



GOVERNMENT OF GOA

**The Goa (Regulation of Land
Development and Building Construction)
Act, 2008**

(Goa Act 6 of 2008)

and

**The Goa Land Development and Building
Construction Regulation, 2010**

(Incorporation Amendments upto September, 2024)



**The Goa (Regulation of Land
Development and Building Construction)
Act, 2008**

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The Goa (Regulation of Land Development and Building Construction) Act, 2008

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GOVERNMENT OF GOA
Department of Law & Judiciary
Legal Affairs Division

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Notification

7/9/2008-LA

The Goa (Regulation of Land Development and Building Construction) Act, 2008 (Goa Act 6 of 2008), which has been passed by the Legislative Assembly of Goa on 26-3-2008 and assented to by the Governor of Goa on 5-5-2008, is hereby published for general information of the public.

Sharad G. Marathe, Joint Secretary (Law).

Porvorim, 7th May, 2008.

—————
**The Goa (Regulation of Land Development and Building
Construction) Act, 2008**

(Goa Act 6 of 2008) [5-5-2008]

AN

ACT

to provide for the regulation and control on building construction and land development in the State of Goa and other incidental and ancillary matters connected therewith.

Be it enacted by the Legislative Assembly of the State of Goa in the Fifty-ninth Year of the Republic of India as follows:—

1. Short title, extent and commencement.— (1) This Act may be called the Goa (Regulation of Land Development and Building Construction) Act, 2008.

(2) It shall extend to the whole of the State of Goa.

(3) It shall be deemed to have come into force with effect from the 2nd day of September, 2007.

2. Definitions.— In this Act, unless the context otherwise requires,—

(a) “building construction” shall have the same meaning assigned to:—

(i) “building operations” in clause (5) of section 2 of the Goa Town and Country Planning Act, 1974 (Act 21 of 1975);

(ii) “building” in clause (2) of section 2 of the Goa Panchayat Raj Act, 1994 (Act 14 of 1994);

(iii) “to construct a building” in sub-section (1) of section 184 of Goa Municipalities Act, 1968 (Act 7 of 1969);

(iv) “building” in clause (8) of section 5 of the City of Panaji Corporation Act, 2002 (Act 1 of 2003);

(b) “Corporation” means the Corporation of the City of Panaji incorporated under section 7 of the City of Panaji Corporation Act, 2002 (Act 1 of 2003) or any other Corporation established under the provisions of any Law enacted by the Legislative Assembly of Goa;

(c) “engineering operations” includes the formation or the laying out of means of access to a road or the laying out of means of water supply, drainage, sewerage or of electricity cables or lines or of telephone lines;

(d) “Government” means the Government of Goa;

(e) “land development” with its grammatical variations and cognate expressions, means the carrying out of building, engineering, change on the face of land, mining, quarrying or other operations in or on or over or under the land, or the making of any material change in any building or land, or in the use of any building or land, and includes sub-division or amalgamation of land;

(f) “Municipal Council” means a Municipal Council established under section 8 of the Goa Municipalities Act, 1968 (Act 7 of 1969);

(g) “notification” means a notification published in the Official Gazette;

(h) “Official Gazette” means the Official Gazette of the Government;

(i) “Panchayat” means a Panchayat notified by the Government under sub-section (2) of section 3 of the Goa Panchayat Raj Act, 1994 (Act 14 of 1994);

(j) “Planning and Development Authority” means Planning and Development Authority constituted under section 20 of the Goa Town and Country Planning Act, 1974 (Act 21 of 1975);

(k) “prescribed” means prescribed by rules made under this Act;

(l) “regulations” means the regulations framed under this Act;

(m) “State” means the State of Goa.

3. Land development and building construction.— (1) All land development and building construction in the State shall, subject to the provisions of section 9, be in accordance with the provisions of this Act and the rules and regulations made under the provisions of this Act.

(2) Any law in force in the State governing land development and building construction, in so far as it is inconsistent with the provisions of this Act or the rules and regulations made under the provisions of this Act, shall stand repealed.

Explanation.— In this section, unless the context otherwise requires, “law” includes any Ordinance, Orders, bye-laws, rules, regulations or notifications.

4. Power to make regulations and rules.— (1) The Government may, by notification in the Official Gazette, frame regulations not inconsistent with the provisions of this Act, for carrying out the provisions of this Act by following the procedure specified in sections 5, 6 and 7.

(2) In particular and without prejudice to the generality of the foregoing powers, the Government shall make regulations providing for:—

- (a) zoning of the land and its use;
- (b) general requirements for land development;
- (c) group housing;
- (d) sub-division of land including amalgamation of plots;
- (e) preservation and conservation;
- (f) procedure for seeking development permission from Corporation, Municipal Council, Panchayat and Planning and Development Authority;
- (g) any other aspect relating to planning and development.

(3) The Government may by notification in the Official Gazette, frame rules for carrying out the provisions of this Act.

(4) Every regulation and rules made under this section shall be laid as soon as may be after it is made, before the Legislative Assembly of Goa.

5. Public notice of the regulation.— The power to make regulations under section 4 shall be subject to the condition of previous publication and such publication shall be made in the Official Gazette and in at least three local newspapers having wide circulation inviting objections and suggestions from the public for a period of thirty days.

6. Steering Committee.— (1) The Government may, by notification in the Official Gazette, appoint a “Steering Committee” consisting of the Chief Minister, Government of Goa, as its Chairman, the Minister for Urban Development, Minister for Panchayats, Minister for Town and Country Planning, Chief Secretary, Secretary to the Government of Goa in charge of Urban Development, Secretary to the Government of Goa in charge of Panchayats and Secretary to the Government of Goa in charge of Town and Country Planning, as its members. The Chief Town Planner of the Town and Country Planning Department shall be its Member Secretary. The Government may co-opt an expert having vast knowledge in the field of town planning on the said Committee.

(2) The Steering Committee shall appoint a Sub-Committee consisting of the Director of Municipal Administration, Director of Panchayats, the Chairman or member of the Goa Chamber of Commerce and Industry, the Chairman or member of the Goa Chamber of Housing Industry, a representative each of registered local Chapter/Associations of Town Planners, Engineers and Architects to consider objections and suggestions received from the public and to submit a report within a period of two months from the date of its appointment to the Steering Committee or within such further period as the Steering Committee may from time to time extend on request of the Sub-Committee. The Senior Town Planner shall be the Member Secretary of the said Sub-Committee.

(3) The Steering Committee and the Sub-Committee shall meet at such intervals and transact such business as may be prescribed.

(4) The Steering Committee shall, after considering the report of the Sub-Committee, submit its report together with recommendations to the Government within a period of thirty days from the date of receipt of the report of the Sub-Committee.

7. Regulations.— The Government shall, after receiving the report and recommendations of the Steering Committee, and after making such modifications as the Government considers necessary, direct the Chief Town Planner to notify the regulations.

8. Notification and effect.— On and from the date of the coming into force of the regulations framed under section 7, any land development and building construction in the State shall be in accordance with the provisions of such regulations.

¹[Provided that where the Government is of the opinion that it is necessary or expedient so to do, it may, by order, for reasons to be recorded in writing, relax any provision of such regulations to the extent as may be prescribed for the purpose of implementation of Government policies including land development for inclusive housing and affordable housing].

9. Interim provision, pending finalization of regulations.— (1) All applications for land development permission or construction licenses for building submitted, before the date of commencement of regulations framed under section 7, shall be considered as per the law applicable before the commencement of this Act.

(2) (a) In respect of areas, which are not declared as planning areas under section 18 of the Goa Town and Country Planning Act, 1974 (Act 21 of 1975), no objection certificate shall be necessary to be obtained from the Town and Country Planning Department from planning point of view.

(b) Any application for land development or construction of building received by the Panchayat/Municipal Council/Municipal Corporation shall be forwarded by the concerned authority to the respective district level/taluka level office of the Town and Country Planning Department for obtaining no objection certificate from planning point of view.

(3) The Town and Country Planning Department shall consider the applications for issuing of No Objection Certificate if it is satisfied after such scrutiny of plan and/or site inspection, deemed to be necessary, that the proposed land development and/or construction of building is in conformity with:—

(a) Regional Plan for the State in force and the Outline Development Plans/Zoning Plans in force prior to 16th May, 2007.

(b) Planning and Development Authority (Development Plan) Regulations, 2000, published in the Official Gazette, Extraordinary No. 3, Series I No. 22, dated 28th August, 2003, with exception of regulations governing farm houses:

Provided that —

¹ Inserted vide Amendment Act 5 of 2023.

(a) no land development shall be permitted in any areas having gradient of more than 25%;

(b) farm houses shall be permitted only in plots with minimum area of 4,000 square meters and coverage 2.5 % and F.A.R. 5 and height 5.5 meters, following the guidelines issued by the Town and Country Planning Department;

(c) the F.A.R in the areas regulated as per Surface Utilization Plans of Regional Plan shall be 80.

10. Saving provision.— (1) Any land development permission/construction licence for building, etc., issued under the relevant laws applicable before the commencement of this Act, shall remain valid for all purposes including renewals.

(2) Notwithstanding anything contained in sub-section (1), such development permission and/or construction licence for building shall not get immunity if such development permission or construction license is otherwise in accordance with this Act and rules and regulations framed thereunder.

11. Repeal and Saving.— (1) The Goa (Regulation of Land Development and Building Construction) Second Ordinance, 2008 (Ordinance No. 2 of 2008) is hereby repealed.

(2) Notwithstanding such repeal, anything done or any action taken under the said Ordinance, shall be deemed to have been done or taken under this Act.

Secretariat,
Porvorim-Goa.
Dated: 7-5-2008.

K. S. SINGH,
Secretary to the Government of Goa,
Law Department (Legal Affairs).

The Goa Land Development and Building Construction Regulation, 2010

Department of Town & Country Planning

Notification

21/1/TCP/10/Pt File/3256

Whereas the draft Regulations proposed to be made under sub-section (1) and (2) of section 4 of the Goa (Regulation of Land Development and Building Construction) Act, 2008 (Goa Act 6 of 2008) hereinafter referred to as “the said Act”, were pre-published as required by section 5 of the said Act, in the Official Gazette, Series I No. 20 dated 14-8-2008 vide Notification No. 21/1/TCP/08/Pt. File/3015 dated 8-8-2008, inviting objections and suggestions from the public on the said draft Regulations, before the expiry of a period of 30 days from the date of publication of the said Notification in the said Act, so that the same could be taken into consideration at the time of finalization of the draft Regulations;

And Whereas the Government appointed a Steering Committee as required by sub-section (1) of section 6 of the said Act; vide Notification No. 21/08/TCP/SC/3841 dated 15-10-2008, published in the Official Gazette, Series II No. 30 dated 23-10-2008;

And Whereas the Steering Committee appointed a Sub-Committee as required by sub-section (2) of section 6 of the said Act on 14-10-2009;

And Whereas vide Notification No. 21/1/TCP/08/Pt. File/3952 dated 23-10-2008, published in the Official Gazette, Series I No. 31 dated 30-10-2008, the Government allowed further period of thirty days from 30-10-2008 to 29-11-2008 to the public to submit their objections and suggestions on the said draft Regulations;

And Whereas the said Sub-Committee considered the objections and suggestions received from the public on the said draft Regulations;

And Whereas the Sub-Committee submitted its Report to the Steering Committee for its consideration on 15-4-2010;

And Whereas the Steering Committee considered the Report of the Sub-Committees and submitted its report alongwith its recommendations to the Government;

And Whereas the Government of Goa, after receiving the Report and recommendations of the Steering Committee and carried out modifications to the draft Regulations as it considered necessary and directed the Chief Town Planner to notify the Regulations.

Now, therefore, in exercise of the powers conferred by sub-section (1) and (2) of the section 4 of the Goa (Regulation of Land Development and Building Construction) Act, 2008 (Goa Act 6 of 2008), and all other powers enabling it in this behalf, the Government of Goa, hereby makes the following Regulations, namely:—

1. Short title, extent and commencement.— (1.1) These Regulations may be called “The Goa Land Development and Building Construction Regulations, 2010”.

(1.2) They shall extend to the whole of the State of Goa, unless otherwise specifically exempted in certain notified areas under these Regulations.

(1.3) They shall come into force on such date as may be notified in the Official Gazette.

2. Definitions.— In these Regulations, the words defined below shall have the meanings given against them, unless the context requires otherwise.

The words and expressions used but not defined in these Regulations shall have the meanings assigned to them in the National Building Code, Indian Standard Institute Code and the Goa (Regulation of Land Development and Building Construction) Act, 2008 (Act 6 of 2008), as amended from time to time or in the relevant Acts, Codes, Rules and/or Regulations.

(1) “Act” means the relevant Act as amended from time to time;

(2) “Amalgamated Plot” means a continuous portion of land held in one ownership for the purpose of Development Control. One parcel of land resulting by amalgamation of more than one plot shall be considered as amalgamated plot;

Note:— Structures or portions thereof having separate Chalta Nos. but falling within one plot with common ownership may not require amalgamation.

(3) “Atrium” means a space or a void within a building which extends up through several floors up to roof;

(4) “Authority” the local body having jurisdiction over the matter referred to, ¹[];

(5) “Application” an application made in such form as may be prescribed by the Authority from time to time;

(6) “Air-conditioning” a process of treating air to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of an enclosed space;

²[(7) “Area” in relation to a building means the superficies of a horizontal section at any floor level];

(8) “Advertising Sign” any surface or structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever outdoors for the purpose of advertising or giving information or to attract the public to any place, person, public performance, article, or merchandise, and which surface or structure is attached to, forms part of, or is connected with any building, or is fixed to a tree or to the ground or to any pole, screen, fence or hoarding or displayed in space, or in or over any water body included in the jurisdiction of the Authority;

¹ Omitted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011 (Corrected vide Corrigendum dated 11-11-2011).

² Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

(9) “Amenity” includes roads, street, open spaces, parks, recreational grounds, play grounds, gardens, water supply, electric supply, street lighting, sewerage, drainage, public works and other utilities, services and conveniences;

(10) “Approved” means as approved/sanctioned by the Authority under these Regulations;

(11) “Access” means the means of an entry to any building/plot/land;

(12) “Addition” means any change involving addition to the coverage, F.A.R., height or reduction in setbacks;

(13) “Alteration” means a change from one use to another or a structural change, such as, a change to the area or height, or the removal of part of a building, or a change to the structure, such as, construction of, cutting into or removal of any wall, partition, column, beam, joint, floor or other support, or a change to or closing of means of ingress or egress;

(14) “Architect” means any person registered under the provisions of the Architect’s Act, 1972 (Central Act No. 20 of 1972);

Competence

The Registered Architect shall be competent to carry out the works related to the land development/building construction as given below:–

(a) All architectural plans and information connected with building construction.

