

Outward no. 45/3/2(Processing Fees)/13/1--- dated 23/4/13**ORDER**

The Government has announced levy of “Processing fee” for the applications made before the District level offices as well as Taluka level offices of the Town & Country Planning Department for issue of technical clearances for various developments/ constructions. The processing fees proposed to be levied is specified below and same is payable by applicants at the time of submitting the application for issue of technical clearances for various developments such as sub-divisions/ amalgamations/ constructions/ completions, etc.

Sr. No.	Type of construction/development	Total built up area in m ²	Rate of processing fees in Rs.
1.	Residential (single family unit including new construction, re-construction, additions and alterations)	Upto 300m ²	200/-
2.	—do—	More than 300m ²	500/-
3.	Residential (multi family units including new construction, re-construction, additions and alterations)	Upto 500m ²	500/-
4.	—do—	501m ² upto 1,000m ²	1,500/-
5.	—do—	1,001m ² upto 10,000m ²	1,500/- + 2,000 per 1,000.0m ² or part thereof.
6.	—do—	Above 10,000m ²	19,500/- + 3,000/- per 1,000m ² or part thereof.
7.	Commercial (including new construction, re-	Upto 1,000m ²	10,000/-

	construction, additions and alterations) and hotels		
8.	Commercial (including new construction, re-construction, additions and alterations) and hotels.	Above 1,000m ²	10,000/- + Rs. 5/- m ² of the area above 1,000m ² .
9.	Sub-division of land/amalgamation of plots	Any area	At the rate of Rs. 2/- per m ² of area proposed for development.

The processing fee shall be debited to the following Budget Head:

Demand No. 54:

0217	—	Urban Development
80	—	General
800	—	Other Receipts
81	—	Other Items

The criteria for levying processing fee shall be as given below:

1. Any individual before making an application, the processing fee shall be paid after obtaining required challan from the concerned District level office/Taluka level office.
2. The processing fee to the extent of 50% of the applicable amount shall be levied on each occasion whenever the same proposal is re-submitted for revision such as addition, alteration and completion.
3. The processing fee once paid is not refundable/adjustable.
4. If the plan/proposal is rejected for any reason, arising out of wrong plans, incomplete documentation or wrong land use, the subsequent re-

submissions will be treated as new application for the purpose of “Processing Fee”.

5. In case proposal involves sub-division amalgamation of land as well as construction in such case processing fee shall be levied for both.
6. The processing fee shall be levied for all applications for development received by District level offices and Taluka level offices w.e.f. date of Notification. However, applications already received are exempted from levy of processing fees unless re-submitted subsequent to Notification of processing fee.
7. The maximum amount of processing fee shall be limited to Rs. 50,000/- for each application.
8. The processing fee shall not be applicable to Government and Government aided Institutions.

The respective District level office/Taluka level office shall issue challan in respect of processing fees payable and applicant shall enclose a copy of receipt towards processing fees paid, along with application before submitting the same in respective office of the Town & Country Planning Department for inward.

By order and in the name
of the Governor of Goa.

-SD-

(S. T. Puttaraju)
Chief Town Planner &
Ex officio Jt. Secretary

Outward no. 29/8/TCP/Pt File/07/1184

ORDER

Ref: Order No. 16/11/90-RD dated 7-3-2007.

The Government of Goa, on recommendation of the TCP Board in its 127th meeting held on 15-9-2006, has decided to levy a "Processing Fee" for all applications made for Zoning Certificate /Zoning information based on the existing Regional Plan, Outline Development Plans or Zoning Plans applicable to the respective areas. The "Processing Fee" as specified in the table shall be payable by the applicants at the time of making the application for Zoning information.

Sr. No.	Area of the property	Processing Fee for zoning information as per the existing Regional Plan for Goa, Outline Development Plans or Zoning Plans as applicable
1.	Area upto 2000 sq. mts.	Rs. 500/-
2.	Area between 2001to 5000 sq. mts.	Rs. 1000/-
3.	5001 sq. mts. & above	Rs. 2000/-

The applications shall be preferred to the respective District/Taluka Level office of the TCP Department. The processing fees shall be debited to the following Budget Head at the Government Treasury by way of chalan:

0217 ---- Urban Development
80 ---- General
800 ---- Other Receipts
81 ---- Other Items

The applications for land use/zone certificate shall be preferred by the owner of the land in the prescribed format along with the Survey Plans, Form I&XIV and other relevant documents and the zoning certificates shall be issued by the respective officers in charge of the Taluka/District offices.

By order and in the name
of the Governor of Goa.

-SD-

(Morad Ahmed)
Chief Town Planner & ex officio Joint
Secretary.
Panaji, 28th March, 2007.

Outward No. 21/1/TCP/2018/773 dated 10/04/2018

ORDER

Read: Notification No. 21/1/TCP/2018/622 dtd. 16/3/2018.

