

194th Board Meeting Minutes held on 18/01/2024

TABLE IV

Sl. No	Name and Address	Ss. No.	Village/ Taluqa	Zone as per RP/ODP	Plot Area	FAR			Height					Total FAR Proposed as per proposal submitted (E)	Total built up area	Accessibility to the plot by road having R/W	Proposed details and requirements with use	Additional FAR recommended by the Committee (B-I)	Additional Height recommended by the Committee	Remarks	Decision of the TCP Board
						Permissible FAR (A)	Proposed FAR (B)	Additional FAR sought (A-B)	Permissible Height (C) in mtrs.	Proposed Height (D) in mtrs.	Additional Height sought (C-D) in mtrs.										
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)		
1	M/s. Construction	141/6	Polis de France / Bandra	Settlement Zone - VP-1	690.00 Sq.m	50	99.95	19.95	11.5	NA	NA	99.95	1302.55	6 m existing road which is proposed as 10.00 m on western side & 3 m towards Eastern Side.	The proposal is for residential building consist of Basement on still and lower ground floor and upper ground floor and residential units are proposed on upper ground floor. 1st floor, 2nd floor and 3rd floor. Earlier issued Technical Clearance Order vide No. TFC/1332/PDF/1 CP, 20.390 dated 24/01/2020 for construction of residential building and compound wall.	19.95	NA		The TCP Board provided through the application and recommended for grant of additional FAR and Height as requested.		
2	M/s. Royal Developers	102-A-1, 101-A & 101-B	Ajmera / Bandra	Settlement Zone (S-3R-3)	2603.00 Sq.m	60	160	40	9	14.50	5.50	92.55	3379.77	Existing 8 m wide road proposed 10 m wide road of way as per ODP.	Revised proposal involves converting still into commercial (hotel) to the previously approved hotel building 5th > 3 floors. Rev. G-41, Total Commercial 1	32.55	5.50		The TCP Board provided through the application and recommended for grant of additional FAR and Height as requested.		
3	M/s. Venkateshwar Realty & Infra Pvt. Ltd. Govt. through POA Holder Mr. Sandeep Karganekar	306/2	Calangute / Bandra	Settlement Zone - VP-1	1820.00 Sq.m	80	100	20	11.5	12.00	0.50	99.95	2506.63	6 m wide road towards western side from main road to a length of 32 m. Earlier issued Technical Clearance Order vide No. TFC/8485 C.A.L. TCP, 2023.7601 dated 01.09.2023 for construction of residential apartment building. 12.5 m having road as well as earnings width of building. Basement - 5th - 3 floors and swimming pool. As per revised plan area of the building will be Basement - 5th - 4 floors.		19.95	0.50		The TCP Board provided through the application and recommended for grant of additional FAR and Height as requested.		
4	M/s. Purple Aster Leisure Homes LLP	471/-A	Salvador-De-Mundo / Bandra	Settlement Zone - VP-2	1833.50 Sq.m	60 (FAR Commitment 80)	100	20	9m (FAR Commitment 11.5m)	15.00	3.5	95.95	(Built up area is not clear)	Existing 6 m wide road towards southern side. Being proposed 15m Right of Way as per RPO-2021.	Proposal involves for conversion of existing solution side addition 5th floor to hotel. A1, A2 and addition of Hotel 1 for car parking and 10th floor. Earlier issued plan was approved vide dttd 13.3.2023. Conversion of Project A1 Block, A2 Block-C & Block D, D2 Building.	15.95	3.5		The TCP Board provided through the application and recommended for grant of additional FAR and Height as requested.		
5	M/s. Evergreen Villantam LLP	183-A-B	Ajmera / Bandra	Settlement Zone - VP-2	6015.50 Sq.m	60 (Approved 100 in 2nd Meeting of P&C & Executive)	150	50	9 m (Approved 15 m in 2nd Meeting of Additional P&C & Executive)	14.9	-	149.95	14014.18	Accessible by existing 10 m wide road towards Northern side.	Proposal involves proposed construction of additional area of existing 3rd floor & proposed 4th floor in residential building.	50 Over and above earlier granted 40 FAR			The TCP Board provided through the application and recommended for grant of additional FAR and Height as requested.		