(b) Issuing certificate of supervision and completion of all buildings pertaining to architectural aspects and land development of an area up to ³[his competence].

(c) Preparation of sub-division/layout plans and related information connected with land development of an area up to ⁴[50,000 m²]. ⁵[Further any development more than 50,000 m² should be endorsed by an Urban Designer/Town Planner].

(15) “Attic storey” or “Attic floor” means a floor immediately above the top most storey of a building formed under the sloping roof;

(Refer Chapter 28 Sketch No. 6)

⁶[(16) “Balcony” means a floor projection or recess beyond internal or external wall having handrail or balustrade or parapet at least on one side, open either to internal court yard or external air space or to serve as passage or sitting out place. The said opening may be provided with a grill or a sliding glass panel shutters or parapet;]

⁷[(17) “Basement” or “Cellar” means the lower storey of a building below ground level of the plot, having a floor height of not more than 3.50 meters and projection not more than 1.50 meters above the surrounding ground level. In case, basement extends beyond building footprint a minimum setback of 1.00 meter from the plot boundary shall be maintained for areas other than those within the municipal limits].

³ Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁴ Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁵ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁶ Substituted vide Amendment Regulations, 2016.

⁷ Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

Note: Multi level basement floors in buildings for parking and services are permissible subject to fulfillment of ⁸[Part 4 of the National Building Code of India 2016] as amended from time to time and functional requirement of vehicular entry and exit from the respective basement floors. The design and specifications of multilevel basement and their uses shall be governed by provisions detailed out in ANNEXURE-VI at 27.VI.

(18) “Bench mark” means a point marked on the ground to serve as point of reference;

(19) “Boundary wall” means a wall, built with any material along the perimeter of plot on the boundaries of a property;

(20) “Building” means a structure constructed with any materials whatsoever for any purpose, whether used for human habitation or not, and includes:—

(a) Foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms etc.;

(b) Verandahs, balconies, cornices, projections etc.;

(c) Parts of a building or anything affixed thereto canopy, porch terrace, atriums;

(d) Any wall enclosing or intended to enclose any land or space, sign and outdoor display structures, etc.;

(e) Tanks constructed or fixed for storage of chemicals or chemicals in liquid form and for storage of water, effluent, swimming pool, ponds etc.;

(f) All types of buildings as defined in 20 (a) to (e) below shall be considered to be “buildings”.

Note: All structures erected temporarily viz.; tents, cabins, shamianas and tarpaulin shelters for temporary purposes and ceremonial occasions for a limited time and removed thereafter, which shall not be considered to be “buildings” under these regulations.

(20A) “Building” by types—

(a) “Assembly Building” means a building or part thereof, where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes and this includes buildings of drama and cinemas theatres, drive-in-theatres, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, mangal karyalayas, skating rinks, gymnasias, restaurants, eating or dining houses, places of worship, dance halls, clubs, gymkhanas, and road, ⁹[rail/water] ways, air, sea or other public transportation stations and recreation piers;

(b) “Business/Commercial/Office Building” includes any building or part thereof used principally for transaction of business and/or keeping of accounts and records including offices, banks, professional establishment, court houses etc., if their principal function is transaction of business and/or keeping of books and accounts; building used or constructed or adopted to be used wholly or principally for commercial activity; a building or premises or part thereof whose sole or principal use is for an office or for office purposes or clerical work. “Office purposes” include the purpose of administration, clerical work, handling money, telephone, telegraph and computer

⁸ Substituted vide Amendment Regulations, 2023.

⁹ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

operation; and “clerical work” includes writing, book-keeping, sorting papers, typing, filling, duplicating, punching cards or tapes, machine calculations, drawing of matter for publication and editorial preparation of matter for publication;

(c) “Educational Building” includes a building exclusively used for a school or college, recognized by the appropriate Board or University, or any other Competent Authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other uses as ¹⁰[library building] research institution. It shall also include quarters for essential staff required to reside in the premises, and building used as a hostel captive to an educational institution whether situated in its campus or outside;

(d) “Hazardous Building” includes a building or part thereof used for: Storage, handling, manufacture or processing of radioactive substances or highly combustible or explosive materials or of products which are liable to burn with extreme rapidity and/or producing poisonous fumes or explosive emanations;

(e) “Industrial Building” includes a building or part thereof wherein products or material are fabricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills, dairies and factories etc.;

(f) “Institutional Building” includes a building constructed by Government, Semi-Government Organizations or Registered Trusts and used for medical or other treatment, or for an auditorium or complex for cultural and allied activities or for an hospice, care of persons suffering from physical or mental illness, handicap, disease or infirmity, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and or penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation and includes dharamshalas, hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correction, detention and reformatories etc.;

(g) “Mercantile Building” includes a building or part thereof used as shops, stores or markets for display and sale of wholesale and or retail goods or merchandise, including office, storage and service facilities incidental thereto and located in the same building;

¹¹[(h) “High Rise Building” means a building 15 meters or above in height (irrespective of its occupancy);]

(i) “Multi Level Car Parking Building” means a building partly below ground level having two or more basements or above ground level, primarily to be used for parking of cars, scooters or any other type of light motorized vehicle;

(j) “Storage Building” means a building or part thereof used primarily for storage or shelter of goods, wares, merchandise and includes a building used as a warehouse, cold storage, freight depot, transit shed, store house, public garage, hanger, truck terminal, grain elevator, barn and stables; an establishment wholly or partly engaged in wholesale trade and manufacture, wholesale outlets, including related storage facilities, warehouses and establishments engaged in truck transport, including truck transport booking agencies;

¹⁰ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

¹¹ Substituted vide Amendment Regulations, 2023.

(k) “Residential Building” includes a building in which sleeping and living accommodation is provided for normal residential purposes, with cooking facilities and includes one or more family dwellings, apartment houses, flats, and private garages of such Buildings;

(l) “Detached Building” includes a building with walls and roofs independent of any other building and with open spaces on all sides within the same plot;

(m) “Semi-detached Building” means a building detached on three sides with open space as specified in these regulations;

(n) “Mixed Land Use Building” means a building partly used for non-residential activities and partly for residential purpose;

(o) “Unsafe Building” includes a building which:—

(i) is structurally unsafe, or

(ii) is in sanitary, or

(iii) is not provided with adequate means of ingress or egress, or

(iv) constitutes a fire hazard, or

(v) is dangerous to human life, or

(vi) in relation to its existing use, constitutes a hazard to safety or health or public welfare by maintenance, dilapidation or abandonment;

Note:– All unsafe buildings/structure will require to be restored by repairs, demolition or dealt with as directed by the Authority. The relevant provisions of the Act shall apply for procedure to be followed by the Authority in taking action against such buildings.

(21) “Building line” means the line up to which the plinth of the building facing a street or an extension of a street or/any future street may lawfully extend. It includes the lines prescribed in any scheme;

(22) “Building footprint” means all areas of building structure which are built upon in a plot forming part of the building/buildings on the ground, and forming part of the plinth;

(23) “Building height” means the vertical distance measured from the ¹²[plinth] level to the top of the building. (see Regulation 6A.5 for calculation of building height);

(24) “Built up area” means all areas which are built upon and essentially forming part of the building/buildings and which includes all area computed under covered area/floor area as well as all area specifically exempted under covered area/floor area calculations;

(25) “Canopy” mean a cantilevered projection from the face of the wall over an opening to the building at ¹³[any] level provided that:–

(a) It shall not project beyond the plot boundary;

¹² Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

¹³ Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

- (b) It shall not be lower than 2.5 meters when measured from the ground;
- (c) There shall be no structure on it and the top shall remain open to sky;
- (26) “Cantilever” means a horizontal projection from a wall, beam or column, which is supported only at one end;
- (27) “Cabin” means a non-residential enclosure constructed of non-load bearing partitions;
- (28) “Carpet area” means the covered area of the useable spaces at any floor level excluding the area of the walls;
- (29) “Ceiling height” means the vertical distance between the floor and the underside of the slab;
- (30) “Carriageway” means the tarred/carpet portion of the road;
- (31) “Central Business District (CBD)” means core commercial (mixed land use high density) areas identified in the Outline Development Plans/Zoning Plans;
- (32) “Chajja” means a sloping or horizontal overhanging provided on external walls to provide protection from sun and rain;
- (33) “Director, Directorate of Fire & Emergency Services” means the person appointed or deemed to be appointed under the Act to be the Director, Directorate of Fire & Emergency Services;
- (34) “Cinema” means an auditorium where performance is essentially given by projection on screen with or without the accompaniment of sound and includes temporary or travelling cinemas/theatres;
- (35) “Clean industry” means an industry, which does not emit smoke, noise, offensive odors or harmful industrial wastes;
- (36) “Competent Authority” means a City Corporation or Municipal Council or Village Panchayat competent to grant building licence under their Acts or Planning and Development Authorities or Town and Country Planning department competent to issue Development Permission/Technical Clearance as the case may be or any other authority notified by Government from time to time;
- (37) “Commissioner” means the person appointed or deemed to be appointed under the relevant Act to be the Commissioner of the Corporation Area;
- (38) “Completion Certificate” means a certificate issued to confirm that the development ¹⁴[either part or full] has been completed as per the permission granted;
- (39) “Completion Order” means an order issued by PDA or Town Planning Officer to confirm that the development has been completed as per permission granted ¹⁵[specifically with regard to FAR, coverage, setbacks, height and projections excluding compound wall, either in part or full];

¹⁴ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

¹⁵ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

(40) “Compound wall” means a wall forming enclosure, including gate/gates, constructed with any material within/along and around the boundaries of a property;

(41) “Conservation Zone” means an area indicated on the Outline Development Plan or any other plan as an area having Architectural/Historic/Archaeological/Heritage importance of Man Made or Natural Origin within which development is governed by special Regulations and is subject to approval of the Conservation Committee constituted by the Government under this regulations;

(42) “Courtyard” means a space open to sky enclosed or partially enclosed by building, boundary wall or walls starting at any floor level within or adjacent to a building used for light and ventilation and accessible at the floor from where it starts;

(43) “Covered area” means the area covered by building/buildings, immediately above plinth level, but does not include the following:–

¹⁶[(a) Area of balconies, provided they are at a minimum clear height of 2.25 meters from the ground level.].

(b) Unstoried porch areas limited to 25% of total covered area;

(c) Areas of septic tanks, soak pits, man holes, drainage, gutters, chambers, wells and the like, fountains, steps, water sumps, rain water harvesting tanks, pump house (not more than 6 m²), swing frames, compound walls and gates, ¹⁷[transformers, generators, compost pits,] security cabin (not more than 6 m²), all type of antennas and their bases, provided they are so located so as not obstruct free movement and parking of vehicles;

(d) Uncovered swimming pools provided the plot area is more than 2000m² or in case of plots less than 2000m², the area of the pool does not exceed 10% of the plot area; provided further it is so located that it does ¹⁸[not] obstruct the free movement and parking of vehicles;

(e) Atriums & Podiums in commercial and residential building which is limited to 30% of the total covered area;

(f) Basement beyond the ¹⁹[permissible coverage] building line/footprint of the building in a plot;

(g) Any covered antenna/dish antenna/communication tower if used for Telecom (basic cellular or satellite telephone) or IT purposes, which shall include equipment relating to earth station, V-Sat, routes, Transponders and similar IT related structure or equipment;

(44) “Coverage” means the percentage obtained by dividing the covered area by the effective plot area;

$$\text{Coverage} = \frac{\text{Covered area}}{\text{Effective plot area}} \times 100$$

¹⁶ Substituted vide Amendment Regulations, 2016.

¹⁷ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

¹⁸ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

¹⁹ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

(45) “Council” means a Municipal Council constituted or deemed to be constituted under the relevant Act;

(46) “Corporation” means a corporation constituted or deemed to be constituted under the relevant Act;

(47) “Detached building” means a building whose walls and roof are independent of any other building with open space on all sides as specified;

(48) “Development” means, with its grammatical variations, the carrying out of building, engineering, mining or other operations in, on, over or under the land or making any change in any building or land or in the use of any building or land and includes Sub-division of land;

(49) “Deviation” means any change in the plans with respect to approved height, coverage and F.A.R. limits only. It also means any change that alters the exterior of the building in Conservation zone;

²⁰[(50) “Dwelling unit” means an independent housing unit with separate facilities for living, cooking and sanitary requirements];

(51) “Effective plot area” means the area derived after deducting, from the plot area recorded in Survey records, the following areas:—

- (a) area of proposed right of way of the road/roads;
- (b) areas reserved for any public purpose, excluding any area earmarked for easement right/traditional access;
- (c) area not permitted for development (Zones A1, A2, R & P);
- (d) mundcar areas as per the provisions of the Mundcar Act;

(52) “Engineer” means a person who shall be a Graduate in Civil Engineering/ Architectural Engineering of recognized Indian or Foreign University, or the member of Civil Engineering Division/Architectural Engineering Division of the Institution of Engineers (India) or the statutory body governing such profession, as and when established ²¹[and having work experience atleast for a period of two years under an Engineer/Structural Engineer registered with the Town and Country Planning Department or any local authority. This experience shall only be applicable to fresh pass out Graduate Engineers only who have completed their graduation within 05 years from the date of application for registration and also Experience certificate shall be to the satisfaction of the registering authority.]

Competence:

The registered Engineer shall be competent to carry out the work related to the development/building construction as given below;

- (a) all plans and information connected with land development and building construction.

²⁰ Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

²¹ Inserted vide Amendment Regulations, 2023.

²²[(b) Structural details and calculations of buildings excluding high-rise buildings;]

(c) Issuing certificate of supervision and completion of building and land development ²³[as per competence];

(d) Preparation of sub division/layout plans/services plan and related information connected with land development of an area up to ²⁴[50,000] m²;

²⁵[Note: Any foreign qualification shall have to be recognized by the competent authority in India.]

