

Item No. 10:- 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 2nd meeting of the Committee, as constituted vide Notification No. 36/1/TCP/503/2023/3349 dated 31/10/2023 was held on 07/12/2023 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 taken under the amended regulation were then placed before the Board as under:

“a) Proposal of Nancy Suzane represented by PoA holder Mr. Savio Monteiro in the property bearing Sy. No. 76/1(Part), Plot A of Nerul Village, Bardez Taluka.

The Committee noted that the project proponent has sought for additional FAR and height of their revised plan towards proposed residential building, swimming pool and compound wall comprising of 14 residential unit in the property bearing Sy. No.76/1(Part), Plot A of Nerul Village, Bardez Taluka. The Department has earlier approved the project as per the prevailing regulations vide reference No. TPB/8502/NER/TCP-2023/6985 dated 21/08/2023. The total area of the property is 3950.00 m² and plot accessible by 6.00 mts. wide existing road. As per Regional Plan for Goa the Village Nerul is having VP-I category having permissible FAR of 80 and permissible height of building as 11.5 mts.

The Committee noted that the project proponent has requested for additional FAR of 20 and additional height of 3.00 mts. The applicant has proposed total 40 nos. of dwelling unit. The Committee noted that the total FAR will be 100 and total height of building will be 14.5 mts. The Committee noted that as per regulation, based on the 6.00 mts. road and total height of the building, the proposed addition of FAR and height can be permitted.

Considering enabling provision and having studied locational aspect, nature of development, used proposed and the merit of the case the Committee recommended for grant of additional FAR of 16.93 and additional building height

“b) Proposal of M/s. Chari Constructions, Real Estate Developer and Builder in the property bearing Sy. No. 23/4 & 5, Plot No. 6 & 7 of Socorro Village, Bardez Taluka.

The Committee noted that the project proponent has sought for additional FAR and height of their for proposed addition to the existing building constructed in the property bearing Sy. No. 23/4 & 5, Plot No. 6 & 7 of Socorro Village. Additional FAR is sought to accommodate 2 flats at ground floor. The Department has earlier approved the project as per the prevailing regulations vide reference No. DB/11733/2000/2324 dated 25/01/2000. The total plot area of the property is 830.00 m² and accessible by 15.00 mts. wide road. As per Regional Plan for Goa the Village Socorro is having VP-II category with permissible FAR of 60 and permissible height of building as 9.00 mts. Earlier the project was initially approved with 80 FAR & 11.50 mts. height.

The Committee noted that the project proponent has requested for additional FAR of 20 over and above the approved FAR. The Committee noted that the total FAR will be 100. The Committee also noted that project proponent has not sought any additional height. The Committee noted that as per regulations based on the 15.00 mts. existing road. The proposed addition of FAR can be permitted.

Considering enabling provision and having studied locational aspect, nature of development, used proposed and the merit of the case the Committee recommended for grant of additional FAR of 16.63 in addition to the approved FAR of 80.

The Committee recommended the above for purpose of placing the same before TCP Board for the 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. Chari Constructions, Real Estate Developer and Builder stands recommended by the Board.

Member Secretary was accordingly directed to forward the proposal as submitted by M/s. Chari Constructions, Real Estate Developer and Builder for the approval of the Government, as required under the procedure prescribed.

“c) Proposal of the Green Land Co-operative Housing Society Ltd. in the property bearing Chalta No. 93 & 98 of PTS No. 78 of Panaji, Tiswadi Taluka.

The Committee noted that the project proponent has sought for additional FAR and height for re-development of the existing society building which was constructed in the year 1977. The proposed re-development consists of 109 flats, 10 penthouse with basement and 2 stilt parking floors. The total plot area is 5208.25 m² and accessible by two existing 8.00 and 6.00 mts. wide road.

As per Outline Development Plan of Panaji-2011 the property under reference is earmarked as S1 zone having permissible FAR of 100 and permissible height of building as 15 mts.

The Committee noted that the project proponent has requested for additional FAR of 149 and additional height of 17.00 mts. The plans submitted by the applicant shows the utilization of 249 FAR.

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. Worldwide Resorts and Entertainment Pvt. Ltd. stands recommended by the Board.

Member Secretary was accordingly directed to forward the proposal as submitted by M/s. Worldwide Resorts and Entertainment Pvt. Ltd. for the approval of the Government, as required under the procedure prescribed.

“e) Proposal of Mr. Nitin Kenkre in the property bearing Sy. No. 119/1, Plot No. 36 of Calapur Village, Tiswadi Taluka.