Government has decided to levy processing charges for all applications made for issue of NOC under Section 49 (6) of the Town and Country Planning Act, 1974. Accordingly the following fee structure as specified in the table is hereby prescribed which shall be payable at the time of making the application.

S. No.	Area of property	Processing Fee
1.	Area up to 2,000m ²	Rs. 1,000/-
2.	Area between 2,001m ² to 5,000m ²	Rs. 2,000/-
3.	Area above 5,000m ²	Rs. 3,000/-

The processing fee shall be credited to the following Receipt Head at the Government Treasury by way of challan.

0217 – Urban Development

80 – General

800 – Other Receipts

81 – Other Items

-SD-

**(James Mathew)
Chief Town Planner
(Administration)**

Outward no. 29/8/TCP/2018(pt.file)/602 dated 28/03/2018

ORDER

**Read:-1) Order no. 29/8/TCP/2012-13/RPG-21/Status/1803 dtd. 4/6/2012.
2) Order no. 29/8/TCP/2015/Gen/3982 dtd. 28/9/2015.**

1. Whereas the Government vide Order dated 4/6/2012 read at preamble (1) above, had issued directions to withhold the Regional Plan-2021 and to use Regional Plan 2001 as reference plan for the purpose of determining the land use while using the policies of Regional Plan 2021 with respect to FAR, village status and height of building. As per the said Order, permissions can be granted in plots falling under developable zone as per both the Regional Plans i.e. Regional Plan 2001 as well as Regional Plan-2021.
2. And whereas, by Order dated 28/9/2015 read at preamble at sl. No. 2) above, the decision of Government was conveyed for relaxation of Order dated 4/6/2012 read at preamble sl. No. 1) above, for proposals cleared by Goa Investment Promotion and Facilitation Board. As per the said Order projects cleared by GIPFB can be issued permission, if the land under reference falls in settlement zone, industrial zones and Institutional zones as per Regional Plan 2021.
3. And whereas, it has been brought to the notice of the Government, that many applications for personal housing in lands classified as Settlement areas as per Regional Plan 2021 are pending for clearance as the land pertaining to the same are not classified under Settlement Zone in the Regional Plan 2001 and vice versa, due to the instructions contained in the Order dated 4/6/2012, and putting the public at large to hardship.

4. And whereas, there are cases of the nature that the properties zoned earlier under Industrial Zones in the Regional Plan for Goa 2001 have been shown under Settlement Zone as per Regional Plan for Goa 2021, in which case the owner of the land can neither get permission to develop industry nor develop the land for residential use as per the Order dated 04/06/2012. There are applications from institutions for setting up state of the art educational institutions and knowledge centres, pending for want of zoning clarity. Many tourism related projects are also awaiting nod which conforms to Regional Plan 2021.

5. And whereas, the Government has recently brought about amendment to section 49(6) of the Act, thereby making it mandatory for registration of plots which are not as per the survey plan or plots which are not having approval from competent Authority, to obtain a No objection Certificate from Chief Town Planner(Planning). This was enacted primarily to control large scale unauthorized fragmentation of Orchard and agricultural lands which was taking place at brisk pace in the state. Government has observed that many unauthorized land developments have already taken place by way of registration of sale deeds for smaller plots and construction of pucca houses/buildings have sprung up in many plots. Some of them are within settlement areas, as per RPG 2021 and where as many such developments are in non settlement areas as per both the Regional Plans. It was found necessary, that whatever developments which have come up in settlement area of Regional Plan 2021, could be considered for regularization by following rules.

6. Now therefore, in view of the aforesaid circumstances it has become necessary to issue fresh directions, in supersession to Orders dated 4/6/2012 and 28/9/2015, as under:

A. Development in land zoned under Settlement zones or Commercial Zones or Industrial zones or Institutional Zones as per Regional Plan -2021 to be

permitted as per its merit for uses permitted in respective zone, by following transparent process as under:-

i) Applications as received by the Taluka Level offices of the Department to be scrutinized with respect to the following:-

- Report on settlement character of the land and surroundings.
- Access conditions.
- Nature of land as to whether sloping/low lying or having forest trees etc.
- Permissibility as per Goa Land Development and Building Construction Regulations.

ii) The release of land shall further be subjected to the following:-

- a) In case the area of land is more than 5000.0sq.mts, opinion of Forest Department and Agricultural Department shall be obtained.
- b) Areas such as low lying paddy field, water body, khazan land, flood prone area, land having slopes more than 25%, forest land including private forest land, 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) even if they fall in settlement or developable zone shall not be permitted.

B. Land falling under Settlement Zones as per Regional Plan 2021, but falling under Industrial Zones as per Regional Plan 2001(both developable zones) the lower use i.e. residential and allied uses permitted in Settlement zone could be considered. Applications for educational complexes institutes recognized by the Government could be considered on priority, in case the land under reference fall under Settlement Zone or Institutional Zone in the Regional Plan 2021.