²⁶[(52A) “Engineer-Diploma” means a person holding Diploma in Civil Engineering and registered as Supervisor (Civil) under GLDBCR-2010 for ²⁷{5 years} and should have completed minimum ten projects. He should submit certified copies of technical clearances and completion certificates issued by the Town and Country Planning Department/Planning and Development Authority in support of the projects completed. Such person shall be competent to carry out the following work and prepare all plans and related information connected with building permit for buildings upto 600 sq.mts. built up area on all floors put together for each block and having upto 3 storeys including stilt, if any, or height upto 9.00 mts., namely:—

(a) all plans and information connected with the building construction indicated above;

(b) structural details and calculation of such buildings indicated above;

(c) issuing certificate of supervision and completion of buildings indicated above;

(d) design and supervision of compound.

Note: Any registration with PWD, PDA, Municipality obtained in the past or service certificate in case of ex-Government employee (Engineer) shall be considered by the Competent Authority as an experience for the purpose of registration as “Engineer-Diploma” and no technical clearances and completion certificates need to be submitted;

(52B) “Supervisor (Civil)” means a person holding Diploma in Civil Engineering with minimum ²⁸{five years’} experience in designing building, it’s construction or supervision and competent to carry out following work related to design/development/construction of building upto 300 sq. mts. built up area on all floors put together for each block and having upto two storeys, including stilt, if any, or height upto 7.6 mts., namely:—

(a) all plans and information connected with the building construction indicated above.

(b) structural details and calculation of buildings indicated above.

(c) issuing certificate of supervision and completion of buildings indicated above.

(d) design and supervision of compound;]

²² Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

²³ Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

²⁴ Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

²⁵ Substituted vide Amendment Regulations, 2018 (September).

²⁶ Inserted vide Amendment Regulation, 2018 (September).

²⁷ Substituted vide Amendment Regulations, 2023.

²⁸ Substituted vide Amendment Regulations, 2023.

(53) “External wall” means an outer wall or vertical enclosure or any building not being a partition wall even though adjoining to a wall of another building. It also means a wall abutting on any interior open space of any building;

(54) “External Air” or “Open Air” means space open to sky;

(55) “Factory” means a factory as defined in the Factories Act, 1948;

(56) “Farm House” means a building constructed in agricultural land for the purpose of carrying out farming activities, for the residence of a farmer, farm sheds and other auxiliary structures, for poultry or animal sheds, constructed in agricultural land for the purpose of carrying out farming activities (see ANNEXURE XI for Regulations for Farm house in agricultural land);

(57) “Fencing” see “Compound wall”;

(58) “Filling station” means a place of retail business engaged in supply and dispensing of motor oil/fuel essential/CNG/LPG for the normal operation of motor vehicles;

(59) “Filling-cum-Service station” means a place of retail business engaged in supply and dispensing of motor oil/fuel essential/CNG/LPG for the normal operation of motor vehicles alongwith servicing of automobiles. This includes dispensing of motor oil, the sale and service of motor tyres, batteries and other accessories and washing and lubricating of automobiles. It does not include body or engine repair work, painting or other major repairs and overhauling of automobiles;

(60) “Fire resisting wall” means a fire resistance rated wall ²⁹[having] protected openings, which restricts the spread of fire and extends continuously from the foundation to at least one meter ³⁰[below] the roof;

(61) “Fixed Fire Fighting Installation” means any installation other than passive measures incorporated in the building for audio visual and suppression measures for combating fires;

(62) “Floor” means the lower surface in a storey on which one normally walks in a building. The general term floor unless specifically mentioned otherwise shall not refer to mezzanine floor;

(63) “Floor area” means the covered area of a building at all floor levels totalled together, provided that the following shall not be counted towards computation of floor area:—

(a) Basement or Cellar is exempted from FAR calculation only if 90% of the Basement or Cellar is to be utilized for parking of vehicles and the remaining area is used for services or safe deposit vaults in case of Banks.

²⁹ Substituted in place of word “have” vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

³⁰ Substituted in place of word “have” vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

(b) Balcony or Verandah projecting/recessed up to 1.50 meter from the wall. If the projection/recess is more than 1.50 meter, then the area beyond 1.50 meter shall be added in computation of floor area.

³¹[(bb) Balcony projection shall be permitted to the extent of 1.5 meters. Balcony projection of 3.00 meters shall be allowed only when the balcony immediately above is at least 6 meter above. Further, the maximum area under Balcony at each floor shall be limited to 30% of respective floor area.]

(c) Mezzanine floor ³²[/loft].

³³[(d) Entire stilt area at any level, if the floor height does not exceed 2.50 meters below the beam bottom.

In case of part stilt area at any floor, limited to 25% of the floor area, if the height exceeds 2.50 meters below the beam bottom].

(e) Unstoreyed porch.

(f) Areas of septic tanks, soak pits, man holes, drainage, gutters, chambers, wells and the like, fountains, steps, water sumps, rain water harvesting tank, pump house (not more than 6 m²), swing frames, compound walls and gates, all type of antennas and their bases, provided they are so located so as not to obstruct free movement and parking of vehicles.

(g) Uncovered swimming pools provided the plot area is more than 2000m² or in case of plots less than 2000m², the area of the pool does not exceed 10% of the plot area; provided further it is so located that it does ³⁴[not] obstruct the free movement and parking of vehicles.

³⁵[(h) Ramps or staircase with steps of clear width of 1.2 meters and above for residential buildings and 1.4 meters and above for others, provided that the risers are not more than 17.5 cms., treads not less than 27 cms., landing depth is not less than the width of the flight and the maximum number of risers in any flight should not exceed fourteen except for villas/bungalows/duplexes. Staircase room and/or lift rooms above the topmost storey, architectural features, chimneys and elevated tanks as permissible under these Regulations].

(i) Lift area.

(j) Fire escapes staircase.

(k) Area equivalent to a maximum of 7.5% of the floor area proposed, used for infrastructural facilities such as Pump house ³⁶[], club house, community hall, society office, Generator room, Garbage collection/disposal enclosure, Telephone Exchange/CCTV equipment room and Entrance foyer/lobby on all floors including requirements of public services departments such as electricity, water supply, sewerage, telephones, etc.

³¹ Inserted vide Amendment Regulations, 2016.

³² Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

³³ Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

³⁴ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

³⁵ Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

³⁶ Deleted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

(l) In case of Co-operative Societies/Group Housing/block of flats/shops, having a floor area of 1,000 m² or more, a Society Office should be included in (k) above.

Note:- The built-up areas mentioned ³⁷[in (k)] above are inclusive of toilet facility.

(m) Atrium/Podium.

(n) Any covered antenna/dish antenna/communication tower if used for Telecom (basic cellular or satellite telephone) or IT purposes, which shall also include equipment relating to earth station, V-Sat, routes, Transponders and similar IT related structure or equipment.

(o) Following special provisions shall be applicable while finalizing the permissible Floor Area Ratio (FAR):-

In case of plots affected by proposed right of way or road widening or public reservations as per any plan or scheme in force, an additional FAR equivalent to 100% of such affected area or 25% of total allowable floor area of the effective plot area, whichever is lower shall be allowed, provided the affected area is ³⁸[shall be deemed to be public road and shall not be enclosed/encroached, and affidavit to this effect should be sworn in by the party concerned in favour of the local authority or the PWD, as the case may be, on a one hundred rupees (100/-) stamp paper].

Ex. (1) Zone CI, FAR permissible 200

Total Plot Area = 1000 sq. mts.

Area under Road Widening = 100 sq. mts.

Effective plot area – 900 sq. mts.

FAR Calculation should be as follows:

(a) $900 \times 2 = 1800.00$ sq. mts.

(b) 25% of 1800 sq. mts. = 450 sq. mts.

(c) 100% of 100 sq. mts. (100x2) = 200

The FAR allowed shall be 1800 (Permissible FAR) +200 (i.e. additional FAR) = 2000 sq. mts. (450 sq. mts. or 200 sq. mts. whichever is less)

Ex. (2) Zone CI, FAR permissible 200

Total Plot Area = 1000 sq. mts.

Area under Road Widening = 600 sq. mts.

Effective plot area = 400 sq. mts.

FAR Calculation should be as follows

(a) $400 \times 2 = 800.00$ sq. mts.

(b) 25% of the 800 = 200 sq. mts.

(c) 100% of 600 (600x2) = 1200.00 sq. mts.

³⁷ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

³⁸ Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

The FAR allowed shall be 800 (Permissible FAR) + 200 (i.e. additional FAR) = 1000 sq. mts. (200 sq. mts. or 1200 sq. mts. whichever is less).

(p) A wall built as double wall for protection to the internal wall or building and for cladding with material such as sheets, FRP glass or any other façade cladding material used as a wall protective or as architectural feature or for beautification of exterior façade of the building. The same is not to be constituted as built up area or is included in floor area calculations provided that the external wall as referred to above does not encroach the setback line and the distance between such two walls shall not be more than 75 centimeters, and the same shall not be used for any other purposes and is kept vacant. The area between the two walls shall not be counted for FAR and Coverage.

³⁹[(q) Terraces at intermediate floors not more than 3.00 meters in depth and having a roof at over 6 meters height. Total of such intermediate terraces shall not exceed 20% of FAR proposed.].

Note: Any other floor areas specifically allowed/exempted under these Regulations.

(64) “Floor Area Ratio” (F.A.R.) means the ratio obtained by dividing the floor area by the effective plot area x 100;

(65) “Front” as applied to a plot means the side of the plot abutting the street giving access to the plot, and as applied to the building means that portion facing the access to the building;

⁴⁰[(66) “Fire resistant materials” means and includes those materials serving appropriate fire resistance rating as per the relevant provisions of National Building Code of India, 2016 as amended from time to time and relevant Bureau of Indian Standards (BIS) Codes.];

(67) “Foundation” means that part of a structure which is below the lowermost floor including footing and which provides support to the superstructure;

(68) “Garage” means an enclosed building or portion of a building designed and used for the parking of vehicles;

⁴¹[(68A) “GIDC” means the Goa Industrial Development Corporation established under section 3 of the Goa Industrial Development Act, 1965 (Act No. 22 of 1965);

(68B) “GIDC Committee” means the committee constituted under sub-section (1) of section 37B of the Goa Industrial Development Act, 1965 (Act No. 22 of 1965)];

(69) “Group of buildings” means more than one building consisting of residences, shops, offices and the like on a single plot;

(70) “Habitable room” means a room occupied or designed for occupancy by one or more persons for study, living, sleeping, eating but not including kitchen, bathroom, water closet compartments, toilet, store, laundry rooms, serving and storage pantries, corridors, cellars, attics, and spaces that are not used frequently or during extended periods;

³⁹ Substituted vide Amendment Regulations, 2016.

⁴⁰ Substituted vide Amendment Regulations, 2023.

⁴¹ Inserted vide Amendment Regulations, 2018.

(71) “Harvesting structure” means a system of structures built in the building site to collect, filter and channel the rain water from roof tops/terrace or any paved or unpaved surface within the building site to store collected rain water for percolation or recharge or storage in underground or over ground tank and reuse in non-monsoon seasons.⁴²[Harvesting Structure shall include ground water recharge system for percolation of water into the ground to augment the ground water stock or to recharge the aquifers and to avoid flooding];

(72) “Harvesting Tank” means a water tight underground tank to collect and store rain water collected from roof tops/terraces or any paved or unpaved surface within the building site after screening through filter beds/mediums for reuse in non-monsoon seasons;

(73) “Harvesting Reservoir” means a water tight open to sky reservoir to collect and store rain water collected from roof tops/terraces or any paved or unpaved surface within the building site after screening through filter beds/mediums for reuse in non-monsoon seasons;

⁴³[(73A) “Industrial estates and industrial areas” means the industrial estates and industrial areas developed by or vested with the GIDC where the land, plots, sheds, kiosks, shops, galas, office premises, godowns are available for allotment including undeveloped land owned or held by GIDC];

(74) “Recharge Well” means a well with filter bed structure built around existing well/ /abandoned bore well to recharge the ground water with rain water collected from roof tops/terraces or any paved or unpaved surface within the building site after screening through filter beds/mediums for reuse in non-monsoon seasons.⁴⁴[In case of hard rocks strata, bore holes are to be made with filter arrangement to percolate water into the ground];

(75) “Permeable Trench” means a trench dug along the compound wall/contours filled with gravel/sand mixture for recharging the ground water with rain water collected from roof tops/terraces or any paved or unpaved surface within the building site after screening through filter beds/mediums⁴⁵[and also includes a trench/pit dug on any other appropriate spot within the building sites for recharging of ground water];

(76) “Height of the building” see building height;

⁴⁶[]

(78) “Hoarding” means any surface or structure erected on ground or any portion of a roof of a building or on or above the parapet, with characters, letters or illustrations applied thereto and displayed in any manner whatsoever outdoors for the purpose of advertising or to give information regarding or to attract the public to any place, person, public performance, article of merchandise whatsoever;

⁴² Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁴³ Inserted vide Amendment Regulations, 2018.

⁴⁴ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁴⁵ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁴⁶ Clause (77) omitted vide (Amendment) Regulations, 2023.

(79) “Land locked plot” means a plot, which is bounded on all sides by plots of different ownership and is not accessible by a public road;

(80) “Information Technology Industry, IT Services and IT Enabled Services” as defined by the IT Taskforce of Government of India:–

(a) IT Software:- IT Software is defined as any representation of instruction, data, sound or image, including source code and object code, recorded in a machine readable form and capable of being manipulated or providing interactivity to a user, with the means of a computer.

(b) IT Hardware:- IT Hardware covers approximately 150 I.T. products notified by the Government.

(c) IT services and IT Enabled Services.— These include various IT Services and are defined by the IT Task force of the Government of India as follows: “IT Service including IT Enabled Service is defined as any unit that provides services, that result from the use of any IT Software over a Computer System for realizing any value addition;”

(81) “Loft” means a residual space above normal floor level without any direct staircase leading to it which may be constructed or adopted for storage purpose complying with the following:–

(a) Width of loft projecting from wall of a habitable room shall not exceed 75 centimeters in which it is constructed. The size of loft over corridor, toilet, water closet compartment and bathroom may be 100% of the area.

(b) Height– The headroom measured from the surface of the floor to any point on the underside of the loft shall not be less than 2.10 mts. The maximum height of the loft shall not be more than 1.50 mts. in case of horizontal floor and such residual space formed by sloping room;

⁴⁷[(82) “Landscape Architect” means a Graduate/Diploma holder/Bachelor’s or Master’s Degree holder in Landscape Architecture from a recognized Indian University/institution. (Any foreign qualification shall have to be recognized by the competent authority in India).