6	M/s. Parag Rao Nigam & M/s. Vigna Bhawan	1201 (129/0), Plot No 30	Coolim / Tiruvadi	Settlement Zone - VP-1	507.50 m.	50	100	20	11.5	NA	NA	99.95	555.55	Accessible by existing 10 m wide road towards Northern side.	Proposal involves proposed construction of additional area of existing 3rd floor & proposed 4th floor in residential building.	10.95	NA		The TCP Board provided through the application and recommended for grant of additional FAR and Height as requested.		

Sr. No.	Name and Address	Ss. No.	Village/ Taluka	Zone as per RTI/ODT	Plot Area	FAR			Height		Total FAR proposed as per plan	Total built up area	Accessibility to the plot by road having RTV	Proposed details and requirements with use	Additional FAR recommended by the Committee (BE)	Additional Height recommended by the Committee	Remarks	Decision of the TCP Board
						Permissible FAR (A)	Proposed FAR (B)	Additional FAR sought (A-B)	Permissible Height (C) in mtrs.	Proposed Height (D) in mtrs.	Additional Height sought (C-D) in mtrs.							
7	M/s Golden Globe Hotels Pvt. Ltd.	116/18 & 32	Nagjun/ Penam	Settlement Zone - VP-2	7099 Sq.m	60	260	1+0	9	23.95	14.95	193.4	29334.37	Plot is adjoining to existing 6m wide road leaving 25 m (AHD) consisting of 2+2 lanes. Eastern side Clearance is granted within permissible FAR 20.	20	0		The TCP Board pursued through the application and recommended for grant of additional FAR and Height as requested.
8	Goa Tourism Development Ltd	PT Sheet No. 104, 20A & 118/1, 10A, 10B, 10B-1, 2, 3, 4, 5	Panaji/ Teravadi	Public/ Semi-Public/ Govt. Institutional P	19697.00 Sq.m	100	300	200	15	40	25	229.06	68333.66	Accessible by existing 10 m road which is proposed as 30 m	120/06	25		The TCP Board pursued through the application and recommended for grant of additional FAR and Height as requested.
9	Goa Connect Properties Pvt. Ltd	PT Sheet No. 92/ Chaina No. 8	Misamor/ Panaji	Settlement Zone (S-3)	2179 sq.m	60	300	240	9	40	31	299.43	17358.82	Existing 7 m wide Road leaving 25 m (AHD) towards Eastern side and 4 m wide road towards Western side	239.43	31		The TCP Board pursued through the application and recommended for grant of additional FAR and Height as requested.
10	India Ocean World Pvt. Ltd.	2/201-D & 236/1-A	Talegaon/ Panaji	Settlement Zone (S-1 & S-2)	6650 sq.m	242/1-D (S-1) 100 & 236/1-A (S-2) 80	300	(S-1 = 300, (S-2 = 220)	242/1-D (S-1) 15 m & 236/1-A (S-2) 11.5 m	40	(S-1 = 250, (S-2 = 28.50)	287	32786.76	Ss. No. 242/1-D is accessible by 6 m wide road and not affected by 10.00 m wide proposed road	Overall FAR of 150 including permitted FAR	Overall Height of 24m		The TCP Board pursued through the application and recommended for grant of additional FAR and Height as requested.
11	Vanara Co-operative Housing Society Ltd.	PT Sheet No. 112/ Chaina No. 1-A	St. Inez/ Panaji	Commercial C-1 SPL	2585 sq.m	250	300	50	28	40	12	300		Build up area is not clear since road plan is not submitted	50	12		The TCP Board pursued through the application and recommended for grant of additional FAR and Height as requested.
