

Item No. 94:- Cases considered by the Committee constituted as per Notification under No. 36/1/TCP/503/2023/3349 dated 31/10/2023.

Member Secretary informed that the Government vide Notification No. 21/1/TCP/2021-23/Steering Committee/107 dtd. 9/8/2023 and published in Official Gazette, Series I, No. 18 dtd. 09/08/2023 has notified the amendment to GLDBCR-2010, which provides for following:

"(2) The Government on recommendation of the Town and Country Planning Board shall grant additional height and FAR to the proposals on case to case basis in consideration of the locational aspect, nature of development, use proposed, information available and on any such other criteria, if required. Such relaxation shall however not be relaxed for more than 20% permitted in the prevailing Regulations."

It was then informed that subsequently, a Corrigendum vide Notification No. 21/1/TCP/2021-23/Steering Committee/119 dtd. 21/8/2023 was issued in Official Gazette, Series I, No. 21 dtd. 24/08/2023 stating that the regulation as referred above shall be read as under:

"The Government on recommendation of the Town and Country Planning Board shall grant additional height and FAR to the proposals on case to case basis in consideration of the locational aspect, nature of development, use proposed, information available and on any such other criteria, if required."

The Board was then informed that 1st meeting of the Committee, as constituted vide Notification No. 36/1/TCP/503/2023/3349 dated 31/10/2023 was held on 16/11/2023 in the office of the Chief Town Planner(Planning), TCP Dept., Panaji, during which, the proposals as forwarded by Taluka Offices/PDAs were considered and the decisions as takenunder the amended regulation were then placed before the Board as under:

"a) Proposal of Parul Education Foundation in Sy. No. 78/1 of Quitol village, Quepem Taluka as per Notification dated 31/10/2023.

The Committee noted that Parul Education Foundation has sought for additional FAR and height for their proposed construction of institutional campus at Sy.No. 78/1 of Quitol village, Quepem Taluka. The total plot area or the property is 56,480 m² and is accessible by existing 8.00 m wide road. As per the Regional Plan for Goa, the village Quitol is having VP-2 category with permissible FAR of 60.

The Committee also noted that the department has earlier granted technical clearance to the Parul Education Foundation for construction of institutional campus with permissible FAR of 50, as the plot area exceeded 4000 m² and having permissible height of 9.00 mts. vide Technical Clearance Order No. TPQ/CT/7702/Q-Quitol/78/1/2023 dated 26/07/2032.

The Committee perused the regulations and noted that for Institutional zone, maximum permissible FAR is 100 for all plots fronting roads having width less than 8m. and permissible FAR of 125 if the width of the road is more than 8mts. The Committee also noted that the FAR of 150 can be granted in Zone -P with maximum permissible height as 16m. The Committee also noted that institutional buildings are permitted under Settlement zone as per RPG-2021 policies and the use permitted by the Department in the present case is an Educational Institution.

The Committee perused the proposal and noted that the additional FAR and height is sought by the institution to accommodate the requirement of institution.

The Committee noted that as per regulations, for high rise building, a minimum access of 10m wide road is required and that in the present case, the existing width of the road is 8m. which is having right of way of 15 mts. as per Regional Plan for Goa.

The Committee further observed that as per the amended regulation the maximum permissible FAR or the property under reference is 60, thus it was observed that the institution has sought a total FAR of 132.20, which is 72.20 higher than the maximum permissible limit of 60.

Considering the enabling provisions and having studied locational aspect, nature of development, use proposed, and merit of the case, the Committee recommended for total FAR of 132.20 with maximum height of 22.05 mts., thereby allowing additional height of 13.05 mts.

above the permissible height of 9.00 mts. under Settlement zone, which otherwise is 16.00 mts. for Institutional zone.

The Committee recommended the above for the purpose of placing the same before the TCP Board for its further consideration."

The Board deliberated in detail on the proposal submitted and conformity of the same in terms of notified regulations regarding the same. The Board took note that the proposal stands recommended by the Committee constituted for the purpose and therefore considered the proposal for approval at its end.

The proposal as submitted by Parul Education Foundation stands recommended by the Board.

Member Secretary was accordingly directed to forward the proposal as submitted by Parul Education Foundation for the approval of the Government, as required under the procedure prescribed.

