

MINUTES OF 2ND MEETING OF THE COMMITTEE CONSTITUTED VIDE NOTIFICATION DATED 31/10/2023 FOR SCRUTINIZING, VERIFICATION AND EXAMINATION OF THE PROPOSAL RECEIVED FOR ADDITIONAL HEIGHT AND FAR HELD ON 07/12/2023 AT 3.30 P.M. IN CONFERENCE HALL OF TOWN & COUNTRY PLANNING DEPARTMENT, PANAJI-GOA

The following members were present for meeting:

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| 1. | Shri. Rajesh J. Naik
Chief Town Planner (Planning) | ---- | Chairman |
| 2. | Shri. Paresh Gaitonde | ---- | Member |
| 3. | Shri. Rajeev Sukhthankar | ---- | Member |
| 4. | Arch. Gayle Araujo | ---- | Member |
| 5. | Ms. Vertika Dagur | ---- | Member |
| 6. | Shri. Vinod Kumar Chandra | ---- | Member Secretary |

Item No. 1: Confirmation of Minutes of 1st meeting of the Committee Constituted Vide Notification dated 31/10/2023 for scrutinizing, verification and examination of the proposal received for Additional Height and FAR, held on 16/11/2023.

The Member Secretary informed that minutes of the 1st meeting of the Committee Constituted Vide Notification dated 31/10/2023 for scrutinizing, verification and examination of the proposal received for Additional Height and FAR held on 16/11/2023 were circulated to all the members. Since no comments/suggestions were received from any of the members. The Committee after brief discussion confirmed the same.

Item No. 2: Cases for scrutiny, verification and recommendation of Committee received as per Notification dated 31/10/2023, for recommendation to the Town & Country Planning Board.

Member Secretary placed before the committee, the applications received for additional FAR and height as per the amended provision of the regulations. The decision on each case is as under:

1) 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 of 3.00 mts. in addition to the permissible 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.

2) 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.

3) 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 Committee noted that for the re-development of project the road requirement of 10.00 mts. right of way may be relaxed upto 8.00 mts. if there is no scope of expansion of existing road. In the present case the Committee members noted that as per the report of PDA the expansion to existing 8.00 mts. & 6.00 mts. wide road is not possible as there are many building around same line.

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 150 and additional height of 15.00 mts.

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

4) Proposal of M/s. Worldwide Resorts and Entertainment Pvt. Ltd. in the property bearing Sy. No. 14/1 & 2, 15/1, 16/1, 17/1, 2 & 3, 18/1, 19/1, 2 & 3, 20/1, 2 & 3, 21/1 to 8, 31/1 & 35/1, Plot No. 358 of Bambolim Village, Tiswadi Taluka.

The Committee noted that the project proponent has sought for additional FAR and height for construction of commercial building consisting of 281 rooms hotel and swimming pool in the sub-divided plot No. 358. The Department has earlier approved the project as per the prevailing rules and regulations vide reference No. TIS/10275/BAM/TCP/2022/1135 dated 04/07/2022. The total plot area is 6678.00 m², accessible by existing 8.00 mts. wide road towards Eastern side and 20.00 mts. road towards Southern side.

As per Regional Plan for Goa the Village Bambolim is having VP-I category with permissible FAR of 80 and permissible height as 11.5 mts. Earlier the project was approved with 80 FAR & 11.50 mts. height consisting of two basement, stilt floor, first, second, third & fourth floor for hotel rooms.

The Committee noted that the project proponent has requested for additional FAR of 120, over and above the existing 80 FAR and additional height of 14.00 mts. over and above the existing height of 11.50 mts. Therefore a total FAR proposed building is 200 and the total height of the building proposed is 25.5 mts.

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 119 and additional height of 14.00 mts.

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

5) Proposal of Mr. Nitin Kenkre in the property bearing Sy. No. 119/1, Plot No. 36 of Calapor 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 Calapor 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.

6) Proposal of Mr. Nitin Kenkre in the property bearing Sy. No. 119/1 Plot No. 1 & 2 of Calapor Village, Tiswadi Taluka.