12	Indrap Co-operative Housing Society	118/6	Talegaon/ Panaji	Commercial C-1	1945 sq.m	200	300	100	24	40	16	300		Build up area is not clear since road plan is not submitted	100	16		The TCP Board pursued through the application and recommended for grant of additional FAR and Height as requested.
13	M/s. Prakash Timbo	260/1-B	Talegaon/ Panaji	Settlement Zone S-1	3015 sq.m	100	300	200	15	32	17	299.93	14083.85	Accessible by road 20m wide and 10 m wide road	150	17		The TCP Board pursued through the application and recommended for grant of additional FAR and Height as requested.
14	M/s. Goa Real Estate and Construction Pvt. Ltd	1201, 122 & 99/2	Bambolim/ Teravadi	Partial Settlement Zone- VP-1 Development Zone	94011.60 Sq. m effective the area 67497.20 sq.m	80	120	40	11.5	13.00	3.50	102.93	72354.7 (Not Clear)	Plot is adjoining to existing 5m wide road having 12 m right of way towards Eastern side	Proposed is of additional FAR and Height to 3 Storey, therefore it was decided to inform applicants to apply before the other Committee			The TCP Board agreed to the recommendation of the Committee and directed to follow the procedure
15	M/s. Goa Real Estate and Construction Pvt. Ltd	314-D	Bambolim/ Teravadi	Settlement Zone- VP-1	3000 Sq. m	80	125	45	11.5	Height for Block-1 21.35m & Block-2 15.05m	Height for Block-1 19.65m & Block-2 13.55m	123.5	7261.61	Plot is adjoining to existing 25m (AHD) wide road towards Western side	23.5	9.55		The TCP Board pursued through the application and recommended for grant of additional FAR and Height as requested.

TABLE IV

Sr. No.	Name and Address	St. No.	Village/ Taluka	Zone as per RPODP	Plot Area	FAR			Height			Total FAR proposed as per plan	Total built up area	Accessibility to the plot by road having RTV	Proposed details and requirements with use	Additional FAR recommended by the Committee (B-E)	Additional Height recommended by the Committee	Remarks	Decision of the TCP Board
						Permissible FAR (A)	Proposed FAR (B)	Additional FAR sought (A-B)	Permissible Height (C) in mtrs.	Proposed Height (D) in mtrs.	Additional Height sought (C-D) in mtrs.								
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
16	M/s Ganu Real Estate and Construction Pvt. Ltd.	101/1 & 3	Bambolim Townad	Settlement Zone, VP-1	4836.00 Sq. m	50	139	70	11.5	13.30	3.80	128.29	9336.75	Plot is abutting to existing 10m wide road having 15 m right of way towards western side	Proposed involves amalgamation of plots and proposed construction of residential commercial building, swimming pool and compound wall	48.29	3.8	The TCP Board pursued through the application and recommended for grant of additional FAR and Height as requested	
17	M/s Ganu Real Estate and Construction Pvt. Ltd.	317/A, Plot No 2	Bambolim Townad	Settlement Zone, VP-1	6002.00 Sq. m	50	110	30	11.5	15.00	6.50	106	\$542.74	10 m road towards western side	Earlier said proposal was deferred for further study. Proposal consists of 9 nos. of retail stores and 2 nos. of restaurants	26	6.5	The TCP Board pursued through the application and recommended for grant of additional FAR and Height as requested	
18	M/s Creative Engineers and Contractors	1101/A	Calapur Townad	Settlement Zone, VP-2	554.00 Sq. m	60 (Per Committee 50.1)	150	70	9 (Per Committee 11.50)	15.00	3.50	149.42	2764.78	Plot is abutting to existing 8m wide road having 15 m right of way towards Northern and Southern side	Proposed involves for construction of residential building having 18 residential units	69.42	3.5	The TCP Board pursued through the application and recommended for grant of additional FAR and Height as requested	