C. Cases of this nature considered by the Government as per the provisions of RPG-2021 and not in conformity with the RPG-2001 shall be notified to the public through Department's website. The Taluka level/District level offices shall maintain a register for recording such cases considered by the Government for ready reckoning for public scrutiny and for updation of Plans.

-SD-

(J. Ashok Kumar)
Secretary (TCP)

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.
--	----------------------------	---	---

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).”

-SD-

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

Outward No. 29/8/TCP/2018(pt. file)/648 dated 06/04/2018

ORDER

- Read: 1. Order No. 29/8/TCP/2018(Pt file)/602 dated 28/03/2018.
2. Order No. 29/8/TCP/2018(Pt file)/645 dated 06-04-2018.**

In pursuance to the Order dated 06-04-2018 at preamble 2, read with Order dated 28/03/2018 read at preamble 1, the Government hereby constitutes a Committee as stated hereunder for the purpose of recommending the applications mentioned at Category IV of the Order dated 06-04-2018.

COMMITTEE

1. Shri. Venancio Fernandes, HOD ... Member, ITPI
Architectural Engineering,
Govt. Polytechnic, Panaji.
2. Shri. Ernesto Moniz ... Member, IEI
3. Shri. Manguesh Prabhugaonkar ... Member, IIA
Chairman of Institute of Architects
4. Shri. Paresh Gaitonde ... Member, IEI
Member of Institute of Engineers/
Institute of Valuers
5. Shri. Rajesh J. Naik ...Chief Town Planner (Planning)(Convener)

-SD-

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

Outward No. 21/1/TCP/2018/605 dated 28/03/2018

ORDER

The following instructions and guidelines are issued for processing the application for NOC under Section 49 (6) of the Town and Country Planning Act for registration of deeds:

I. No Sanction or NOC is required in the following cases.

1. Plots which are as per or tallying with the Survey Plan, issued by Survey Department.
2. Plots having approval from Planning and Development Authority or Town and Country Planning Department.
3. If the sub-division of land or making or layout of any property resulted from right of inheritance within a family.
4. Mortgaging immovable property in favour of any financial institution notified by Government by a Notification in the Official Gazette.

II. Cases wherein NOCs can be issued without insisting for formal sub-division approval.

1. In case NOC is sought for part of a property divided by way of Government intervention i.e. by way of Road, Canal, railway or any other land acquisition, applications shall be considered for NOC.
2. In case, the plot proposed for NOC for Sale Deed and remaining part of said Survey No. are more than 4000m² each in Settlement areas, the application could be considered for approval subject to availability of access to partitioned land and remaining part.

3. In case NOC is sought for plot whose area is left out area after deducting area for mundcar/ordered by competent Authority or for balance area of the property pursuant to registration of sale deed of remaining portion prior to 22/03/2018.
4. In case, plot area for consideration is the area available after leaving out area for public uses as per Statutory Plans.
5. Part areas of properties which are being purchased for deriving access to land locked properties.
6. Purchase of small strips of land from adjoining properties in order to make available setbacks, or to accommodate FAR etc., provided that such adjoining property, shall not be rendered unsuitable or make it less than the minimum plot size/area, provided further that such purchase would not amount to areas larger than 4,000m² to be reduced to less than 4,000m².
7. For re-sale of plots which have been duly registered, prior to 22/03/2018, but not partitioned.

III. Cases where sub-division approval under Goa Land Development and Building Construction Regulations, 2010 is required.

For all other cases, other than what specified in Para I & II the Department will have to insist the applicants to apply for sub-division of land as per Goa Land Development and Building Construction Regulations -2010. In case the land falls in Settlement zone, the application will have to be dealt as per the standards of internal roads and open spaces as per the said Regulation. In case of land facing public road/directly accessible by public roads having area less than 4,000m², approval could be considered as per the standards of plots specified in sub-division Regulations and after reserving road widening area, without insisting for provisional approval. In case the land under reference is falling in

the agricultural land, sub-division application will have to be considered as per the Regulations with minimum plot area of 20,000m².

For cases where sub-division approvals have been granted provisionally with plot sizes of minimum 4,000m², but final approval has not been granted, NOC for sale could be granted based on the provisional approval.

IV. General instruction on receiving application.

The application under Section 49 (6) of the Act shall be preferred in the respective District/Taluka level offices. Application under 49 (6) shall be made by the owner of the land or his Power of Attorney holder who is selling the property in the prescribed format along with copies of Survey Plan, Form I & XIV, approved sub-division plan, Site Plan showing area proposed for sale and relevant ownership documents. Processing fee as prescribed shall be levied at the time of filing the application.

Any difficulties arising out from time to time shall be brought to the notice of the undersigned for appropriate decision.

-SD-

(Rajesh J. Naik)
Chief Town
Planner
(Planning)