The Committee noted that the project proponent has sought additional FAR and height for their proposed project (revised plan) of commercial building comprising of 1 automobile showroom and 7 offices in the property bearing Sy. No. 119/1 Plot No. 1 & 2 of Calapor Village, Tiswadi Taluka. The total area is 1212.50 m², accessible by existing 30.00mts. wide road. The Committee noted that earlier a project was approved with 80 FAR and 11.5 mts. height vide reference No. TIS/8199/CAL/TCP/19/651 dated 27/03/2019.

As per Regional Plan for Goa the Village Calapor 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 earlier permitted 80 FAR. The project proponent has not sought any additional height for their proposed building. Applicant has submitted the plan for proposed building with 95.29 FAR. The Committee noted that as per regulations based on 30.00mts. 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 15.29 over and above earlier approved 80 FAR.

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

7) Proposal of Mr. Nitin Kenkre in the property bearing Sy. No. 119/1 Plot No. 32, 33, 34 & 35 of Calapor Village, Tiswadi Taluka.

The Committee noted that the project proponent has sought for additional FAR and height of their proposed project of hotel building comprising of 100 rooms, Restaurant, Kitchen, Reception, Café, Administrative Office and Health Club in the property bearing Sy. No. 119/1 Plot No. 32, 33, 34 & 35 of Calapor Village, Tiswadi Taluka. The total area of plot is 2360.00 m², accessible by 30.00 mts. wide existing road towards Eastern side and 6.00 mts. wide road toward Southern and Western side.

The Committee noted that earlier a project was approved with 80 FAR and with 11.5 mts. height of the building vide reference No. TIS/10162/CAL/TCP/2022/428 dated 17/03/2022.

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.

8) 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.

9) Proposal of Mr. Ryan Bosco De Souza in the property bearing Sy. No. 9/2, Plot No. A of Morambi-O-Pequeno Village, Tiswadi Taluka.

The Committee noted that the project proponent has sought for additional FAR for their proposed project consisting of 2 nos. of residential villas and 14 nos. of residential units in the property bearing Sy. No. 9/2, Plot No. A of Morambi-O-Pequeno Village, Tiswadi Taluka. The total plot area is 908.00 m², accessible by 6.00 mts. wide road towards Western side and 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. The Committee

noted that as per regulations based on the 6.00 mts. wide road, the proposed addition of FAR can be permitted. Committee also noted that project proponent has not sought and 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 the grant of additional FAR of 19.78 over and above permissible FAR of 80.

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

10) Proposal of Mr. Ryan Bosco De Souza in the property bearing Sy. No. 9/2, Plot No. B of Morambi-O-Pequeno Village, Tiswadi Taluka.

The Committee noted that the project proponent has sought for additional FAR for their proposed project consisting of 2 nos. of studio apartments and 14 nos. of residential units in the property bearing Sy. No. 9/2, Plot No. B of 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.

11) 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. wide 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.

12) Proposal of Sky Developers in the property bearing Sy. No. 20/6 & 6A of Corlim Village, Tiswadi Taluka.

The Committee noted that the project proponent has sought for additional FAR for their proposed project consisting of 6 shops and 15 nos. of residential units in the property bearing Sy. No. 20/6 & 6A of Corlim Village, Tiswadi Taluka. The total plot area is 1400.00 m² and accessible by 13.00 mts. wide road.

As per Regional Plan for Goa the Village Corlim 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 the total FAR will be 100. The project proponent has not proposed for any additional height. The Committee observed that additional FAR of only 20 is sought by the applicant and the proposal meets the general requirement of availability of wide access and the locational aspect and therefore recommended the proposal. For additional FAR of 16.74.

13) Proposal of M/s. Goan Real Estate & Constructions Pvt. Ltd. in the property bearing Sy. No. 31/1-A, Plot No. 2 of Bambolim Village, Tiswadi Taluka.