Competence:

A registered landscape architect shall be competent to carry out the work related to landscape design for all land development/ buildings];

(83) “Member Secretary” means a Town Planning Officer appointed by the Government, under Section 20 of the T&CP Act;

(84) “Mezzanine floor” means an intermediate floor between two main floors, not less than 2.20 meters in height from the lower level of the floor and 2.20 meters in height from the intermediate level to the ceiling of the room or hall and having not more than 1/3 of the carpet area of the room in which it is contained and not enclosed on side overlooking the room in which it is contained;

⁴⁷ Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

(85) “Municipal Engineer” means the engineer appointed under Section 72 of the Municipalities Act & Corporation Act;

(86) “Municipal Area/Corporation Area” means any area declared as Municipal Area/Corporation areas under the Municipalities Act/Corporation Act;

⁴⁸[(86A) “National Building Code of India, 2016” means the National Building Code of India, 2016 as amended from time to time];

(87) “Natural Hazard” The probability of occurrence, within a specific period of time in a given area of a potentially damaging natural phenomenon;

(88) “Natural Hazard Prone Areas” Areas likely to have moderate to high intensity of earthquake, or cyclonic storm or significant flood flow or inundation, or land slides/mud flows/avalanches or one or more of these hazards;

Note: Moderate to very high damage risk zones of earthquakes are as shown in Seismic Zones III, IV and V specified in IS:1893; moderate to very high damage risk zones of cyclones are those areas along the sea coast of India prone to having wind velocities of 39 m/s or more as specified in IS:875 (Part 3); and flood prone areas in river plains (unprotected and protected) are indicated in the Flood Atlas of India prepared by the Central Water Commission, besides, other areas can be flooded under conditions of heavy intensity rains, inundation in depressions, back flow in drains, inadequate drainage, etc., as identified through local surveys in the development plan of the area and landslide prone areas as identified in the State Disaster Management Plan by Goa State Disaster Management Authority constituted by the Government.

(89) “Non-Structural Component” means those components of buildings which do not contribute to the structural stability such as infill walls in RCC frame buildings, glass panes, claddings, parapet walls, chimneys, etc.;

⁴⁹[(90) “Notary Architect or Notary Engineer” means an Architect or an Engineer empanelled, registered and empowered by the designated Chief Town Planner to issue third party certification for low risk buildings for facilitating issuance of Technical Clearance/Development Permission/Completion Order by the Town and Country Planning Department/Planning and Development Authority for promoting ease of doing business.

Note: — For the purpose of this clause “low risk building” means and includes all buildings in plots formed by way of finally approved subdivision layout and partitioned plot formed by way of finally approved sub-division layout plan approved earlier by Competent authorities for residential buildings in plot area upto 500 sq. mts. having maximum built up area of 500 sq. mts. and height of the building limited to G+2 storeys including stilt floor. All other buildings shall be considered as high risk buildings];

(91) “Notification” means a notification published in the Government Official Gazette;

⁴⁸ Inserted vide Amendment Regulations, 2023.

⁴⁹ Substituted vide Amendment Regulations, 2019.

(92) “Obnoxious and Hazardous Industry” means an industry which creates nuisance to the surrounding in the form of smell, smoke, gas, dust, air pollution and other unhygienic conditions;

(93) “Occupancy or Use Group” means the principal occupancy for which a building or a part of a building is used or intended to be used; for the purpose of classification of a building according to the occupancy, occupancy shall be deemed to include subsidiary occupancies which are contingent upon it;

(94) “Open Space” means an area forming part of a site left open to the sky and includes the areas reserved as such in a sub-division of land for the purpose of recreation or any other public use permitted under these Regulations;

(95) “Owner”— (a) When used with reference to any land or premises, means,—

(i) a person/persons/institution/society who holds sufficient interest or title in such land or premises by virtue of being the holder of a title deed or a Government/Court order declaring him/them to be the owner, or

(ii) The person who receives the rent of the said land/premises or who would be entitled to receive the rent thereof if the premises were let, and includes—

(1) an agent or trustee who receives such rent on account of the owner,

(2) an agent or trustee who receives the rent of or is entrusted with or concerned for, any premises devoted to any religious or charitable purposes,

(3) a receiver, administrator or manager appointed by any Court of competent jurisdiction, to have the charge of, or to exercise the rights of an owner of the said premises, and

(4) a mortgage in possession.

(b) When used to any animal, vehicle or boat includes the person for the time being in charge of the animal, vehicle or boat;

(96) “Parking and Parking space” means an area enclosed or unenclosed, open or covered, sufficient in size to park a vehicle. Every parking space shall be accessed/served by a driveway connecting the parking area with the street/road/alley with ingress and egress for the vehicle;

(97) “Plan” means the plans such as Regional Plan, Outline Development Plan, Comprehensive Development Plan, and Zoning Plan, approved by the government under the relevant provisions of any Act or Rules made there under and shall include any plans, schemes approved by the Government;

(98) “Planning and Development Authority” or “PDA” means the Planning and Development Authority constituted under the Town & Country Planning Act, 1974;

(99) “Plinth” means the portion of a structure between the surface of the surrounding ground and the surface of the floor immediately above the ground;

(100) “Plot” means a continuous portion of land held in one ownership;

Note:– Provided that for the purpose of Development Control following shall be considered as plot:–

- (i) One Survey no. and one Sub-division, or
- (ii) One or more Chalta Nos. under one ownership, or
- (iii) One parcel of an approved sub-division plan, or
- (iv) One parcel as per the partition ordered by a court, or
- (v) One parcel resulting due to sub-division by rights of inheritance, or
- (vi) One parcel resulting due to operation of Law by any Govt. scheme, or
- (vii) One parcel resulting due to the application of the Mundkar Act, or
- (viii) One parcel resulting by amalgamation of more than one plots described above.

Note: Structures or portions thereof having separate Chalta Nos. but falling within one plot with common ownership may not require amalgamation.

(a) “Corner plot” means a plot at the junction of two or more streets. Such plots shall be deemed to have as many fronts as there are abutting streets and therefore no rear setback regulation will be applicable.

(b) “Double frontage plot” means a plot having opening on two streets, not adjacent to each other. Rear setback regulation will not apply in such plots also.

(c) “Plot abutting on two or more streets” means, if a plot abuts on two or more streets, the building on such plot shall be deemed to face upon the street that has greater width and this shall be considered as front of the building for the purpose of access and other provisions prescribed in these Regulations. In case of plot abutting on 2 or more streets having the same width portion facing any one of the streets shall be deemed the front of the building.

Note:– In case the R/W of the roads, which abut the corner plot, is less than 6.0 m. the plot shall be considered as corner plot only if the set back from the centre line of the said road to the building line is minimum of 6.0m. No relaxation of front set back will be allowed in such cases.

(101) “Private Street” means a street which is not a public street;

(102) “Property” means a landed estate;

(103) “Public street” means any street over which the public has a right of way, levelled, paved, metalled, channeled, severed or repaired out of Municipal or other public funds or under the provisions of relevant Act becomes or is declared a public street, and shall include the roads of a sub-division approved by a competent authority;

(104) “Public place” means any place or building which is open to the use and enjoyment of the public, whether it is actually used or enjoyed by the public or not and whether the entry is regulated by any fees and include any reserve open spaces in any development scheme or not;

(105) “Public building” means the building used or intended to be used either ordinarily or occasionally as a church, chapel, temple, mosque or any other place of worship, college, school, cinema, public hall, public bath, hospital, hotels, restaurants, or lecture rooms or any other place of public assembly;

⁵⁰[(106) “Porch” means a projection from face of an external wall with a support system and roof cantilevered over an entry to building at lintel or slab level and open from three sides;]

(107) “Quality Control” is related to construction quality and to control of variation in the material properties and structural adequacy. In case of concrete, it is the control of accuracy of all operations which affect the consistency and strength of concrete, batching, mixing, transporting, placing, curing and testing;

(108) “Quality Audit” third party quality audit is a requirement for an independent assessment of the quality and seismic or cyclone resistant features of all the high-rise buildings in earthquake zone IV and V and coastal areas of the country. The quality audit report shall consist of conformance or non-conformance of structures with the technical specifications for earthquake and cyclone resistance and to suggest remedies/rectification if any;

(109) “Quality Assurance” means all planned and systematic actions necessary to ensure that the final product i.e. structure or structural elements will perform satisfactorily in service life;

(110) “Ramp” means an inclined way, the gradient of which should not exceed 1:6 in case of motorized traffic and 1:12 in case of pedestrian traffic;

(111) “Rear” as applied to a plot or building means that side which is on the opposite side of the “front”;

⁵¹[(112) “Repairs/Renovations” means any alteration, improvement or maintenance care of any building which affects only its interior but does not affect materially the exterior provided that it does not violate the existing coverage, right of way, setbacks, floor area ratio and height of the building.

Note: Repair/renovation should not affect the structural stability of the structure and the procedure to be adopted for such cases shall be prescribed by the Director of Panchayats and the Director of Municipal Administration];

(113) “Road or Right of way” (R/W), means the right of way of the road or street inclusive of the carriageway, shoulder, drain, footpaths, and shall be measured at right angles to the course of direction of such road or street;

Refer Sketch No. 1 Chapter No. 28

Note:– In case of road embankments, the road embankment width should be provided in addition to the prescribed R/W.

(114) “Recharge Well” means a well with filter bed structure built around existing well/abandoned bore well to recharge the ground water with rain water collected from roof tops/terraces or any paved or unpaved surface within the building site after screening through filter beds/mediums for reuse in non-monsoon seasons;

⁵⁰ Substituted vide Amendment Regulations, 2018.

⁵¹ Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

(115) “Retrofitting” means upgrading the strength of an unsafe building by using suitable engineering techniques;

(116) “Row house/terrace house” means houses of similar nature joined together and attached to each other by a common wall/side walls;

(117) “Rules” means the rules made under the relevant Act;

(118) “Scheme” means any scheme/project prepared and approved by the Government under the relevant Act;

(119) Security Cabin means a non residential part of building used by the security staff and includes an enclosure constructed of non-load bearing partitions;

(120) “Semi-detached building” means a building detached on two or three sides;

(121) “Service station” means a place of service of automobiles for their normal operation. This includes dispensing of motor oil, the sale and service of motor tyres, batteries and other accessories and washing and lubricating of automobiles. It does not include body or engine repair work, painting or other major repairs and overhauling of automobiles;

(122) “Setback” or “Set back distance” means the horizontal distance measured from the edge of the plot to the line of the building at each floor level as the case may be;

⁵²[]

(123) “Side” as applied to the plot means the boundary line joining the front and the rear boundaries at whatever shape or angle;

(124) “Sloping site” means a site or plot having a gradient of more than 1:10;

(125) “Staircase” means the part of the building containing the stairs and its landing built to enclose only the stairs for the purpose of providing protection from weather and not used for human habitation;

(126) “Stilts” means a portion within a building at any level with at least two fully open sides.

(a) Stilts area of building when used for parking–

(i) The floor height shall not exceed 2.85 meters in case the stilts extend the entire floor.

(ii) All stilted floors at any level should be accessible by adequate ramps and/or mechanical device;

(127) “Storey of a building” means the space between the surface of one floor and the surface of the floor vertically above or below;

⁵³[(128) “Street” means any road, footpath, court-alley or passage, accessible whether permanently or temporarily to the public];

⁵² Deleted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁵³ Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁵⁴[(129) “Structural Engineer” means a person having a minimum qualification of,—

(a) B.E. in Civil Engineering from a recognized Indian or Foreign University or Corporate Member of Civil Engineering division of Institution of Engineers (India) with minimum 5 years relevant experience (after registering as Engineer with any competent authority) in structural design work at a responsible position as a Structural Designer; or

(b) M. E. Structures/Earthquake Engineering or equivalent with minimum 3 years of relevant experience (after registering as Engineer with any competent authority) in structural design work at a responsible position as Structural Designer; or

(c) Ph.D in Structural Engineering with minimum 1 year of relevant experience (after registering as Engineer with any competent authority) in structural design work at a responsible position as Structural Designer.

Required Experience Certificate shall be as below:—

(i) In case of self-employed professional holding qualifications as mentioned at (a), (b) or (c) above, he shall produce the letter of appointment as Structural Engineer and signing off letter from various clients indicating project details as regards to his experience.

(ii) In case of an ex-employee of Central/State/PSU/Autonomous body, holding qualification as mentioned at (a), (b) or (c) above, he shall produce an experience certificate or service certificate that he has dealt with structural design and execution of Structural Projects.

(iii) A Professional with qualification as mentioned at (a), (b) or (c) above and already registered as Structural Engineer with any Development or Local Authority.

(iv) A Professional with relevant educational qualification as mentioned at (a), (b) or (c) above with experience in Teaching Structural Engineering subject in a recognized Institute for atleast 5 years.

The above experience certificates mentioned at (i) to (iv) above shall be to the satisfaction of registering authority. Such person shall be competent to prepare the structural design plans, calculations and structural details of all kinds of buildings and issuing certificate of supervision and completion of buildings. He shall also be competent to prepare all plans connected with building construction in case of land development upto 50,000 sq. mts;]

Competence:

The Structural Engineer shall be competent to prepare the structural design plans, calculations and details of all buildings and issuing certificate of supervision and completion of buildings.

(130) “Structure” means same as “Building”;

⁵⁴ Substituted vide Amendment Regulations, 2018.

(131) “Structural Liability Certificate” means a certificate issued by Structural Engineer ⁵⁵[/Engineer] assuming responsibility for the structural design of the building and shall comply with the relevant BIS Codes;

(132) “Structural Stability Certificate” means a certificate issued by Structural Engineer ⁵⁶[/Engineer] stating that the building has been constructed as per his design and under his supervision and that the building is stable and fit for occupation and shall comply with the relevant BIS Codes;

(133) “Sub-division of land” means a development by which a plot is fragmented into smaller parts;

Note: Easement to dominant lands and involuntary fragmentation by operation of law by any Government Scheme and rights of inheritance within a family and fragmentation/division as per the provisions of Goa, Daman & Diu Mundkars (Prevention from Eviction) Act, 1975 (Goa Act 1 of 1976) shall not come under the scope of this definition.

(134) “Technical officer” means ⁵⁷[an officer] appointed by the Government to render technical clearance ⁵⁸[under these Regulations] to designated Corporation/Municipal Council/Village Panchayat for the implementation of these regulations.

