

Outward No. 29/8/TCP/2018(pt.file)/645 dated 06/04/2018

ORDER

Read Order No. 29/8/TCP/2018(Pt file)/602 dated 28/03/2018.

In pursuance to the Order read at preamble, following directions are hereby issued for processing the application for building construction and land development. Applications falling in Settlement zones and other developable zones of Regional Plan for Goa-2021, but not falling under developable zones of Regional Plan for Goa-2001, within the ambit of Order dated 28/03/2018, shall be dealt and cleared at the level/hierarchy as per the table below:

Category I	Category II	Category III	Category IV
Taluka level/Town Planner/Dy. Town Planner	District level/Senior Town Planner	CTP (Planning)	Government
For issue of technical Clearance single family dwelling unit upto a total built up area of 250m ² , and recommendation of conversion of use of land under LRC for area commensurate to the consumed Coverage/FAR.	For issue of technical Clearance maximum two (2) dwelling units upto a total built up area of 500m ² , or single family dwelling unit of equivalent built up area and recommendation of conversion of use of land under LRC for area commensurate to	For issue of technical Clearance i) Maximum four (4) dwelling units upto a total built up area of 800m ² or single family dwelling unit of equivalent built up area. ii) Land development (Plotted development) upto 4,000m ² in area. iii) Recommendation of conversion of use	For issue of technical Clearance anything above the category III and all applications for Commercial, Industrial and Institutional projects irrespective of area, upto an built up area of 2,000m ² . Any projects more

	the consumed Coverage/FAR.	of land under LRC for area commensurate to the consumed Coverage/FAR.	than 2,000m ² built up area and plotted development more than 4,000m ² area will have to be recommended by a Committee to be constituted, comprising of technical members from IIA, IEI and ITPI.
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I. The following guidelines are to be taken into account and recorded in the file while processing application besides verifying the permissibility of the proposal under Goa Land Development and Building Construction Regulations, 2010.

- 1) Access conditions shall be in conformity with the said Regulations, 2010.
- 2) Plot shall be strictly within the permissible slope and shall not be low lying nature. Land falling within permissible slopes i.e. from 1:10 gradient to 1:4 gradient, permission under Section 17-A of the Act has to be obtained simultaneously while considering the application from Technical Clearance. Similarly, if low lying areas falling in the Settlement zone are considered for development, simultaneous clearance under Section 17-A of the Act shall be insisted.
- 3) In case of cutting of trees are involved, the location of the construction has to be shifted to avoid felling of trees. And, if felling of trees cannot be avoided, provisions of Goa Preservation of Trees Act shall be fulfilled and site for compensatory planting of trees @ double the trees that would be felled shall be identified and shown in the site plan.

- 4) Areas to be considered shall be in continuity to Settlement areas and having Settlement character. Any land in isolation and away from Settlement areas or illegal houses shown under Settlement zone shall not be considered at the level specified at categories I, II, II and shall be submitted to Government with due recommendation for decision.

II. Further the properties as referred hereunder shall not be considered for clearance even if they fall under Settlement zone or other developable zones as per Regulation 2021.

“Areas such as low lying paddy fields, water body, khazan land, flood prone area, tenanted agricultural areas, land having slopes more than 25%, forest land including private forest areas, land falling in the buffer zone of Wild Life Sanctuaries (without the prior permission of Forest Department) and No Development Zone as per CRZ notification (without prior permission of GCZMA).”

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(J. Ashok Kumar, IAS)
Secretary (TCP)