"b) *Proposal of Mustifund Primary School, Higher School & Higher Secondary School in Sy. No. 44/1 (part) and 44/3 (part) of Cujira village, Tiswadi Taluka.*

The Committee noted that the proposal is received from Mustifund Primary School, Higher School & Higher Secondary School for grant of additional FAR and Coverage for their institution located at the Cujira Education Complex. The Committee noted that the school is already approved by the Department having FAR of 100 and within the maximum permissible height. The zone of the property having area of 9347.00 m² is Institutional.

As per the proposal received, the applicant has requested for additional FAR of 12.80, thereby making total FAR as 112.80. The project proponent has not sought for any additional height, however, a request is made to relax the coverage from 33% to 45%.

The Committee perused the regulations and noted that for Institutional zone, maximum permissible FAR is 100 for all plots fronting roads having width less than 8m. and permissible FAR of 125 if the width of the road is more than 8mts. The Committee also noted that the FAR of 150 can be granted in Zone -P with maximum permissible height as 16m. The Committee also noted that institutional buildings are permitted under Settlement zone as per RPG-2021 policies and the use permitted by the Department in the present case is an Educational Institution.

Considering the enabling provisions and having studied locational aspect, nature of development, use proposed, and merit of the case, the Committee recommended for total FAR of 112.80.

As regards to relaxation of coverage to 45%, the Committee observed that its scope is limited only to the extent of FAR and height aspects and any further consideration for relaxation of coverage from 33% to 45% shall have to be dealt by the TCP Board.

The Committee recommended the above for the purpose of placing the same before the TCP Board for its further consideration."

The Board discussed at length on the proposal received and took note of the findings and recommendation of the Committee. After deliberation, the Board considered the recommendation of the Committee for grant of additional FAR of 12.80.

As regards to relaxation of coverage from 33% to 45%, which the applicant has requested to house the additional facilities of the school, the Board was of the opinion that education institution needs to be facilitated for providing quality education and for upgrading their infrastructure. The Board took note that in the present case, additional coverage is sought to cover the area to protect it from rain and which is intended to provide a common space within the complex, without compromising the setbacks etc.

The Board took note that the proposal for grant of additional FAR stands recommended by the Committee constituted for the purpose and therefore considered the same for approval at

its end. Considering the reasons cited, the Board also recommended for relaxation of coverage from 33% to 45%.

The proposal as submitted by Mustifund Primary School, Higher School & Higher Secondary School therefore stands recommended by the Board for grant of additional FAR and relaxation of coverage, as requested for.

Member Secretary was accordingly directed to forward the proposal as submitted by Mustifund Primary School, Higher School & Higher Secondary School for the approval of the Government, as required under the procedure prescribed.

"c) Proposal of M/s. Kamat Realty in Sy. No. 371/2 (Plot No. 27 to 31) of Socorro village, Bardez Taluka.

The Committee noted that M/s. Kamat Realty has requested for additional FAR of 30 and additional height of 2.3m. It was noted by the Committee that the Department had earlier granted approval for building in the property with a height of 9.20 m and with FAR of 80 in view of past commitment. The total area of the property is 2,434.53m² and is accessible by existing 8m. wide road. The zone of property is Settlement. The project proponent has submitted the Conversion Sanad for use of land, from agriculture to non-agricultural purpose (Residential) issued in the year 2003.

The Committee noted that project proponent has requested for additional FAR and Height, which can be permitted with 8.00 mts. road, as the building will not be high rise building, even after considering the relaxation of height upto 11.50 mts.

Considering enabling provisions and having studied locational aspect, nature of development, use proposed, and merit of the case, although applied for FAR of 110, the Committee recommended for total FAR of 100 only with a height of 11.50 mts. thereby allowing additional height of 2.30 mts.

The Committee recommended the above for the purpose of placing the same before the TCP Board for its further consideration."

The Board deliberated in detail on the proposal submitted and conformity of the same in terms of notified regulations regarding the same. The Board took note that the proposal stands recommended by the Committee constituted for the purpose and therefore considered the proposal for approval at its end.

The proposal as submitted by M/s. Kamat Realty stands recommended by the Board.

Member Secretary was accordingly directed to forward the proposal as submitted by M/s. Kamat Realty for the approval of the Government, as required under the procedure prescribed.

"d) Proposal from Mr. Rohan R. Kamat, POA holder of Committee Member of Miramar SBI Employees Co-op. Housing Society Ltd. in the property bearing Chalta No. 12 of P.T. Sheet No. 115 of Panaji Town, Tiswadi Taluka.