(135) “Temporary Structure” means a structure constructed with material, to last for a specific period and specific purpose, for a limited time after which the structure is to be dismantled;

(136) “Terrace” means a flat part of building on the roof open to sky which may be used as paved sit out/landscaped area ⁵⁹[but does not include terraces as defined in 63 (q)];

(137) “Theatre” means a hall used or approved for the use of the public performance of cultural activities or exhibition of films;

(138) “Tower like structure” means structures shall be deemed to be tower-like structures when the height of the tower-like portion is at least twice the height of the broader base at ground level;

(139) “Traditional access” means a pathway used by person/persons through private or public property to gain access to his/their property, which has no other means of access and not more than ⁶⁰[1.5meters];

(140) “Town Planner” means any person with minimum qualification of a Graduate or Post Graduate Degree/Diploma in Town & Country Planning from a recognized Indian or Foreign University and registered/elected as Associate Member of the Institute of Town Planners of India. ⁶¹[(Any foreign qualification shall have to be recognized by the competent authority in India)].

⁵⁵ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁵⁶ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁵⁷ Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁵⁸ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁵⁹ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁶⁰ Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011 .

⁶¹ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁶²[*Competence*: The Town Planner shall be competent to prepare all plans for land development plans/township plans, sub-division plans, calculations and details therein and to supervise.]

(141) “Town Planning Officer” means an officer of Town and Country Planning Department, designated by Government for the purpose of Act/Rules/Regulation;

(142) “Travel Distance” means the distance to be travelled from any point in a building to a protected escape route, external escape route or final exit;

(143) “Urban Designer” means any person qualified with a Post Graduate Diploma or Master’s Degree in Urban Design or equivalent from a recognized Indian or foreign university. ⁶³[(Any foreign qualification shall have to be recognized by the competent authority in India)].

Competence:

The Urban Designer shall be competent to prepare the Township plans/Architectural plans/Land Development plans including sub-division plans, calculations and details of all buildings therein and supervision;

(144) “Verandah” means part of building on ground floor projecting/recessed upto 1.50 meter from the wall;

(145) “Village Panchayat” means a Panchayat constituted or deemed to be constituted under the relevant Act;

(146) “Village Panchayat Secretary” means the person appointed under the Goa Panchayat Raj Act, 1994 to be the Secretary of the Village Panchayat;

(147) “Watch and Ward premises” means the building or part of building used by the security staff for their shelter/rest;

(148) “Water Closet/Water Closet Compartment” means a water flushed plumbing fixture designed to receive human ⁶⁴[excreta] directly connected to sewage system in the building, also used to designate the room or compartment in which the fixture is placed;

(149) “Zone” means the classification given to various areas depending on its land use, in the development plans prepared by the Planning and Development Authority or Town and Country Planning Department;

(150) “Zoning plan” or “Zoning map” means a part of Regional Plan giving more elaborate zoning details, right of way of roads, etc., duly approved and notified by the Government.

⁶² Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁶³ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁶⁴ Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

3. ⁶⁵[Procedure and Requirements for Securing Development Permission, Sub-division Permission, Technical Clearances, Construction License and Completion Certificate/Occupancy Certificate].—

3.1. Development to be in conformity with relevant Acts, Rules and Regulations there under.—Every development shall conform to the provisions of relevant Acts, Rules and Regulations and appropriate Plan in force and no development shall be carried out without obtaining prior permission in the manner prescribed under these Regulations, from the Competent Authority. ⁶⁶[However, no permission under these Regulations shall be required for setting up solar farm including construction, operation and office set up thereof subject to 2% of the total area of farm and maximum of 200 sq.mts. per MW as envisaged in the Goa State Solar Policy, 2017 subject to obtaining NOC from Agriculture Department and approval of the Government on a case to case basis].

3.2. Requirements for obtaining permission.— Every applicant seeking development permission/sub-division permission/building permission shall be required to submit the following:—

3.2A. Application.— An application in the format prescribed under the provisions of these Regulations.

APPENDIX A1-PDA - to PDA for Development Permission.

APPENDIX A1-TCP - to Town Planning Department for Technical Clearance.

APPENDIX A2 - to Municipal Council for Building License/Permit.

APPENDIX A3 - to Village Panchayat for Building License/Permit.

3.2B. Questionnaire.— A questionnaire prescribed under these Regulations at Appendix-B1.

3.2C1. Drawings.— Following drawings shall be submitted alongwith the application:

In case of building operations.— (a) A Site Plan drawn to a scale of not less than 1.00 cm. to 5.00 m. (1:500) for plots having an area upto 4000 square meters and to a scale not less than 1.00 cm. to 10.00 m. (1:1000) for plots having an area more than 4000 square meters, showing therein:

- (i) the boundaries and dimensions of the plot,
- (ii) North direction,
- (iii) all proposed as well as existing buildings or structures on, over or under the plot or projecting beyond the plot, if any,
- (iv) the means of access from the street to the plot, and to the rear of the building, including its width,
- (v) road widening line, if any,

⁶⁵ Substituted vide Amendment Regulations, 2016.

⁶⁶ Inserted vide Amendment Regulations, 2019.

- (vi) all setbacks/open space to be left around the proposed building/buildings,
 - (vii) distance between buildings on the same plot,
 - (viii) an Area Statement as per the specimen given in the Appendix-B1,
 - (ix) all natural features like drains, water bodies and trees.⁶⁷[],
 - (x) location of septic tank/soak pit as well as the drainage lines, inspection chambers, etc., and distance from the soak pit to the nearest well,
 - (xi) location of proposed as well as existing wells,
 - (xii) location of water sump, if any.
- (b) A detailed plan, drawn to scale of 1.00 cm. to 1.00 m. (1:100) or 1.00 cm. to 0.5 m. (1:50), showing the following details:–
- (i) Floor plans of all floors, indicating clearly the size and spacing of all framing members and sizes of rooms and the position of staircases, ramps and lift wells.

In case of projects having units of repetitive nature, one-unit details shall be drawn to a scale of 1.00 cm. to 1.00 m. (1:100) or 1.00 cm. to 0.5 m. (1:50) and a block plan; elevation and section shall be submitted indicating all units at a scale of 1.00 cm. to 2.00 m. (1:200), giving overall dimensions.

In case of building having a floor plate area of more than 500.0 m² the building plans may be permitted at a scale of 1:200.
 - (ii) Use of all spaces of the building.
 - (iii) Elevations from all streets, the minimum being one from the front.
 - (iv) Section/sections at least one being through the staircase.
 - (v) Roof plan, showing the drainage of rain water from the roof.
 - (vi) Drawing of septic/soak pit indicating its size and construction details, complying with the requirements of Health Act.
- (c) A location plan, not to scale, but with written dimensions/distances, showing nearest prominent landmarks adequate for the Competent Authority to locate the site for inspection.
- (d) A parking layout plan drawn to a scale 1.00 cm. to 5.00 m. (1:500), showing the size, exact locations, number of car parks provided as well as the direction of flow and circulation of vehicles. This requirement will not apply for a single family dwelling. For plots less than 2,000 m² area the parking layout should be submitted in the scale of 1:250.
- (e) Plans and sections of areas where cutting or filling, more than 1.50 meters height from the existing ground level, if involved.

⁶⁷ Deleted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

(f) A contour plan at 1 m. intervals, in case of sloping sites prepared by a Chartered Surveyor ⁶⁸[/Engineer/Architect].

(g) In conservation zone, following additional documents shall be submitted:—

(i) ⁶⁹[Detail drawing of the relevant external elevation of the building along with the elevation or latest photograph of the elevation of an adjacent building].

(ii) Colored post card size photographs of the existing buildings, if any, in the plot and the adjacent buildings on either side.

(iii) Colour scheme of the exterior elevations including the compound walls.

⁷⁰[3.2C2]. **In case of Engineering, Mining, and Quarrying Operations.**— (a) A site plan drawn to scale of not less than 1.00 cm. to 10.00 m. (1:1000) showing therein the boundaries of the site, direction of the North, existing buildings or structures on, over or under the site or projecting beyond the site, all natural features like drains, water bodies and trees, the means of access with its width from the street to the site, and the exact nature of the operations the applicant intends to carry out on the site.

(b) A location plan, not to scale, but with written dimensions/distances, showing prominent landmarks adequate for the Competent Authority to locate the site for inspection.

(c) Plans and sections of areas where cutting or filling, more than 1.50 mts. height from the existing ground level is involved.

(d) A contour plan at 1 m. intervals, in case of sloping sites prepared by a Chartered Surveyor.

(e) Permission from Forest Department to cut trees, if applicable.

⁷¹[3.2C3]. **In case of making of any material change in use of any building.**— (a) A Site Plan drawn to a scale of not less than 1 cm. to 5 m.(1:500) for plots having an area up to 4000m² and to a scale not less than 1 cm. to 10 m. (1:1000) for plots having an area more than 4000m², showing therein:

(i) the boundaries and dimensions of the plot,

(ii) North direction,

(iii) all proposed as well as existing buildings or structures on, over or under the plot or projecting beyond the plot, if any,

(iv) the means of access from the street to the plot, and to the rear of the building, including its width.

(b) A detailed plan of the portion of the building with existing uses where the material changes of use is proposed, indicating the exact nature of the change in use.

⁶⁸ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁶⁹ Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁷⁰ Re-numbered vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁷¹ Re numbered vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁷²[3.2C4]. **In case of township/sub-division of land.**— In case of township/sub-division, first Provisional approval shall be obtained and then final approval shall be obtained after complying with all the conditions stipulated in the Provisional approval.

For Provisional approval:

(a) A site plan drawn to scale of not less than 1.00 cm. to 5.00 m. (1:500) (or 1:1000 in case of areas beyond 50,000 m²) showing therein:

- (i) the boundaries and dimensions of the plot,
- (ii) direction of the North,
- (iii) the means of access from the street to the plot,
- (iv) the layout plan of the proposed internal roads, building footprints, open space/spaces and sub-divided plots duly numbered, dimensions and area of each of the sub-divided plots, dimensions and area of open spaces, width of the proposed roads as well as the area served by each road,
- (v) an Area Statement as per specimen given in Appendix-B1,
- (vi) existing buildings or structures on, over or under the plot or projecting beyond the plot, if any,
- (vii) all natural features like drains, water bodies and trees,
- (viii) cross section of the proposed roads showing the width of drive way, footpath, shoulders and drains and details of materials to be used for construction of roads and drains,
- (ix) location, size and cross section of cross drains proposed, if any,
- (x) layout and construction details of service duct for infrastructure facilities.

(b) A location plan, not to scale, but with written dimensions/distances, showing prominent landmarks adequate for the Competent Authority to locate the site for inspection.

(c) Plans and sections of areas where cutting or filling, more than 1.50 meters height from the existing ground level is involved.

(d) A contour plan at 1 m. intervals, in case of sloping sites prepared by a Chartered Surveyor.

For Final Approval:

(a) A site plan, as executed, drawn to scale of not less than 1.00 cm. to 5.00 m. (1:500) showing therein—

- (i) the boundaries and dimensions of the plot,
- (ii) direction of the North,
- (iii) the means of access from the street to the plot,

⁷²Re numbered vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

(iv) the layout plan showing internal roads, building footprints open space/spaces and sub-divided plots duly numbered, dimensions and area of each of the sub-divided plots, dimensions and area of open spaces, width of the roads as well as the area served by each road. All details shall be as executed on site,

(v) an Area Statement as per specimen given in Appendix-B1,

(vi) existing buildings or structures on, over or under the site or projecting beyond the plot, if any,

(vii) all natural features like drains, water bodies and trees,

(viii) cross section of the executed roads showing the width of drive way, footpath, shoulders and drains and details of materials used for construction of roads and drains,

(ix) location, size and cross section of cross drains provided, if any,

(x) layout and construction details of service duct for infrastructure facilities.

(b) All NOC's as stipulated in the Provisional approval.

Note: (i) All drawings shall indicate written dimensions in METRES in case of Site Plan and in CENTIMETRES in case of Detailed Plan.

(ii) All drawings shall be submitted in five sets or as required by the Competent Authority (Distribution-PDA/Town Planning Dept.-2 copies, Council/Village Panchayat ⁷³[/Corporation] -1 copy, Owner-2 copies.).

3.2D. Documents.— Following documents shall be submitted alongwith the application:-

(a) The right of ownership or interest in the land sufficient to enable the applicant to carry out the intended development supported by the following documents (wherever applicable).

(i) Original Survey plan of the land from the Directorate of Land Survey/City Survey Office. For plots which are result of approved sub-division, a copy of the approved sub-division plan and/or reference number of the said approval from the Competent Authority including Technical Clearance,

(ii) Copy of Index of Land in Form-III/Form-I & XIV of Records of Rights or any forms of City Survey Register,

(iii) Copy of Sale/Gift/Lease/Mortgage deed and/or any other instrument or assignment:

Provided that the Competent Authority may, if satisfied with other documents submitted, waive the production of any of these documents.

(b) Affidavit from the owner in Appendix-B4, to state that the ownership title document is true and correct.

(c) Certificate from ⁷⁴[Architect/Engineer/Structural Engineer/Town Planner/Landscape Architect/Urban Designer/ Engineer-Diploma/ Supervisor(Civil)] in Appendix-B2, to state that

⁷³ Inserted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁷⁴ Substituted vide Amendment Regulations, 2019.

the plans are drawn as per the relevant Acts, Rules, Regulations, Bye-laws and Plan, applicable to the area at the time of submission of the application.

(d) Structural Liability Certificate from Structural Engineer as per Appendix-B3.

(e) Copy of Conversion Sanad under Land Revenue Code if already obtained or alternatively Application for recommendation for Conversion in Appendix-A4, enclosing therein a plan of the area to be converted and location plan (4 copies each).

⁷⁵[(f) Certificate from Architect/Engineer/Structural Engineer to certify the estimated cost of construction based on the rates notified from time to time by the Government for calculation of licence fees.]

3.3. Size of Drawings.— All the drawings shall be on drawing sheets/ammonia prints of any of the sizes mentioned below:—

Drawing sheet designation	Sizes in m.m.
A0	841 x 1189
A1	594 x 841
A2	420 x 594
A3	297 x 420
A4	210 x 297
A5	148 x 210

3.4 Standard colour notations to be made in plans.— Every plan, amended plan or completion plan shall be coloured with fixed colours as given in the Table I below:—

TABLE – I

Sr. No.	Items	Site or Building Plans
1.	Plot boundary	Black
2.	Proposed work	Red
3.	Open space	Green
4.	Work proposed to be demolished/removed	Brown
5.	Water supply work	Yellow
6.	Drainage and sewerage work	Yellow
7.	Deviation	Red broken line
8.	Alteration	Red
9.	Cutting and Filling	Red/Yellow
10.	Access to the building and its rear	Green
11.	Trees	Dark green

3.5 Signing and authentication of plans/documents:

3.5A Signing:

⁷⁵ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

(a) Owner.— The owner shall be required to sign the following, giving the name in capital letters, temporary and permanent address and telephone No. if any:

- (i) Application for permission.
- (ii) Questionnaire.
- (iii) Building plans/Development plans.
- (iv) Structural design and drawings.