19	Dr. Sandeep Dhanvelkar & Mihir Dhanvelkar	PT Sheet No 14/ Chalis No 50	Margao/ Sateste	Partly S1, Partly C2, Partly Orchard and Partly Institutional	8923 sq.m Effective Plot area is not clear	S-1 (100), C-2 (150), Institutional (100)	300	S-1 (200), C-2 (150), Institutional (200)	S-1 (150m), C-2 (20.50m), Institutional (15m)	40.00	S-1 (25m), C-2 (19.50m), Institutional (25m)	300	2676 (Built up area is not clear since plan is not submitted)	5 m wide Road	The applicant has not submitted the detailed plans of the project and detailed area of each zone is not provided	Approved for overall FAR of 150 including permitted FAR as per ODP	Approved for overall height of 29.50 including permitted FAR as per ODP	The TCP Board pursued through the application and recommended for grant of additional FAR and Height as requested	
20	Dr. Sandeep Dhanvelkar & Mihir Dhanvelkar	PT Sheet No. 23/ Chalis No 31	Margao/ Sateste	Partly S1, Partly C2, Partly Orchard and Partly Institutional	1142 sq. m Effective Plot area is not clear	S-1 (100), C-2 (150), Institutional (100)	300	S-1 (200), C-2 (150), Institutional (200)	S-1 (150m), C-2 (20.50m), Institutional (15m)	30.00	S-1 (25m), C-2 (19.50m), Institutional (25m)	300	9426 (Built up area is not clear since plan is not submitted)	8 m wide Road	The applicant has not submitted the detailed plans of the project and detailed area of each zone is not provided	Approved for overall FAR of 150 including permitted FAR as per ODP	Approved for overall height of 29.50 including permitted FAR as per ODP	The TCP Board pursued through the application and recommended for grant of additional FAR and Height as requested	
21	Mardian Estate Pvt. Ltd.	2491/A1	Talegoa/ Panaji	C1	1179.00 Sq. m	200	300	100	24	32.00	8.00	300		Accessible by tar road having a width of 10 m and 30 m wide road	The applicant has not submitted the detailed plans of the project	100	6	The TCP Board pursued through the application and recommended for grant of additional FAR and Height as requested	
22	Mr. Pandurang Timbio and Mr. Prakash Ganadas Timbio	PT Sheet No 243/ Chalis No 26	Margao/ Sateste	Partly S-1, Partly C2	5455 sq. m	S-1 (100), C-2 (150)	300	S-1 (200), C-2 (150)	C-1 (15m), C-2 (20.50m)	40.00	S-1 (25m), C-2 (19.50m)	300		20 m wide Road	The applicant has not submitted the detailed plans of the project and detailed area of each zone is not provided	Approved for overall FAR of 300 including permitted FAR as per ODP	25	The TCP Board pursued through the application and recommended for grant of additional FAR and Height as requested	
23	Rajdeep Builders	PT Sheet No 164/ Chalis No 2	Panaji/ Talega	C1	534 sq.m	200	250	30	24	40.00	16.00	250		Accessible by 10 m wide road	The applicant has not submitted the detailed plans of the project	100	16	The TCP Board pursued through the application and recommended for grant of additional FAR and Height as requested	

Sr No	Name and Address	Sq. No.	Village/ Taluka	Zone as per RPODP	Plot Area	FAR			Height			Total FAR proposed as per plan	1 test built up area (Built up area is not distance plan is not submitted)	Accessability to the plot by road having 10m wide road	Proposed details and requirements with detailed plans of the project	Additional FAR recommended by the Committee (D-2)	Additional Height recommended by the Committee	Remarks	Decision of the TCP Board
						Permissible FAR (A)	Proposed FAR (B)	Additional FAR (A-B)	Permissible Height (C) in mtrs.	Proposed Height (D) in mtrs.	Additional Height (D-C) in mtrs.								