The Committee noted that the proposal is for re-development of the building at Miramar belongs to SBI Employees Co-op Housing Society Ltd. The building was constructed in the year 1969 and the structure is very old. The property is accessible by 12m. wide road. At present, the building is constructed having FAR of 80% with 11.5m. height. As per Panaji ODP-2011, zone of the property is S2. The total area of property is admeasuring to 1008.00m².

The project proponent has submitted Conversion Sanad issued on 16/03/2023 for special residential (SPR) with FAR of 200 in accordance with zoning provision of ODP-2021 of Panaji.

As per the plan submitted, the project proponent has proposed a Ground + 6 floors building with basement having total FAR of 199.91 with building height of 23.90m and has therefore requested for additional FAR of 120 and additional height of 12.5 mts.

The Committee perused the regulations and noted that since property is accessible by 12m. road, high rise building can be permitted with strict compliance to fire and safety regulations.

Considering enabling provisions and having studied locational aspect, nature of development, use proposed, and merit of the case, the Committee decided to recommend additional FAR of 120 and additional height of 12.5m. for re-development purpose subject to compliance to fire and safety regulations.

The Committee recommended the above for the purpose of placing the same before the TCP Board for its further consideration."

The Board deliberated in detail on the proposal submitted and conformity of the same in terms of notified regulations regarding the same. The Board took note that the proposal stands recommended by the Committee constituted for the purpose and therefore considered the proposal for approval at its end.

The proposal as submitted by Mr. Rohan R. Kamat, POA holder of Committee Member of Miramar SBI Employees Co-op. Housing Society Ltd. stands recommended by the Board.

Member Secretary was accordingly directed to forward the proposal as submitted by Mr. Rohan R. Kamat, POA holder of Committee Member of Miramar SBI Employees Co-op. Housing Society Ltd. for the approval of the Government, as required under the procedure prescribed.

"e) Proposal from Mr. Rohan R. Kamat, POA holder of Mr. Manoj Caculo and others in the property bearing Chalta No. 5 of P.T. Sheet No. 84 situated at Panaji.

The Committee noted that the proposal is for re-development of the building in the property having an area of 1079 m2. The zone of the property as per Panaji ODP-2011 is Settlement S2 with maximum permissible FAR of 80 with maximum permissible height of 11.5m. Property is accessible by existing 10m. wide road. There is one existing building in the dilapidated condition in the said plot comprising of G+3 upper floor having residential flats. The said building was constructed in the year 1968-69 as per Construction License submitted by the project proponent.

The Committee noted that the project proponent has obtained the Conversion Sanad dated 23/06/2022 for non-agriculture purpose (residential) with SPR zone having FAR of 200 which was in accordance with zoning provision of ODP-2021 of Panaji. The project proponent has proposed additional FAR of 120 and the additional height of 12.5m., thereby total FAR will become 200 and height of the building will be 24m.

The Committee perused to the proposal vis-à-vis the Goa Land Development and Building Construction Regulations, 2010 and noted that high rise building can be permitted in the property under reference as the same is accessible by existing 10m. wide road, subject to strict compliance to the Fire and life safety regulation. The Committee noted that as per the plans submitted, the building proposed shall have a basement, stilt floor and 8 upper floors.

Considering enabling provisions and having studied locational aspect, nature of development, use proposed, and merit of the case, the Committee after discussion decided to recommend the grant of additional FAR to the extent of 120 with additional height of 12.5m., thereby total FAR will be 200 and total height of building will be 24m. subject to strict compliance of fire and safety regulations as applicable.

The Committee recommended the above for the purpose of placing the same before the TCP Board for its further consideration."

The Board deliberated in detail on the proposal submitted and conformity of the same in terms of notified regulations regarding the same. The Board took note that the proposal stands recommended by the Committee constituted for the purpose and therefore considered the proposal for approval at its end.

The proposal as submitted by Mr. Rohan R. Kamat, POA holder of Mr. Manoj Caculo and others stands recommended by the Board.

Member Secretary was accordingly directed to forward the proposal as submitted by Mr. Rohan R. Kamat, POA holder of Mr. Manoj Caculo and others for the approval of the Government, as required under the procedure prescribed.

"f) Proposal from Mr. Anil Kumar, representative of Deventure Hotels and Resorts Pvt. Ltd. in the property bearing Sy. No. 13/4 of Anjuna village, Bardez Taluka.

