

# **BRIEF ON PLANNING & DEVELOPMENT AUTHORITY**

## **1. INTRODUCTION**

1. Planning & Development Authority means “Any Planning & Development Authority” constituted under the Goa Town & Country Planning Act & Rules of 1974 there under.
2. Whereas the Town Country Planning Department of Govt. of Goa aims at defining & regulating the growth of development for a better living environment in the State of Goa, the Planning & Development Authorities are constituted under the Goa T.C.P. Act of 1974, which cover certain portion of Talukas of Goa, as directed by the Govt. of Goa under Section 18 of “Goa Town & Country Planning Act 1974 & Rules framed there under.

## **2. DECLARATION OF PLANNING AREAS & CONSTITUTION OF PDA’S IN GOA UNDER SEC. 20 OF GOA T.C.P. ACT 1974.**

**A.** As on date, there are only three Planning & Development Authorities constituted by the Goa Govt., namely:

1. **North Goa Planning & Development Authority**
2. **South Goa Planning & Development Authority**
3. **Mormugao Goa Planning & Development Authority**

### **B. THE OFFICE & THE ADDRESS OF EACH ONE OF THE ABOVE AUTHORITIES ARE AS FOLLOWS:**

1. **North Goa Planning & Development Authority.**  
Archidiocese Bldg., 1<sup>st</sup> floor, Mala link Road, Panaji – Goa.
2. **South Goa Planning & Development Authority.**  
Osia Complex, 4<sup>th</sup> Floor, Near KTC Bus Terminus, Margao – Goa.
3. **Mormugao Goa Planning & Development Authority.**  
Commerce Centre, IInd Floor, near New Municipal Market, Vasco-da-gama.

**C. THE AREAS OF TOWN / VILLAGES COVERED BY EACH OF THE ABOVE PDA'S ARE AS BELOW:**

**1. Areas covered by North Goa PDA**

Panjim Planning Area: under Panaji Municipal Corporation or Corporation of City of Panaji and revenue village of Taleigao.

**2. Area covered by South Goa PDA**

Margao Planning Area comprising of Margao Municipal Council and Ponda Planning Area.

**3. Area covered by Mormugao PDA**

Vasco-Da-Gama Planning Area comprising of the areas of Vasco Municipal Council Area and revenue villages of Mormugao Taluka namely, Chicalim, Chicolna, Dabolim, Sancoale & Issorcim village areas.

**(TIP: The above areas have been declared by Govt of Goa vide Notification 4-5-2-84-UDD (part)/05/2737 published in O. Gazette).**

**3. MAJOR FUNCTIONS & POWERS OF THE PLANNING & DEVELOPMENT AUTHORITY**

**A. Basic Functions**

Subject to the Provisions of Town & Country Planning Act & Rules framed there under & subject to any directions the Govt. may give from time to time, the Functions & Powers of every P.D.A. shall be:

1. To prepare an existing land use map and register showing present land use.

2. To prepare an Outline Development Plan.

(Every Planning and Development Authority shall as soon as may be, and not later than one year from the date of its constitution or appointment, as the case may be, prepare, after consultation with the concerned local authority or authorities, if any, an Outline Development Plan for the planning area within its jurisdiction and submit it to the Government, through the TCP Board for approval).

3. To prepare a Comprehensive Dev. Plan.

4. To prepare & prescribe uses of land within its area.
5. To prepare schemes of development & undertake their implementation.
6. To regulate the development under section 44 of Town & Country Planning Act 1974 by the concerned PDA as per the provisions made under the Act & rules there under and Development Plan followed for the area.
7. To levy, development fees & prohibit development without payment of development charge and without permission as per section 43 of the T & C. P Act 1974.
8. To remove unauthorized development as per the provisions of section 52 of the Town & Country Planning act 1974.
9. To stop unauthorized development as per the provision of section 53 of Town & Country Planning Act 1974 (Provided no such permission shall be necessary for carrying out changes which do not materially affect the external appearance, volume, light & ventilation of the existing building) and works of Central or any Govt. or any local Authority requiring maintenance or improvement etc. subject to, other provisions of the Act.

**B. Powers of Planning & Development Authorities**

1. Whereas the Town & Country Planning Department is advisory to the Village Panchayats, Municipal Councils for the whole State of Goa, each Planning & Development Authority has full mandatory powers over the areas so declared as Planning Areas under the Goa Town & Country Planning Act 1974 and areas under the jurisdiction of that particular P.D.A.
2. Every Planning & Development Authority in consultation with concerned local Authority or Authorities, if any, prepare an Outline Development Plan for the Planning Area within its jurisdiction and follow the procedure as prescribed under the Goa T.C. P Act 1974).
3. Preparation of ODP's and CDP's, in consultation with local authority/ authorities.

**C. Other Functions of Planning & Development Authorities**

Besides preparation & follow up of ODP's of the areas within the jurisdiction of each PDA, the other major functions of each PDA may be listed as follows (as specified under the TCP Act 1974).

1. Carry out special surveys of those areas in which the concerned PDA wants to execute a Town Planning Scheme.
2. Acquire lands for the development purposes including disposal of plots within the acquired lands.
3. Stop unauthorized development.
4. Obligation to acquire Lands under section 47, where any person gets aggrieved by an order of PDA (when permission for development is refused) after proper procedure.
5. Each PDA so constituted shall have powers to make rules & regulations pertaining to the planning & development of area, so included in the planning areas.
6. Traffic circulation plans.
7. Any construction works.