24	Mt. Yegonda G Shindekar	PT Sheet No 617/ Chas No 16063 177 & PT Sheet No 627 Chas No 7 to 10	Panaji Talwadi	C1	1679 sq.m & 197 sq.m	200	300	100	24	40.00	16.00	300		Accessible by 30 m wide road	The applicant has not submitted the detailed plans of the project	100	16		The TCP Board passed through the application and recommended for grant of additional FAR and Height as requested.
25	M/s Alcon Developers	10/3	Chumbol Talwadi	Settlement Zone, VP-1	2515.00 Sq.m	80	200	120	11.5	25.00	16.50	199.95	9920.43	Accessable by existing 7 m wide road which is right of way towards Northern side.	Proposed involves construction of residential commercial building revised plan	20	3.5		The TCP Board passed through the application and recommended for grant of additional FAR and Height as requested.
26	Wbas Co-operative Housing Society	PT Sheet No 664/ Chas No. 11 & 11 B	Panaji Talwadi	C1	937.00 Sq.m	200	250	50	24	30.00	6.00	250	3392	Accessable by 20 m wide road	As per the development plan submitted the building proposed consist of ground floor, typical 1st to 9th floor	30	6		The TCP Board passed through the application and recommended for grant of additional FAR and Height as requested.
27	M/s Lotus Property Developers	6717	Plume Beto22	Settlement Zone, VP-1	1000.00 Sq.m	50	150	70	11.5	29.50	9.00	150	2175.02 (Built up area is not clear)	Accessable by existing 15 m wide road which is proposed as 45 m wide right of way (NH) as per RPO-2021	Revised proposal involves construction of commercial building having lower & upper basement, ground, 1st, 2nd, 3rd, 4th & 5th floor	20	3.5		The TCP Board passed through the application and recommended for grant of additional FAR and Height as requested.
28	M/S S.F Builders Co	3810-A	Olum Salcete	Settlement Zone, VP-2	1485.00 Sq.m	60	79.94	19.94	9	11.50	2.50	79.94	1978.1	0 m wide right of way	Proposed is for restoration of residential building, swimming pool and proposed addition of 3rd floor	19.94	2.5		The TCP Board passed through the application and recommended for grant of additional FAR and Height as requested.
29	M/s Alton D'Cruz	29/4	Banolim / Salcete	Settlement Zone, VP-2	11,358.15 Sq.m	60 (Part 79.1)	82.15	2.15	9 (Part 11.50)	12.00	0.50	82.15	8907.62	6 m . Proposed as 10.00 m as per RPO - 2021	Applicant had proposed additional floor. Proposed is for building 4 was previously approved as part Commercial and part residential is proposed as Commercial Hotel Block C	31.5	0.5		The TCP Board passed through the application and recommended for grant of additional FAR and Height as requested.
30	M/s Usha Vinod Thakkar	99/1	Narves Salcete	Settlement Zone, VP-2	3125.00 Sq.m	60	80	20	9	11.50	2.50	80	4325.5	Existing 5 m wide road which is proposed as 15.00m as per RPO-2021	Proposed consist of 10 residential flats on third floor as additional floor area	20	2.5		The TCP Board passed through the application and recommended for grant of additional FAR and Height as requested.
31	M/s Clint Ivan Fransquino Da Barros	592 B, 2 F & part of Colva Salcete		Settlement Zone, VP-2	1820.00 Sq.m	60	50	20	9	11.50	2.50	79.95	2167	Existing 8 m wide internal road	Applicant had proposed Rectang Building consisting of ground upper 3 floors Earlier Technical Clearance was issued for proposed amplification of plots and construction of Residential Building, swimming pool & compound wall	19.95	2.5		The TCP Board passed through the application and recommended for grant of additional FAR and Height as requested.
32	M/s Neral Antao & M/s Reena Savia Amino	229/7	Camara Salcete	Settlement Zone, VP-2	1075.00 Sq.m Effective Plot area 1803.00 Sq.m	60	50	20	9	11.50	2.50	79.95	1540.96	25.00 m wide road as per RPO-2021	The proposal is for Construction of additional floor 2nd floor consists of 3 residential flat Earlier G-1 has been already carried out on site	19.95	2.5		The TCP Board passed through the application and recommended for grant of additional FAR and Height as requested.