The Committee noted that project proponent has requested for additional FAR of 40 and additional height of 9 mts. in addition to the existing permissible FAR of 60 and height of 9.0 mts. in the property bearing Sy. No. 13/4 of Anjuna village, Bardez Taluka. The total area of property under reference is 8,575m² and same is earmarked as Settlement as per the Regional Plan for Goa - 2021. Property is accessible by existing 8.00 mts. wide road.

The Committee noted that the Department has already issued a Technical Clearance in the property under reference vide Technical Clearance Order dated 27/03/2019, for construction of hotel building & swimming pool within FAR of 60 and height of 9m. Applicant has submitted revised plan with FAR of 98.85 and with a height of building as 18m. The project proponent has also requested to relax the requirement of road width from 10m. to 8m.

The Committee deliberated on the proposal as regards to relaxation of road from required 10m. to 8m. and noted that no such relaxation is available under regulation and also there is no mandate with Committee to relax such requirements. The Committee also noted that, since existing road is only 8m. wide, high-rise building are not permitted.

The Committee therefore deliberated the proposal and recommended the additional FAR of 20 with additional height of 2.5m. The Committee also suggested that project proponent shall give an undertaking that this will not be a 4 or 5 star category hotel, as other regulations are already notified for grant of additional FAR for 4 & 5 Star Hotels by making necessary payment against the additional floor area to be released.

Considering the enabling provisions and having studied locational aspect, nature of development, use proposed, and merit of the case, although applied for total FAR of 100 and height of 18 mts., the Committee recommended for total FAR of 80 only with height of 11.50 mts.

As regards to relaxation of road from required 10m. to 8m. the Committee observed that its scope is limited only to the extent of recommending additional FAR and height and any further consideration for relaxation of road from 10 m to 8 m shall have to be dealt by the TCP Board.

The Committee recommended the above for the purpose of placing the same before the TCP Board for its further consideration."

The Board discussed at length on the proposal received and took note of the findings and recommendation of the Committee. After deliberation, the Board decided that the proposal for grant of higher FAR is for the purpose of hotel building to accommodate additional rooms. Considering therefore the need of the hospitality sector and requirement of additional rooms to cater to the demand of tourism sector, the Board decided to grant of additional FAR of 98.85 and relaxation of height as applied for, to accommodate the additional FAR.

As regards to relaxation of road width, the Board was of the opinion that being a hotel, the same needs to be considered, as only additional rooms shall be accommodated through grant of additional FAR.

The Board therefore took note of the proposal as submitted for grant of additional FAR, height and relaxation of road width and recommended the same.

The proposal as submitted by Deventure Hotels and Resorts Pvt. Ltd. therefore stands recommended by the Board for grant of additional FAR, height and relaxation of road width, as applied for.

Member Secretary was accordingly directed to forward the proposal as submitted by Deventure Hotels and Resorts Pvt. Ltd. for the approval of the Government, as required under the procedure prescribed.

"g) Proposal from Shri. Balchandra Balaji Kamat in the property bearing Chalta No. 45 of P.T. Sheet No. 99 of Panaji Town, Tiswadi Taluka.

The Committee noted that the proposal is for re-development of the property having an area of 504 m2. The zone of the property as per Panaji ODP -2011 is Settlement S2 with FAR of 80. The property is accessible by 12m. wide road. The original structure was constructed in the year 1981 and is in dilapidated condition. The existing structure is comprising of G+2 upper floor having residential flats.

The project proponent has sought additional FAR of 120 in addition to the existing permissible and additional height of 12.5m. The project proponent has submitted the plans with FAR of 199.99 with building height of 24.00 mts. The Committee deliberated the proposal, vis-à-vis regulations applicable and noted that high rise building can be permitted on 12m. access road subject to strict compliance to the Fire and Safety regulation.

Considering the enabling provisions and having studied locational aspect, nature of development, use proposed, and merit of the case, the Committee therefore recommended the grant of additional FAR of 120 with additional height to the extent of 12.5m. in addition to the permissible FAR and height, subject to strict compliance of fire and safety regulations.

The Committee recommended the above for the purpose of placing the same before the TCP Board for its further consideration."

The Board deliberated in detail on the proposal submitted and conformity of the same in terms of notified regulations regarding the same. The Board took note that the proposal stands recommended by the Committee constituted for the purpose and therefore considered the proposal for approval at its end.

The proposal as submitted by Shri. Balchandra Balaji Kamat stands recommended by the Board.

Member Secretary was accordingly directed to forward the proposal as submitted by Shri. Balchandra Balaji Kamat and others for the approval of the Government, as required under the procedure prescribed.