The Committee noted that the project proponent has sought for additional FAR and height of their proposed project of residential cum commercial building comprising of 12 nos. of residential units and 1 shop in the property bearing Sy. No. 119/1, Plot No. 36 of Calapur Village. The total area of plot is 525.00 m² and accessible by 30.00 mts. wide existing road toward Southern side and 6.00 mts. wide road toward Eastern side. The Committee noted that earlier a project was approved with 80 FAR with building height of 11.5 mts. vide reference No. TIS/10162/CAL/TCP/2022/428 dated 17/03/2022.

As per Regional Plan for Goa the Village Calapur is having VP-II category with permissible FAR of 60 and permissible height as 9.00 mts.

The Committee noted that the project proponent has requested for additional FAR of 50 over and above earlier FAR of 80 permitted and additional height of 3.1 mts. over and above earlier permitted height of 11.5 mts.

At present project proponent has submitted the building plan with total FAR of 127 and total building height of 14.6 mts. The Committee noted that as per regulations based on the 6.00 mts. and 30.00 mts. wide existing road. The proposal for additional FAR can be permitted.

Considering enabling provision and having studied locational aspect, nature of development, used proposed and the merit of the case, the Committee recommended for grant of additional FAR of 47 and additional height of 3.1 mts.

The Committee recommended the above for purpose of placing the same before TCP Board for the 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. Nitin Kenkre stands recommended by the Board.

Member Secretary was accordingly directed to forward the proposal as submitted by Mr. Nitin Kenkre for the approval of the Government, as required under the procedure prescribed.

As per Regional Plan for Goa the Village Calapor is having VP-II category with permissible FAR of 60 and permissible height of 9.00 mts.

The Committee noted that the project proponent has requested for additional FAR of 70 over and above earlier permitted 80 FAR and additional height of 8.5 mts. over and above earlier permitted height of 11.5 mts. Project proponent has submitted the plan proposal building with total FAR of 150 and building height of 20.00 mts. The Committee noted that as per regulations based on 30.00 mts. and 6.00 mts. wide existing road, the proposal for additional FAR and building height can be permitted.

Considering enabling provision and having studied locational aspect, nature of development, used proposed and the merit of the case the Committee recommended for grant of additional FAR of 69 and additional height of 8.5 mts. over and above earlier permitted FAR of 80 and building height of 11.5 mts.

The Committee recommended the above for purpose of placing the same before TCP Board for the 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. Nitin Kenkre stands recommended by the Board.

Member Secretary was accordingly directed to forward the proposal as submitted by Mr. Nitin Kenkre for the approval of the Government, as required under the procedure prescribed.

"h) Proposal of M/s. Evergreen Villament LLP in the property bearing Sy. No. 185/4-B of Anjuna Village, Bardez Taluka.

The Committee noted that the project proponent has sought for additional FAR and height for their proposed project comprising of 110 apartments and 20 shops in the property bearing Sy. No. 185/4-B of Anjuna Village, Bardez Taluka. The total area of the property is 6015.00 m², accessible by 6.00 mts. wide existing road towards Northern side (proposed 15.00 mts. wide road) and 6.00 mts. wide road towards Western side.

As per Regional Plan for Goa the Village Anjuna is having VP-II category with permissible FAR of 60 and permissible height of 9.00 mts.

The Committee noted that the project proponent has requested for additional FAR of 40 and additional height of 6.00 mts. over and above permissible FAR of 60 and 9.00 mts. height. The Committee noted that the project proponent has submitted the plan of proposed building with 100 FAR and building height of 15.00 mts. The Committee noted that as per regulations based on the 6.00 mts. existing road only residential FAR can be granted.

Considering enabling provision and having studied locational aspect, nature of development, used proposed and the merit of the case the Committee recommended for grant of additional FAR of 40 and additional height of 6.00 mts.

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

Morambi-O-Pequeno Village, Tiswadi Taluka. The total plot area is 981.00 m² and accessible by 6.00 mts. wide road towards Eastern side.

As per Regional Plan for Goa the Village Morambi-O-Pequeno is having VP-I category with permissible FAR of 80 and permissible height as 11.5 mts.

The Committee noted that the project proponent has requested for additional FAR of 20 over and above the permissible FAR of 80. The Committee noted that as per regulations based on the 6.00 mts. wide road, the proposed addition of FAR can be permitted. Project proponent has not sought any additional height of building.

Considering enabling provision and having studied locational aspect, nature of development, used proposed and the merit of the case the Committee recommended for grant of additional FAR of 19.68.

The Committee recommended the above for purpose of placing the same before TCP Board for the 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. Ryan Bosco De Souza stands recommended by the Board.