(b) ⁷⁶[Architect/Engineer/Structural Engineer/Town Planner/Landscape Architect/Urban Designer/Engineer-Diploma/Supervisor (Civil)].— The ⁷⁷[Architect/ Engineer/Structural Engineer/Town Planner/Landscape Architect/Urban Designer/Engineer-Diploma/Supervisor (Civil)] shall be required to sign the following, giving their name, address, and registration number, allotted by the Registering Authority, as per below mentioned provisions:—

- (i) Architect - Questionnaire ⁷⁸[] plans as per competence;
- (ii) Town Planner - Questionnaire and all township and sub-division plans as per competence;
- (iii) Engineer - Questionnaire, all buildings, sub-division plans, Structural design/ drawings as per competence;
- (iv) Structural Engineer - Questionnaire, all buildings, sub-division plans, Structural design/drawings, structural liability and stability certificates as per competence;
- (v) Landscape Architect - Questionnaire and all township and sub-division plans as per competence;
- (vi) Urban Designer – Questionnaire and all township and Sub-divisional Plans as per competence.
- ⁷⁹[(vii) Engineer-Diploma – Questionnaire, all buildings, structural design/ drawings as per competence.
- (viii) Supervisor (Civil) – Questionnaire, all buildings, structural design/drawings as per competence.]

The ⁸⁰[Architect/Engineer/Structural Engineer/Town Planner/Landscape Architect/ Urban Designer/Engineer-Diploma/Supervisor (Civil)] shall be registered with the Town and Country Planning Department, who shall be the Registering Authority, in the manner prescribed under these Regulations.

3.5B. Authentication.— All copies of documents required to be submitted under 3.2D above, shall be duly authenticated by a Notary or Gazetted Officer of a State or Central Government.

⁸¹[3.5C. The Government may by an order published in the Official Gazette make securing of any or all the permissions namely, Development permission, Technical

⁷⁶ Substituted vide Amendment Regulations, 2019.

⁷⁷ Substituted vide Amendment Regulations, 2019.

⁷⁸ Deleted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁷⁹ Inserted vide Amendment Regulations, 2019.

⁸⁰ Substituted vide Amendment Regulations, 2019.

⁸¹ Inserted vide Amendment Regulations, 2019.

clearance, Construction license, Completion order and occupancy certificate and also issuance of the same compulsorily in online or offline mode, as may be, as specified in such order.]

3.6. Procedure to obtain the permission.—

3.6.1. Application for permission.— For the purpose of obtaining permission for development/building construction/sub-division of land, under these Regulations, the owner (including Government Department/Semi-Government or Local Authority), shall apply in the manner prescribed below:—

Category I – Areas under jurisdiction of PDA and Municipal Council/Village Panchayat ⁸²[/Corporation]:

Step-1. To apply first to PDA for Development Permission as per Appendix-A1-PDA and for obtaining recommendation for conversion of land use under Land Revenue Code (if such recommendation has not been obtained previously) as per Appendix-A4, enclosing therein a minimum of five sets appropriate drawings and one set of documents as specified in Regulations 3.2 to 3.5 above.

Step-2. To apply thereafter to Municipal Council/Village Panchayat ⁸³[/Corporation] for Licence/Permit, as per Appendix-A2 or Appendix-A3, as applicable, enclosing therein the Development Permission Order from PDA as per Appendix-C1 and 3 sets of drawings obtained at Step 1 duly stamped and signed by PDA, and one set of documents specified at Regulation 3.2D.

Category II – Areas under jurisdiction of Town Planning Department and Municipal Council/Village Panchayat ⁸⁴[/Corporation].

Step-1. To apply first to Town Planning Department for Technical Clearance as per Appendix-A1-TCP and for recommendation for conversion as per Appendix-A4, enclosing therein a minimum of five sets appropriate drawings and one set of documents as specified in Regulations 3.2 to 3.5 above.

Step-2. To apply thereafter to Municipal Council/Village Panchayat ⁸⁵[/Corporation] for licence/permit, as per Appendix-A2 or Appendix-A3, as applicable, enclosing therein the Technical Clearance Order as per Appendix-C2 and 3 sets of drawings obtained at Step-1 duly stamped and signed by the Town Planning Officer and one set of documents specified at Regulation 3.2D.

⁸⁶**[3.6.1 (a). Time limit to dispose of applications.—** Applications received by the Town & Country Planning Department shall be processed and disposed of within 45 days from the date of receipt of the applications except for the cases where reference to the Government or Conservation Committee, legal opinion or approval from any other agencies is necessary. The Chief Town Planner shall be the appellate authority, in case of failure to dispose of the application by the respective District/Taluka level offices, within the stipulated period. In the event, the application is not disposed of within the said stipulated period it shall be deemed as a refusal and appeal lies from such deemed refusal

⁸² Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁸³ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁸⁴ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁸⁵ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁸⁶ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

which may be preferred within a period of 3 months from the date of such deemed refusal. Appeal fee shall be ⁸⁷{specified} by the Government and appeal shall be disposed of by the appellate authority within a period of 45 days from the date of receipt of memo of appeal.]

3.6.2. Special provisions.— In addition to the above procedure, special provisions will apply in case of specific areas as under:—

(a) In case the development falls within Coastal Regulatory Zone (CRZ) and Environment Protection Zone (EPZ), prior approval of Coastal Zone Management authority shall be required. - Refer ANNEXURE-I at 27.I.

(b) In case the development falls in declared Conservation/Preservation area, PDA/ /TCPD shall refer the proposal to the Conservation Committee for their opinion before granting/refusing Development Permission/Technical Clearance.

⁸⁸[(c) In case of the buildings specified in regulation 15.2.1, No Objection Certificate from the Director of Fire and Emergency Services shall be obtained by the owner before applying for Construction License to the Local Authority.]

(d) NOC's as applicable shall be obtained by the owner if the development falls within the jurisdiction of specified authorities/departments such as Railways, Airports, Military installations, etc.

(e) Structural Design for any building under the jurisdiction of these regulations structural design/retrofitting shall only be carried out by a Structural Engineer on Record (SER) or Structural Design Agency on Record (SDAR). Proof checking of various designs/reports shall be carried out by competent authority ⁸⁹[] wherever applicable. Generally, the structural design of foundations, elements of masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel shall conform to the provisions of part VI Structural Design Section – 1 Loads, Section – 2 Foundation, Section – 3 Wood, Section – 4 Masonry, Section – 5 Concrete & Section – 6 Steel of National Building Code of India 2005 (NBC), taking into consideration the Indian Standards as given below:—

For General Structural Safety:—

1. IS: 456:2000 Code of Practice for Plain and Reinforced Concrete.
2. IS: 800-1984 Code of Practice for General Construction in Steel.
3. IS: 801-1975 Code of Practice for Use of Cold Formed Light Gauge Steel.

Structural Members in General Building Construction:—

4. IS 875 (Part 2):1987 Design loads (other than earthquake) for buildings and structures Part 2 Imposed Loads.

⁸⁷ Corrected vide Corrigendum No. 21/2/TCP/10/pt/12/3643 dated 1-11-2012.

⁸⁸ Substituted vide Amendment Regulations, 2023.

⁸⁹ Deleted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

5. IS 875 (Part 3):1987 Design loads (other than earthquake) for buildings and structures Part 3 Wind Loads.

6. IS 875 (Part 4):1987 Design loads (other than earthquake) for buildings and structures Part 4 Snow Loads.

7. IS 875 (Part 5):1987 Design loads (other than earthquake) for buildings and structures Part 5 special loads and load combination.

8. IS: 883:1966 “Code of Practice for Design of Structural Timber in Building.

9. IS: 1904:1987 “Code of Practice for Structural Safety of Buildings: Foundation”.

10. IS 1905:1987 “Code of Practice for Structural Safety of Buildings: Masonry Walls.

11. IS 2911 (Part 1): Section 1: 1979 “Code of Practice for Design and Construction of Pile Foundation Section 1 Part 1: Section 2 Based Cast-in-situ Piles Part 1: Section 3 Driven Precast Concrete Piles Part 1: Section 4 Based precast Concrete Piles Part 2: Timber Piles Part 3: Under Reamed Piles Part 4: Load Test on Piles.

For Cyclone/Wind Storm Protection:—

12. IS 875 (3)-1987 “Code of Practice for Design Loads (other than Earthquake) for Buildings and Structures, Part 3, Wind Loads”.

13. Guidelines (Based on IS 875 (3)-1987) for improving the Cyclonic Resistance of Low rise houses and other building.

For Earthquake Protection:—

14. IS: 1893-2002 “Criteria for Earthquake Resistant Design of Structures (Fifth Revision)”.

15. IS: 13920-1993 “Ductile Detailing of Reinforced Concrete Structures subjected to Seismic Forces - Code of Practice”.

16. IS: 4326-1993 “Earthquake Resistant Design and Construction of Buildings - Code of Practice (Second Revision)”.

17. IS: 13828-1993 “Improving Earthquake Resistance of Low Strength Masonry Buildings - Guidelines”.

18. IS: 13827-1993 “Improving Earthquake Resistance of Earthen Buildings Guidelines”.

19. IS: 13935-1993 “Repair and Seismic Strengthening of Buildings Guidelines”.

For Protection of Landslide Hazard:—

20. IS 14458 (Part 1): 1998 Guidelines for retaining wall for hill area: Part 1 Selection of type of wall.

21. IS 14458 (Part 2): 1997 Guidelines for retaining wall for hill area: Part 2 Design of retaining/breast walls.

22. IS 14458 (Part 3): 1998 Guidelines for retaining wall for hill area: Part 3 Construction of dry stone walls.

23. IS 14496 (Part 2): 1998 Guidelines for preparation of landslide – Hazard zonation maps in mountainous terrains: Part 2 Macro-zonation.

Note: Whenever an Indian Standard including those referred in the National Building Code or the National Building Code is referred, the latest revision of the same shall be followed except specific criteria, if any, mentioned above against that code.

3.7. Grant or Refusal of permission/licence.— (a) Grant or refusal of the permission/licence shall be governed by the relevant Acts, Rules and Regulations in force.

(b) The Municipal Council/Village Panchayat ⁹⁰[/Corporation] shall grant Building Licence only after necessary Development Permission/Technical Clearance is granted by PDA/Town Planning Department. No licence shall be granted without such Development Permission/Technical Clearance.

(c) Grant of permission/licence shall be given in the following format:—

(i) PDA Development Permission in APPENDIX-C1.

(ii) Technical Clearance in APPENDIX-C2.

(iii) Municipal Licence as per APPENDIX-C3.

(iv) Panchayat Licence as per APPENDIX-C4.

(d) Refusal of the permission/license shall be given in the following format:—

(i) Refusal of Development Permission by PDA—APPENDIX-C9.

(ii) Refusal of Licence by Municipal Council Village Panchayat ⁹¹[/Corporation] – APPENDIX-C11.

3.8. Deviation during development and revocation of permission.— (a) The holder of any development permission issued under these Regulations shall follow the approved plans and conditions laid down.

(b) In case deviation occurs which, in the opinion of the owner and his ⁹²[Architect/Engineer/Structural Engineer/Town Planner/Landscape Architect/Urban Designer/Engineer-Diploma/Supervisor (Civil)] is within the framework of these Regulations, the holder may carry out such deviation and should apply and obtain revised approval, clearly showing such deviation in the plans, as soon as possible or at least at the time of applying for Occupancy Certificate. However, this will not apply to Conservation Zone, where no deviation shall be carried without prior approval of the Conservation Committee.

(c) The Competent Authority may, subject to the provisions of the respective Act, revoke any permission given under these Regulations, if it is found that subsequent

⁹⁰ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁹¹ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁹² Substituted vide Amendment Regulations, 2019.

deviations that have taken place during development violate any of these Regulations. The Competent Authority may also proceed against the holder of the permission in the manner laid down in the respective Act.

3.9. Duration of Sanction, Notification stages and Occupancy Certificate.— (a) Permission for Development/Building permit granted under these Regulations shall, subject to the provisions of the Act, be valid initially for a period of three years, and renewable, on submission of a request letter, for a further period of three years at a time.

(b) Where the development permission/building permit is sought to be transferred (alongwith the property), the owner of such property should intimate to the Competent Authority in writing and obtain confirmation to that effect for the purposes of the Act.

(c) The applicant shall inform the Council/Village Panchayat ⁹³[/Corporation] in prescribed form APPENDIX-D1, about the commencement of the work for giving alignment of the building.

3.10. Revocations of development permission.— The Planning and Development Authority (PDA)/Municipal Council/Village Panchayat ⁹⁴[/Corporation] may, subject to the provisions of the relevant Act, revoke any development permission/building licence, issued under the provisions of these Regulations, wherever there has been any false statements suppression or any misrepresentation of material facts in the application or plans on which the development permission/building licence was based or non-compliance of provisions.

3.11. Occupancy Certificate.— (a) No building hereafter erected, re-erected or altered materially, shall be occupied in whole or in part, until the issue of Completion Order by Planning and Development Authority (PDA) in whole or in part, as per APPENDIX-C5 or Completion Order by Town and Country Planning Department (TCPD) in whole or in part, as per APPENDIX-C6, as applicable, as well as an Occupancy Certificate by the Municipal Council in whole or in part, as per APPENDIX-C7 or by the Village Panchayat in whole or in part, as per APPENDIX-C8, after making such scrutiny, site inspection and affirming that such a building conforms in all respects the requirements of these Regulations and as per the approved plans and any conditions laid down by the PDA/Council/Village Panchayat on the Development Permission/Building Permit.

⁹⁵[(b) Clearance from the Directorate of Fire and Emergency Services before issue of Occupancy Certificate shall be required for the buildings specified in regulation 15.2.1.].

(c) A Post Occupancy Audit: The Licencing Authority shall carry out Post Occupancy Audit on a random basis, from time to time for group housing/residential multi dwelling buildings and multistoried buildings but within five years of issue of Occupancy Certificate.

The Audit will be checking only the following:

1. Availability of clear circulation space in the building required for movement and parking as shown in the approved plans.