The Committee noted that the project proponent has sought for additional FAR and height for the proposed construction of commercial building consisting of 9 nos. of retail stores and 2 restaurants in the property bearing Sy. No. 31/1-A, Plot No. 2 of Bambolim Village, Tiswadi Taluka. The total plot area is 6002.00 m², accessible by 10.00 mts. wide road towards Western side.

As per Regional Plan for Goa the Village Bambolim 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 30 over and above the permissible FAR of 80 of FAR. The Committee noted that the total FAR will be 110 and the project proponent has submitted plan proposal with 106 FAR with no additional height. The Committee noted that as per regulations based on the 10.00 mts. road, the proposed addition of FAR can be permitted. The Committee noted that the proposed project required to be studied further and therefore decided to deffer the same.”

14) Proposal of Mr. Anish P. Kamat in the property bearing Sy. No. 26/2, Plot No. E-1, E-2, E-3 & E-4 of Corlim Village, Tiswadi Taluka.

The Committee noted that the project proponent has sought for additional FAR and height for their proposed project consisting of 10 shops and 19 nos. of residential units in the amalgamated plot bearing plot No. E-

1, E-2, E-3 & E-4 in the property bearing Sy. No. 26/2, Plot No. E-1, E-2, E-3 & E-4 of Corlim Village, Tiswadi Taluka. The total plot area of amalgamated plot is 1531.00 m² and accessible by existing 15.00 mts. wide road towards Western side and 10.00 mts. wide road towards Northern side. As per Regional Plan for Goa the Village Corlim 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 the total FAR will be 100 and no additional height of the building is sought.

The Committee noted amalgamated plot needs to be checked at that the proposed project required to be studied further and therefore decided to reject the same.

15) Proposal of M/s Naiknavare Construction Pvt. Ltd. in the property bearing Sy. No. 13/1-C of Panelim Village, Tiswadi Taluka.

The Committee noted that the project proponent has sought for additional FAR and height for extension to the existing building and earlier approved building in the property bearing Sy. No. 13/1-C of Panelim Village, Tiswadi Taluka. The total area of plot is 36,297.00 m², accessible by 45.00 mts. wide National Highway road.

The Committee noted that earlier a project was approved with 80 FAR and with 11.5 mts. height of the building vide reference No. TIS/6697/Panelim/TCP/18/164 dated 07/02/2018. Subsequently the project proponent also obtained revised development permission by Greater Panaji PDA 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 and 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.

16) 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 noted that the project proponent has submitted the plans with proposed FAR of 199.39 and building height proposed is 24.00

mts. Therefore, the proposed additional FAR is 120 and proposed additional height of the building 12.5 mts.

The Committee noted that as per regulations based on 10 mts. and 15 mts. wide 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 119.39 and additional height of 12.5 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.

17) Proposal of Mr. Joaquim S. Colaco, Represented by Chairman of Agnelo Co-operative Housing Society Ltd. in the property bearing Chalta No. 66/1 and 66/2 of P.T. Sheet No. 149 of Caranzalem, Panaji, Tiswadi Taluka.

The Committee noted that the project proponent has sought for additional FAR and height for their proposed re-construction of their society building consisting of 5 building blocks of G + 2 floor in the property bearing Chalta No. 66/1 and 66/2 of P.T. Sheet No. 149 of Caranzalem, Panaji, Tiswadi Taluka. The total area of property is 4116.00 m², accessible by 2 existing roads of 8.00 mts. towards southern side and 6 mts. wide towards northern side.

The Committee noted that as per ODP 2011 of Panaji property is earmarked as S1 Settlement zone with 100 FAR with permissible height of 15.00 mts.

The Committee noted that the project proponent has submitted the proposal with the request to grant proposed FAR of 300 and building height proposed is 40.00 mts. Therefore, the proposed additional FAR is 200 and proposed additional height of the building will be 28.5 mts.

The Committee noted that as per regulations the minimum required road incase of 300 FAR is 10.00 mts.

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 100 and additional height of 9.00 mts. over and above permitted FAR of 100 and building height of 15.00 mts., thus making total permissible FAR as 200 and maximum permissible height as 24.00 mts.

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.

Item No. 3: Any other matter.