**D. Levy of Development charge**

Under section 43 & 100 of Chapters VII and IX of Goa T.C.P Act 1974 respectively, every Planning & Development Authority, besides having powers to acquire, hold & dispose of property both movable & immovable & to contract, shall levy the development charges as approved under the law.

**4. ROLE OF PLANNING & DEVELOPMENT AUTHORITY**

The word "Planning & Development Authority" denotes Planning control & development of the area over which the said declared "Authority" has a jurisdiction.

The basic objectives of the said Authority are:

1. To perform all the functions assigned to such Authorities under this Act.
2. To exercise control and to regulate the development.

3. To take up all the new schemes for the benefit of the public occupying the said areas in particular.
4. Any other function not covered under any provision of the Act but as directed by the Government.
5. To improve the life & living of the people covered by the planning area over a period of years.
6. To promote any scheme for the improvement and planned development of the area under its jurisdiction.

**5. CONSTITUTION OF PLANNING & DEVELOPMENT AUTHORITY**

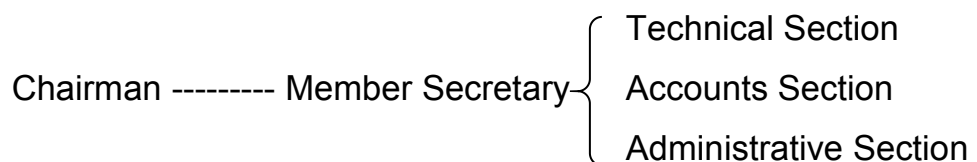
1. As soon as may be, after the declaration of the planning area, the Govt. in consultation with the Goa Town & Country Planning Board, may by notification, constitute in respect of that area an Authority to be called as “ Planning & Development Authority”. of that area for the purpose of performing the functions assigned to PDAs under TCP Act.  
Every Planning and Development Authority constituted under sub-section (1) shall be a Body corporate by the name aforesaid having perpetual succession and a common seal with powers to acquire, hold and dispose of property both movable and immovable, and to contract, and shall by the said name sue and be used.
2. Under section 20 (3), Constitution of each PDA so formed by Govt. is clearly spelt as follows:
  - i) A Chairman to be appointed by the Govt.
  - ii) Three other members, two of whom shall be appointed by the Govt. in consultation with the Board.  
(vide amendment dt. 27-11-1992.
3. The Govt. if it thinks fit, appoint one of the members as PDA's as Vice Chairman.

4. All the Members of Legislative Assembly representing that planning area.
5. Representatives of the local Authorities as the Govt. may consider.
6. The Term of office and conditions of service of Chairman & Vice Chairman & other Members of PDA (other than the Town Planning Officer/ Member Secretary of PDA) shall be such, as may be prescribed by the Govt.
7. Any vacancy in the membership of PDA shall be filled by fresh appointment by the Govt. & shall hold office only for as long as in whose place, he is appointed or nominated, would have held office of the vacancy has not occurred.

## 6. **ORGANISATION (SET UP & MANPOWER)**

As on date, there are three Planning & Development Authorities existing in Goa & Member Secretaries of each PDA are already nominated by the Govt. in consultation with the Chief Town Planner of the Goa State. All the offices are headed by an officer namely Member Secretary who acts on himself and, or, under the directions of the Chairman.

### **BASIC ORGANIZATION CHART**



Each of the above sections has a Head under whom different other persons work. All the Heads of the above sections are responsible by themselves as well as responsible to the Member Secretary who is under the guidance of the Chairman.

The Authority conducts its meeting as and when called by the Chairman and the matters are placed before the Authority for decision.

## **7. LIST OF SERVICES OFFERED BY THE AUTHORITY**

1. To receive and dispose off the applications received under section 44 of Town & Country Planning Act of the said Act.
2. To check the unauthorized developments & take necessary action as per the provisions of section 52 & 53 of the Town & Country Planning Act.
3. To undertake the execution of development schemes.
4. To undertake any other work as specified by the Govt. and as per the Provisions of the said TCP Act.
5. To acquire such lands / buildings for which development permission is not granted, being not fitting with the provisions of the ODP or DP or TP scheme for the area under PDA.
6. Redressal of Public Grievances: This work is being done by the officer to be appointed, however, public is free to approach the Chairman / Member Secretary, whenever they feel to do so.

## **8. POSTAL ADDRESSES AND TIME SCHEDULE OF THE MAIN AUTHORITY, ITS SUB-OFFICES OR FIELD UNITS ETC. (as on date)**

1. **North Goa Planning & Development Authority (NGPDA)** Archdiocese Archdiocese Bldg., 1<sup>st</sup> floor, Mala link Road, Panaji – Goa.
2. **South Goa Planning & Development Authority (SGPDA)** Osia Complex, 4<sup>th</sup> Floor, Near KTC Bus Terminus, Margao – Goa.
3. **Mormugao Planning & Development Authority (MPDA)**  
Commerce bldg, 2<sup>rd</sup> floor  
Near New Municipal Market  
Vasco-da-Gama- 403

## **9. INFORMATION UNDER RIGHT OF INFORMATION ACT**

The Planning & Development Authority provides any information pertaining to the Dept. / Authority required under the Right to Information Act.

Procedure for procuring information the following shall be submitted.

- i. Application listing details of the information required, indicating purpose for which the said information is required.
- ii. Receipt of fees as prescribed.
- iii. Time limit : one month as per the Information Act.

## **10. REDRESSAL OF PUBLIC GRIEVANCES**

1. In case of any grievance, the public is requested to contact within the working hours either to.

- a. Chairman
- b. Member Secretary

} of the concerned PDA who have appointed any of the Senior staff member as the Public Grievance officer.