Member Secretary was accordingly directed to forward the proposal as submitted by Mr. Ryan Bosco De Souza for the approval of the Government, as required under the procedure prescribed.

“k) Proposal of M/s. Keshava Kiyaan Realty LLP in the property bearing Sy. No. 370/1 Plot No. 22 of Socorro Village, Bardez Taluka.

The Committee noted that the project proponent has sought for additional FAR of their proposed project consisting of 8 nos. of residential unit in the property bearing Sy. No. 370/1 Plot No. 22 of Socorro Village, Bardez Taluka. The total plot area is 577.00 m² and accessible by 15.00 mts. wide road towards southern side and 8.00 mts. wide road towards Western side.

As per Regional Plan for Goa the Village Socorro is having VP-II category with permissible FAR of 60 and permissible height as 9.00 mts.

The Committee noted that the project proponent has requested for additional FAR of 20 over and above the permissible FAR of 60. The Committee noted that the total FAR will be 80. The project proponent has not sought any additional height of the building. The Committee noted that as per regulations based on 8.00 mts. & 15.00 mts. vide existing road, the proposed addition of FAR can be permitted.

Considering enabling provision and having studied locational aspect, nature of development, used proposed and the merit of the case the Committee recommended for grant of additional FAR of 19.28 over and above permissible Far of 60.

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

vide Order No. GPPDA/410/PAN/1053/2020 dated 20/03/2023. As per the inspection carried out it is brought to the notice that there are existing project building and residential villas in the plot as shown in the site plan.

As per Regional Plan for Goa the Village Panelim is having VP-I category with permissible FAR of 80 and permissible height of 11.5 mts.

The Committee noted that the project proponent has requested for additional FAR of 70 over and above earlier permitted 80 FAR and additional height of 9.5 mts. over and above earlier permitted height of 11.5 mts. The Project proponent has not submitted the detail building plan. However, an indicative site plan has submitted showing additional floor requirement to the existing and already approved building. The project proponent has proposed one additional floor (3rd floor) on existing building block A1 and A2 and additional 3 floors (5th, 6th & 7th floor) on approved building block B1 B2, B3, B4 ad Block C1, C2 and C3. The total FAR proposed is 129 and the total height of the building proposed is 21.00 mts. The total additional area proposed as per plans submitted is 18,007.58 m². The total built up area of the project is 1,00,839.47 m².

The Committee noted that as per regulations based on National Highway road access, the proposal for additional FAR and building height can be permitted.

Considering enabling provision and having studied locational aspect, nature of development, used proposed and the merit of the case the Committee recommended for grant of additional FAR of 49 and additional height of 9.5 mts. over and above earlier permitted FAR of 80 and building height of 11.5 mts.

The Committee recommended the above for purpose of placing the same before TCP Board for the 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 Naiknavare Construction Pvt. Ltd. stands recommended by the Board.

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

“n) Proposal of Shiroda Investment Pvt. Ltd. in the property bearing Chalta No. 70 of P.T. Sheet No. 84, Plot No. 18 & 19 of Miramar, Panaji.

The Committee noted that the project proponent has sought for additional FAR and height for their proposed construction of residential building consisting of basement and G + 8 floor and the atrium in the property bearing Chalta No. 70 of P.T. Sheet No. 84, Plot No. 18 & 19 of Miramar, Panaji. The total area of plot is 1403.00 m², accessible by 10.00 mts. wide road on eastern side and 15.00 mts. on southern side.

The Committee noted that as per ODP 2011 of Panaji property is earmarked as S2 Settlement zone with 80 FAR with permissible height of 11.5 mts. There exists a small structure within the property.

The Committee also noted that as per the SPR zone regulations the minimum provisions of access of 10.00 mts. Right of Way may be relaxed for proposal of re-development where there is no scope of expansion of existing road provided minimum 8.00 mts. access is available. However, Committee was of the opinion that this needs to be deliberated further by the Board.

The Committee recommended the above for purpose of placing the same before TCP Board for the 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 re-development to accommodate units. Considering the justification given, the Board decided to grant additional FAR of 200 and relaxation of height as applied for, thus making total permissible FAR as 300 and total permissible height as 40 mts.

As regards to relaxation of road width, the Board was of the opinion that the project being for re-development, the request as made need to be considered.

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 Mr. Joaquim S. Colaco, Represented by Chairman of Agnelo Co-operative Housing Society 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 Mr. Joaquim S. Colaco, Represented by Chairman of Agnelo Co-operative Housing Society Ltd. for the approval of the Government, as required under the procedure prescribed.