⁹³ Inserted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁹⁴ Inserted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁹⁵ Substituted vide Amendment Regulations, 2023.

2. Change of use of building & portions thereof, especially the diversion of parking areas shown in the approved plans for any other uses.

Note: On finding any change of use of building or part thereof other than parking, the Licencing Authority shall ensure that the Shop and Establishment licence or any other trade licence issued in the parking areas is cancelled and the said area is restored for parking purpose only.

The Licencing Authority shall issue notices to the Owner/Developer to remove any misuse of areas of buildings ensure that the circulation space and the stilted parking areas as per the approved plans is made available on site for circulation and parking purposes only.

3.11.1. Application for occupancy certificate.— For the purpose of obtaining Occupancy Certificate under these Regulations, the owner (including Government Department/Semi--Government or Local Authority), shall apply in the manner prescribed below:—

(a) Category I – Areas under jurisdiction of PDA’s and Municipal Council/Village Panchayat ⁹⁶[/Corporation].

Step-1. To apply first to PDA for Completion Order as per APPENDIX-A5, enclosing therein—

(i) Completion Certificate, from the ⁹⁷[Architect/Engineer/Structural Engineer/ /Town Planner/Landscape Architect/Urban Designer/Engineer-Diploma/Supervisor (Civil)] as per APPENDIX-B6 to the effect that the work has been duly supervised by him and is in conformity with the approved plans.

(ii) Structural Stability Certificate as per APPENDIX-B5, from the Structural Engineer to the effect that the structural work has been carried out as per his design and under his supervision and that the building is safe for occupancy. This certificate shall be accompanied by a complete set of structural drawings “as built” for record of PDA.

(iii) Revised drawings showing deviations, if any, carried out during the construction (if applicable).

Step-2. To apply thereafter for Occupancy Certificate to Municipal Council or to the Village Panchayat ⁹⁸[/Corporation] as per APPENDIX-A6, enclosing therein the—

(i) Completion Order from PDA as per APPENDIX-C5 or from TCPD as per APPENDIX-C6, obtained at Step 1.

(ii) Completion Certificate from the ⁹⁹[Architect/Engineer/Structural Engineer /Town Planner/Landscape Architect/Urban Designer/Engineer-Diploma/Supervisor (Civil)] as per APPENDIX-B6, to the effect that the work has been duly supervised by him and is in conformity with the approved plans.

⁹⁶ Inserted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁹⁷ Substituted vide Amendment Regulations, 2019.

⁹⁸ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

⁹⁹ Substituted vide Amendment Regulations, 2019.

(iii) Structural Stability Certificate as per APPENDIX-B5, from the Structural Engineer to the effect that the structural work has been carried out as per his design and under his supervision and that the building is safe for occupancy. This certificate shall be accompanied by a complete set of structural drawings “as built” for record of Council/Panchayat/Corporation.

(iv) Revised drawings showing deviations, if any, carried out during the construction (if applicable).

(b) Category II – Areas under jurisdiction of Town Planning Department and Municipal Council/Village Panchayat/Corporation.

Step-1. To apply first to Town and Country Planning Department for Completion Order as per APPENDIX A5 enclosing therein—

(i) Completion Certificate from the ¹⁰⁰[Architect /Engineer/Structural Engineer /Town Planner/Landscape Architect/Urban Designer/Engineer-Diploma /Supervisor (Civil)] as per APPENDIX B6, to the effect that the work has been duly supervised by him and is in conformity with the approved plans.

(ii) Structural Stability Certificate as per APPENDIX B5, from the Structural Engineer to the effect that the structural work has been carried out as per his design and under his supervision and that the building is safe for occupancy. This certificate shall be accompanied by a complete set of structural drawings “as built” for record of Town Planning Department.

(iii) Revised drawings showing deviations, if any, carried out during the construction (if applicable).

Step-2. To apply thereafter to Municipal Council/Village Panchayat ¹⁰¹[/Corporation] for Occupancy Certificate as per APPENDIX-A6, enclosing therein the—

(i) Completion Order from TCPD as per APPENDIX-C6, obtained at Step-1.

(ii) Completion Certificate as per APPENDIX-B6, from the ¹⁰²[Architect/Engineer/Structural Engineer/ Town Planner/Landscape Architect/Urban Designer/Engineer-Diploma/Supervisor (Civil)] to the effect that the work has been duly supervised by him and is in conformity with the approved plans.

(iii) Structural Stability Certificate as per APPENDIX-B5, from the Structural Engineer to the effect that the structural work has been carried out as per his design and under his supervision and that the building is safe for occupancy. This certificate shall be accompanied by complete set of structural drawings “as built” for record of Council/Panchayat.

(iv) Revised drawings showing deviations, if any, carried out during the construction (if applicable).

¹⁰⁰ Substituted vide Amendment Regulations, 2019.

¹⁰¹ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

¹⁰² Substituted vide Amendment Regulations, 2019.

¹⁰³**[3.11 A. Development Permission/Technical Clearance/Completion Order in respect of public projects.—**

(a) Notwithstanding anything contained in this regulations,—

- (i) in case of Government buildings designed by office of Chief Architect, Public Works Department, the Chief Architect shall grant the Technical Clearance/Development Permission as the case may be and the Completion Order.
- (ii) In case of Material Recovery Facilities and Solid Waste Management Structures of the Municipal Council/Corporation/Village Panchayats/Goa Waste Management Corporation (GWMC), the concerned Municipal Council/Corporation, Engineer/Assistant Engineer of Directorate of Panchayats, Assistant Manager having Engineering specialization of the Goa Waste Management Corporation, as the case may be, shall grant the Technical Clearance/Development Permission and Completion Order.
- (iii) Government may notify any other officer to grant the Technical Clearance/Development Permission and Completion Order for public projects other than as specified in (i) and (ii) above.

(b) The provisions contained in regulations 3.6, 3.7, 3.8, 3.10, 3.11 and 3.11.1 shall mutatis and mutandis apply in all above cases.]

3.12. Responsibilities of the Owner and ¹⁰⁴[Architect/Engineer/Structural Engineer/Town Planner/Landscape Architect/Urban Designer/Engineer-Diploma/Supervisor (Civil)].— (a) It shall be the responsibility of the Owner/holder of a development permission/licence to ensure that the development he undertakes is properly supervised by the ¹⁰⁵[Architect/Engineer/Structural Engineer/Town Planner/Landscape Architect/Urban Designer/Engineer-Diploma/Supervisor (Civil)] who has signed the plans for the job and shall be responsible for the execution as per approved plans.

(b) Where the ¹⁰⁶[Architect/Engineer/Structural Engineer/Town Planner/Landscape Architect/Urban Designer/Engineer-Diploma/Supervisor (Civil)] disassociates with the development, he shall be responsible to intimate to the Competent Authority of such decision, in writing. The Competent Authority shall immediately require the Owner to appoint another ¹⁰⁷[Architect/Engineer/Structural Engineer/Town Planner/Landscape Architect/Urban Designer/Engineer-Diploma/Supervisor (Civil)] who shall then become responsible for the project with effect from the date such appointment is intimated to the Competent Authority, in writing jointly by the Owner and the new appointee.

(c) If the Owner fails to appoint another ¹⁰⁸[Architect/Engineer/Structural Engineer/Town Planner/Landscape Architect/Urban Designer/Engineer-Diploma/Supervisor (Civil)] the Competent Authority shall suspend the permission granted until such time the appointment is made and any work carried out without such appointment shall be considered as not validly undertaken.

¹⁰³ Inserted vide Amendment Regulation, 2021.

¹⁰⁴ Substituted vide Amendment Regulations, 2019

¹⁰⁵ Substituted vide Amendment Regulations, 2019.

¹⁰⁶ Substituted vide Amendment Regulations, 2019.

¹⁰⁷ Substituted vide Amendment Regulations, 2019

¹⁰⁸ Substituted vide Amendment Regulations, 2019

4. General Requirements for Development.—

4.1. Development to be in conformity with respective Acts/Rules/Regulations.—

(a) Every development shall conform to the provisions of relevant Acts, Rules and Regulations and appropriate Plan in force and no development shall be carried out without obtaining prior permission from the Competent Authority in the manner prescribed under these Regulations.

(b) Every building operation or sub-division of land shall be subject to the following general regulations, wherever applicable and no land shall be used as a site for development—

(i) If the site is found to be liable to liquefaction by the Goa State Disaster Management Authority under the earthquake intensity of the area, in such case it shall be ensured that the building site is away from such areas and a safe distance as advised by Goa State Disaster Management Authority is followed except where appropriate protection measures are taken.

(ii) If the Goa State Disaster Management Authority finds that the proposed development falls in the area liable to storm surge during cyclone, in such case it shall be ensured that the building site is away from such areas and a safe distance as advised by Goa State Disaster Management Authority is followed except where protection measures are adopted to prevent storm surge damage.

(iii) In hilly terrain, the site plan should include location of landslide prone areas, if any indicated in Goa Disaster Management Plan, on or near the site, in such case it shall be ensured that the building site is away from such areas and a safe distance as advised by Goa State Disaster Management Authority is followed except where protection measures are adopted to prevent landslides.

(iv) The site plan on a sloping site may also include proposals for diversion of the natural flow of water coming from uphill side of the building away from the foundation.

(c) **Roof pattern in buildings.**— All buildings in residential zone should have sloping roof ¹⁰⁹[of each building], flat type roof ¹¹⁰[of each building] may be permitted up to a maximum extent of ¹¹¹[50%] of covered area of the building.

4.2. Means of access to the building within the plot.— (a) Every person who erects a building shall provide a means of access to such building a clear way of not less than 3.00 mts.

(b) Such pathway shall be kept open to sky and no projection or overhang shall be permitted over it except a canopy or a balcony or a weather board or a chajja erected at least 2.50 metres above the ground level.

(c) Steps, ottas or any raised platforms shall not be permitted in such pathway.

(d) Every such pathway shall be paved, drained and adequately lighted.

¹⁰⁹ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

¹¹⁰ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

¹¹¹ Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

(e) Any person who undertakes construction work or a building shall not reduce the width of such pathway to building previously existing below the minimum requirements prescribed under these Regulations.

(f) In case of level differences, the pathway could be in form of steps or ramp from the road level to the entrances of the building. In case of steps, the tread of the step shall not be less than 30 cms. and riser shall not be more than 20 cms. In case of ramp the gradient shall be less than 1:6 for driveway and 1:12 for pathway. In case of steps, adequate parking shall be provided nearby.

¹¹²[(g) Every person who erects a building with no side setbacks or with 1.5 mts. setback (or less) on both the sides, shall provide a means of access to the rear of (through) such building within the property, a clear way of not less than 4.5 mts. in width for non-high rise buildings and 6 mts. in width for high rise buildings for entry of fire fighting vehicle. Such means of access is to be maintained free from any obstructions and at no time shall any portion of the building be allowed to project or overhang into the passage below the height of 4.5 mts. If arch or covered gate is constructed, it shall have a clear headroom of not less than 5 meters.

¹¹³[{For buildings having side and rear setbacks as per Regulation 4.4.2, Table IV, the means of access to the rear is not required to be maintained. However, for high rise buildings, means of access to the rear of minimum 6.0 mtrs. or applicable setbacks, whichever is higher, is required to be maintained at least on one side. Further, access to the rear shall not be applicable to the plots covered under the regulation 4.7.}]

(h) The applicant shall indicate upon the site plan required to be furnished by him, the whole area of such means of access by distinguishing in colour and description.

(i) The person who undertakes development of a plot shall not do so as to deprive any other plot of land of its means of access or easement and shall not reduce such means of access to a width less than 3.0 mts. Such access could be through set back areas subject to the condition that no projection shall be permitted within this access. The area of such access shall not be deducted while computing the effective area of the plot.

(j) The applicant shall not at any time erect or cause to permit to be erected or re-erect any building/structure even temporarily, which in any way encroaches or diminishes the area so set apart for the purpose of public or traditional access.

4.3. Restriction on development within line of sight at the road intersections.—

No development including construction of buildings, compound walls, erection of hoarding, etc. shall be permitted within the line of sight, upto 4.5 mts. height from the level of adjoining roads. Any obstruction existing within the line of sight, natural or/and manmade, shall also have to be removed from line before applying for occupancy certificate.

Further, no development shall extend beyond the imaginary line drawn by joining two points on the adjacent edges of the right of ways of the roads at a distance from the point of intersection of the side of the corner of the effective plot as given in the TABLE-II.

¹¹² Substituted vide Amendment Regulations, 2018.

¹¹³ Substituted vide Amendment Regulations, 2019.

TABLE-II
(Refer Sketch No. 3 at Chapter 28)

Right of way of road in meters	More than 30	More than 20 upto 30	More than 10 and upto 20	Less than 10
Distance from point of intersection in meters	10.00	7.50	5.00	4.00

4.4. Front, Side and Rear Setbacks:

4.4.1. **Front setback.**— Every building shall have minimum front setback as per the TABLE-III given below:—

TABLE-III

Zone	Setback in meters
Residential - S1, S2, S3, S4,	3.00
Commercial - C1, C2, C3, C4	3.00
Industrial - I1, I2, I3,	5.00
Public and Transport - P, T,	5.00
Recreation - R	5.00
Agriculture - A1, A2,	10.00

¹¹⁴[Note: Whenever any use, other than residential is proposed in S1, S2, S3 or S4 zone, the front setback shall be minimum 5.00 meters if the plot is located on a road of width of less than 10 meters. In commercial zones, plots which are abutting roads 10 meters wide and less shall have front setback of 5 meters.]

4.4.2. Side and Rear Setbacks.—

¹¹⁵[TABLE-IV]

Height of the building (1)	Side/Rear Setbacks (2)
7.60 m.	3.00 m.
9.00 m.	3.50 m
11.50 m.	4.00 m.
15.00 m.	5.00 m.
18.00 m.	5.50 m.
21.00 m.	6.00 m.
24.00 m.	6.50 m.
28.00 m.	7.40 m.
¹¹⁶ [32.00 m.	8.00 m.
36.00 m.	8.00 m.]

¹¹⁴ Substituted vide Amendment Regulations, 2016.

¹¹⁵ Titled as Table-IV vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

¹¹⁶ Added vide Amendment Regulation, 2018(September).

¹¹⁷[Note: After 36.00 mts. height the side/rear setbacks shall be increased by 1.00 mtr., for every 4.00 mts. additional height, provided further that the maximum setback which can be insisted by the authorities shall be atleast 15.00 mts., irrespective of the height of the building.]