Sr. No.	Name and Address	Sy. No.	Village/ Taluk	Zone as per R/O/DP	Plot Area	FAIR			Height			Total FAR proposed as per plan submitted (E)	Total built up area	Accessibility to the plot by road having R/W	Proposed details and requirements with use	Additional FAR recommended by the Committee (B-E)	Additional Height recommended by the Committee	Remarks	Decision of the TCP Board
						Permissible FAIR (A)	Proposed FAIR (B)	Additional FAIR sought (A-B)	Permissible Height (C) in mtrs.	Proposed Height (D) in mtrs.	Additional Height sought (C-D) in mtrs.								
33	Mt. Ramchandn J Prabhu & Smitu R. Prabhu	PT. Sheet No. 19/ Chaita No. 71	Panaji/ Tiswadi	C-1	17250.00 Sq.m	200	300	100	24	40.00	16.00	300	(Built up area is not clear since plan is not submitted)	Existing 28 m, which is proposed as 30m	The applicant has not submitted the detailed plans of the project	100	16		The TCP Board perused through the application and recommended for grant of additional FAR and Height as requested
34	Devendrayal Nagan/ Sahakar Palsunashah Wargadi	108/9, 10, 11, 12 & 2(P)	Bicholim/Bicheim	M-2	520 Sq.m	100	162.69	62.69	15	Nil	Nil	162.69	846	Existing road having width of 10 m, which is proposed 15m right of way. The said road is having 25 m right of way as per R/O/DP 2021	Revised proposal is for construction Commercial building having ground + 3 upper floors.	62.69	Nil	The TCP Board perused through the application and noted that relaxation to additional FAR and Height coverage and setbacks to be granted the relaxation to be decided by the TCP Board as this is not the mandate of the Committee.	
35	Sociedade Ds. Fomento Industrial P/Ltd	PT. Sheet No. 131/ Chaita No. 13-B	Panaji/ Tiswadi	S-1 as per ODP- 2028 Panaji	1028.00 Sq.m	100	300	200	15	40.00	25.00	300	(Built up area is not clear since plan is not submitted)	Accessible by 15.00m road	The applicant has not submitted the detailed plans of the project	200	25		The TCP Board perused through the application and recommended for grant of additional FAR and Height as requested
36	Sammit Wagle	PT. Sheet No. 136/ Chaita No. 11-A	Panaji/ Tiswadi	S-1 as per ODP- 2011 Panaji	780.00 Sq.m	100	300	200	15	32.00	17	300	2340 + Additional FAR free Areas	Accessible by existing 15m in width, proposed as 15m as per ODP 2011	The applicant has not submitted the detailed plans of the project.	200	17		The TCP Board perused through the application and recommended for grant of additional FAR and Height as requested.
37	Sammit Wagle	PT. Sheet No. 106/ Chaita No. 32,33,34,35,36	Panaji/ Tiswadi	S-1 as per ODP- 2011 Panaji	1000.00 Sq.m	100	300	200	15	32.00	17	300	3000 + Additional FAR free Areas	Accessible by existing 10m in width, proposed as 20m as per ODP 2011	The applicant has not submitted the detailed plans of the project	200	17		The TCP Board perused through the application and recommended for grant of additional FAR and Height as requested.
38	Sammit Wagle	PT. Sheet No. 120/ Chaita No. 60	Panaji/ Tiswadi	S-2 as per ODP- 2011 Panaji	1008.00 Sq.m	80	300	220	11.5	32.00	20.50	300	3024 + Additional FAR free Areas	Accessible by existing 10m in width, proposed as 15m as per ODP 2011	The applicant has not submitted the detailed plans of the project	220	20.5		The TCP Board perused through the application and recommended for grant of additional FAR and Height as requested.

