope to Settlement Zone”, However out of 15,340.00 sq.mts no construction of buildings shall be permitted in an area admeasuring 6,201 sq. mts., as this area was found to have comparatively steeper slope. (An extract copy of relevant portion of minutes are placed in the file at C/2 to C/4).

As per sub rule (6) of the Rule 3, the proposal was required to be placed before Town and Country Planning Board. Accordingly, proposal was placed before 183<sup>rd</sup> (Adj.) <sup>11<sup>th</sup> 9<sup>th</sup></sup> (2<sup>nd</sup> Sitting) meeting of the Town & Country Planning Board held on <sup>11/08/2022</sup> 24/09/2021 and the decision as taken by the Committee pertaining to this proposal was approved.



2/10

Code:- O. R.-

The same case is reflected at Sr. No. 2 of Annexure-A, copy of the minutes is placed in the file at C/6 to C/12.

Since the proposal is approved by the Board, the same is submitted to the Government to accord approval of the following.

Change of zone of properties bearing Sy. No. 206/1-H from Orchard Zone overlapping with No-Development Zone to Settlement Zone and of properties bearing Sy. No 211/1, 211/2, 211/3, 212/1, 212/2, 212/3, 212/4 and 212/6, from Orchard to Settlement collectively admeasuring an area of 48,837.38 sq.mts. in Regional Plan for Goa-2021 with details as under:

- i. Change of zone for an area of 33,497.38 sq mts. is recommended from Orchard zone to Settlement zone,
- ii. Change of zone for an area of 15,340.00 sq. mts is recommended from Orchard with No Development Slope to Settlement Zone.

Further it was decided that out of this 15,340.00 sq. mts area considered for change of zone, no construction of buildings shall be permitted in an area of 6,201 sq. mts., as this area was found to have comparatively steeper slope.

It was also decided that while undertaking any development under 15,340.00 sq. mts of land, necessary permissions u/s 17-A of TCP Act shall be obtained, if so required, before commencement of any construction activity in the said portion of land.

1. Approval for Chief Town Planner (Planning) to notify in Official Gazette for change of zone of zone of properties bearing Sy. No. 206/1-H from Orchard Zone overlapping with No-Development Zone to Settlement Zone and of properties bearing Sy. No. 211/1, 211/2, 211/3 , 212/1, 212/2, 212/3, 212/4 and 212/6, from Orchard to Settlement collectively admeasuring an area of 48,837.38 sq.mts. in Regional Plan for Goa-2021.

Submitted for Government approval.

*Farheen Shaikh*  
(Farheen Shaikh)  
Planning Assistant

*[Signature]*  
Senior Town Planner (HQ)

*[Signature]*  
Chief Town Planner (Planning)

*[Signature]*  
Chief Secretary

*[Signature]*  
Hon'ble Minister for TCP

*[Signature]*  
CTP (Planning)

*[Signature]*  
29/8/2022

Dy. Secy (Revenue)  
Put up letter  
PA (Far) 30/8

*Farheen Shaikh*  
Draft letter put up accordingly.

*[Signature]*  
Dy. Secy (Revenue)  
*[Signature]*  
Dy. TP  
U-30/08/22  
CTP (Planning)

6793/f  
26/8/2022

Office of the TCP, Minister Dept of Govt Secy, Panchajanya	Inward No 876
Date 26/8/22	

2nd Floor, Dempo Tower,  
Patto Plaza, Panaji, Goa  
Date: 26/08/2022

2nd Floor, Dempo Tower,  
Patto Plaza, Panaji, Goa  
Date: 21/08/2022