¹¹⁸[(a) In existing Municipal areas notified prior to the commencement of these Regulations, the building may be allowed with the side setbacks less than those specified in table-IV limited to a minimum 1.5 meters provided that no light and ventilation is taken from that side. However, in densely built up existing areas, where neighboring building or building existing within the applicant's plot, are already touching the boundaries, the building may be allowed to touch the boundary or keep 1.50 meters or less on one or both sides, provided that no light and ventilation is taken from that side]

¹¹⁹[(b) In industrial estates/industrial areas minimum 3.00 mts. side setback shall be maintained in case the area of the plot does not exceed 1,000 sq. mts. and minimum 4.50 mts. side setback shall be maintained at least on one side for plot where the area of the plot exceeds 1,000 sq. mts.].

4.5. Restrictions on development within setbacks.— The setbacks, as required to be provided under these Regulations, shall be kept permanently open to sky and they shall not be used for stacking materials or loose articles for the purpose of trade or otherwise, nor they shall be used for putting up fixed or movable platforms or advertisement hoarding boards or neon sign boards or for such similar uses.

However, plantations/orchards, septic tanks, pump, well, gardening ¹²⁰[, rain water harvesting/ground water recharge system] will be permitted in the said setbacks provided no structure shall impede the access and circulation of vehicles.

4.6. Projections within the setbacks.— Following projections shall be allowed within the setbacks provided that there is no obstruction/interference with line of sight or street furniture, fixtures, lighting, access, etc.

(a) **Within Front setback.**— (i) An un-storeyed porch/canopy/cantilevered stair landing projection, provided that a minimum setback of 2.00 meters is left between the R/W of the road/street and the extreme edge of the canopy, there is a clear distance of 2.50 meters between the ground and the bottom of the porch/canopy/stair landing, and no columns are located within the setback.

(ii) Balconies/verandah, floor projections which are cantilevered and there is a clear distance of 2.50 meters from the bottom of such projections and ground and 2.00 meters setback is left between the R/W of the road/street and such projection.

(b) **Within Side and Rear setbacks.**— Cantilevered weather board, sun shades, chajjas, balconies, canopies or stair landing projections, provided that they are at a minimum height of 2.50 meters from the ground, and not more than 1.5 m. in depth and not more 1/3rd of the side setback. The minimum height shall be 4.50 meters along the side giving access to the rear.

¹¹⁷ Inserted vide Amendment Regulation, 2018 (September).

¹¹⁸ Substituted vide Amendment Regulations, 2016.

¹¹⁹ Inserted vide Amendment Regulations, 2018.

¹²⁰ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

(c) Security cabin of not more than a size of 6.00 square meters of 2.50 meters height provided it does not interfere with line of sight in a corner plot or road junction. Provided the main gate is partially recessed by at least 1.00 meter.

4.7. Further restrictions/relaxations.— (a) ¹²¹[For original survey plots or mundkarial plots or plots of approved layout having frontage up to 13.00 meters, construction of single dwelling units may be permitted with side setbacks of 1.50 meters allowing normal light and ventilation, provided the construction is limited to ground and one upper floor only and that no projection shall be permitted except of weather board, sun shades, roof projections or any architectural features not exceeding 30.00 cms. In case of multi-dwelling units, side setbacks can be relaxed to 1.50 meters on one side only with the above restrictions/control. Un-storied car porches of maximum length of 5.00 meters may be permitted to touch the boundary, provided rain water drain and disposal are within the plot.]

(b) When the construction is permitted to touch the boundary under clause 4.4.2 (b) in Municipal areas, the said setback shall be provided with a permanent wall/screen or any architectural feature, extending to the boundary, on the face of the building abutting the street, to maintain the continuity of the streetscape. An opening to serve as an emergency access only, may be provided in this wall/screen at the ground floor. This shall be applicable to any plot, irrespective of its size.

4.8. Distance between two buildings.— (a) The minimum distance between two buildings within the same plot shall not be less than three meters in case no ventilation or light is taken from facing sides.

(b) The minimum distance shall be half the mean height of the two buildings or three meters, whichever is more, in case light and ventilation is taken from facing sides and this distance shall be measured at point where such light and ventilation is taken. No projections shall be permitted within the minimum distance ¹²²[except chajjas/weather boards].

4.9. Courtyard.— The sizes of the Courtyards provided in the development shall conform to the following provisions:—

(a) If light and ventilation is taken to the habitable rooms from a courtyard, then the minimum area of the Courtyard shall be 10.00 m² and the smallest side shall be determined, as per the Table-IV for side setbacks given at 4.4.2 above.

(b) If light and ventilation is taken to non habitable rooms from a courtyard, then the minimum area of the courtyard shall be 6.25 sq. mts. with the smallest side not less than 2.50 mts. for courtyard having height upto 11.00 mts.

The minimum area of the courtyard shall be 9.00 sq. mts. with minimum side of 3.00 mts. for courtyard having height above 11.00 mts.

4.10. Regulations regarding development on sloping sites.— (a) When submitting plans for development of a plot which has a gradient of 1:10 or more, the plan should

¹²¹ Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

¹²² Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

indicate block levels at 5.00 m. centre to centre or alternatively contour plans at 1.00 m. intervals.

(b) Block levels/contour plans are also to be submitted in case plot area exceeds 1000 sq. mts. for building operations.

(c) Block levels/contour plans are also to be submitted in case plot area exceeds 10000 sq. mts. for sub-division of land.

(d) The levels/contours should be drawn with reference to a bench mark clearly indicated on the site plan.

(e) No development shall be permitted if the gradient exceeds 1:4.

(f) The Chartered Surveyor or Civil Engineer shall certify the contour plans and shall be responsible for the accuracy of the said plan.

4.11. Development of Landlocked areas.— Development of any land locked area i.e. area without access or with inadequate access shall be governed by the following regulations:-

(a) If the area is accessible by a traditional access, passing through a property of different owner or is proposed to be made accessible by an access having a width of 3 m. or less, development shall be limited to a ground floor and one upper floor structure with a maximum floor area of 200 m² to be used for residential use only. Such access shall have to be marked on the site plan.

(b) If the area is proposed to be made accessible by an access having a width of more than 4.50 m. but less than 6 m. development shall be limited to a ground floor and one upper floor structure with a maximum floor area of 350 m² to be used for residential use only. Such access shall have to be marked on the site plan.

¹²³[(c) If any property is made accessible by an access/road through a property of different owner by his voluntary consent, the area used for such access/road shall not be deducted from the effective area of the plot in which it is provided, for the purpose of coverage and FAR calculations provided that the width of such access is 3.00 meters or more and has concurrence of the Authority/Council/Panchayat.]

(d) In case such an access is not voluntarily made available, then the ¹²⁴[Authority/ /Council/Panchayat/Town & Country Planning Department] at the request of the owner of the landlocked property, shall acquire the area of such access based on the micro planning of the area. The width of such access shall not be more than 6.00 meters and shall not render the plot unfit for development. The cost of acquisition of the area alongwith 5% service charges shall be borne by the said owner. The minimum service charges shall be Rupees five thousand or as decided by the Authority from time to time. If due to such acquisition, the owner is not able to develop his property with full benefit of FAR due to other restrictions like coverage, setbacks, etc., the ¹²⁵[Authority/Council/Panchayat/Town & Country Planning Department] may relax such requirements on individual merit.

¹²³ Substituted vide Amendment Regulations, 2016.

¹²⁴ Substituted vide Amendment Regulations, 2023.

¹²⁵ Substituted vide Amendment Regulations, 2023.

4.12. Land Acquisition by the Competent Authority.— (a) The land zoned as P (public, semi public and institutional) and the land zoned as R (parks, playgrounds, recreational) may be acquired by the Competent Authority, to the extent of minimum size of plot specified in the Regulations of the said zones, at the request of the institution for the purpose of allowable development in the said zone.

(b) The land required for development of common facilities/services, such as a crematorium, cemeteries etc., for the uses as permitted in specific zones, may be defined and acquired by the Competent Authority on request of the Institution or local body.

5. Group Housing.— Group of buildings in an effective area of plot more than 4000 m² but less than 20,000 m²:

¹²⁶[(a) When a plot, having an area of more than 4000 m² but less than 20000 m², is used for construction of building/group of buildings, an open space, as per the provisions in sub-division Regulations (12) shall be provided, in addition to the parking requirements. However, for calculating the coverage and FAR, the area of the entire plot, inclusive of the open space, shall be taken as effective plot area. However, this provision shall not be applicable to single family dwelling unit.]

(b) All the buildings should be provided with a minimum ¹²⁷[] access of 3.00 m. and minimum setback of 1.50 mts. on either side of the access shall be applicable.

(c) All parking areas shall be accessible by an internal road having a minimum width of 6.00 meters. If such parking is provided within buildings, then the access to these buildings shall also be 6.00 meters and a setback of 1.00 meter from the road shall be necessary.

(d) A road of 6.00 m. width shall be extended to the rear of the plot or adjoining plot, in case the same is without an access. The general regulations regarding the road setbacks would not be applicable.

(e) Commercial use will be permitted as per the provisions of Regulation 6.A.1.

(f) ¹²⁸[In case of plots exceeding 20,000 m² in area, internal access roads shall be provided as per sub-division regulations or a hierarchy of roads shall be followed, subject to above Regulations 5 (a) to (d)].

(g) No part of building shall be allowed to be projected over the road/access including balcony.

Note: In case of high rise building the regulations applicable for fire safety shall be adhered to.

¹²⁹**[5A. Regulations for Shopping Mall cum multiplex.**— (1) *Definition:*— “Shopping mall cum multiplex” shall mean an integrated entertainment and shopping

¹²⁶ Substituted vide Amendment Regulations, 2016.

¹²⁷ Deleted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

¹²⁸ Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

¹²⁹ Inserted vide Amendment Regulations, 2019.

Centre/Complex consisting of small retail outlet, food courts, pubs, bowling alleys, restaurants, fast food outlets, health spas/centers, convention centers, hotel, IT and ITES, recreational activities, etc., with at least 2 cinema hall screens either within the complex or in a separate building within the compound of the complex.

(2) *Site requirement for shopping mall cum multiplex:*– (i) The minimum size of plot for a new shopping mall cum multiplex complex shall be 10,000 sq. mts.;

(ii) The minimum abutting road width for a shopping mall cum multiplex complex shall be 15 mts. existing.

(3) *Location criteria:*– (i) The location of a shopping mall cum multiplex complex shall be in a notified commercial area as per the statutory plans in force. The project shall be further subject to the requirements of,—

(a) a traffic impact study and a traffic management plan, for such complex undertaken through a qualified consultant in traffic and transportation.

(b) NOC from the Director of Fire and Emergency Services for considering the building permission by the Authority granting the permission.

(4) *General:*–

Plot area – 10,000m²

Coverage – 50%

FAR – As per the permissible FAR in respective zone.

Height – Maximum height permissible shall be as per the permissible limits within the respective zones. Maximum height of shopping mall cum multiplex having assembly occupancy shall not exceed 30 mtrs. or the height permissible in the respective zones, whichever is less. However, relaxation in height could be considered with the approval of the Town and Country Planning Board for creating iconic or landmark tower which would have tourist/public attractions and would enhance the image of the city by following setback requirements up to a maximum height of 50.00 mtrs. only in C1 Special Zone (C1 Special), Commercial Special Zone (CS) and Special Commercial Zone (SPC). This relaxation in height is subject to condition that uses in the tower shall be of non-assembly occupancy. If such tower is attached to the main shopping complex cum multiplex, it should have separate entry and exit from the ground level and overall height of the building including the tower shall not exceed 50 mtrs. If the tower like building is proposed as detached building within the same compound of the complex, maximum height of 50 mtrs. could be considered, independently. The relaxation in height will be further subject to the condition that the tower like building shall not cover more than 33% of the overall plinth area of shopping mall cum multiplex.

Note: The additional height upto 50 mtrs. can be permitted subject to availability of fire equipments capable of handling high rise building of such magnitudes by the Director of Fire and Emergency Services. However, exemptions could be considered in case the prospective developer donates the equipments as required by the Government and make available in house fire fighting facilities within the complex.

(5) *Parking:*– One equivalent car parking space shall be provided for every 35 sq.mtrs. of built up area of the shopping mall cum multiplex.]

6. Zoning Regulations and use provisions.—

6.1. Introduction.— To regulate the development in terms of FAR, coverage, use of building, height of building, and other zoning regulations, and the use of the plot within the zone/use designated in—

- (a) Regional plan of Goa.
- (b) Development Plans (Notified).
- (c) Development Plan of Withdrawn Notified Areas.
- (d) Part-Regional Plan/Zoning Plans/Town Planning Scheme or any other plan prepared for development control as the case may be.

6.1.1. The following Regulations shall be applicable in the respective zones.—¹³⁰{The following Regulations shall be applicable in the respective zones:

(a) Regional Plan for Goa: The settlement zone areas means the areas which could be brought under development for various uses and the compatibility of the said uses/zones within the settlement level plans. FAR applicable shall be as per Table-V given below.

TABLE – V

VP Status	Area of Plot	FAR permitted	Height
VP1	Area below 4000 m2	80	As per S2/R2
¹³¹ []			
VP2	Area below 4000 m2	60	9.00 mts. including stilt
¹³² []			

Note: ¹³³[(1)] The above shall be applicable for all types residential, commercial, industrial and institutional buildings.

¹³⁴[(2)] The Government on recommendation of the Town and Country Planning Board shall grant additional height and FAR to the proposals on case to case basis in consideration of the locational aspect, nature of development, use proposed, information available and on any such other criteria, if required. Such relaxation shall however not be relaxed for more than 20% permitted in the prevailing Regulations.].

Any other provisions, the interpretation of which is not clear, shall be referred to the Chief Town Planner/Member Secretary, Town and Country Planning Board of Government of Goa and interpretation given by Town and Country Planning Board shall be treated as final and shall form part of these Regulations.

(b) Outline Development Plans/Comprehensive Development Plans: These are plans as notified/to be notified for existing planning areas declared under Section 18 of The Goa Town & Country Planning Act, 1974. These Regulations shall be applicable for all developments.

¹³⁰ Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

¹³¹ Omitted vide Amendment Regulations, 2023.

¹³² Omitted vide Amendment Regulations, 2023.

¹³³ Numbered vide Amendment Regulations, 2023.

¹³⁴ Inserted vide Amendment Regulations, 2023.

(c) Outline Development Plans of withdrawn planning areas/Zoning Plans: These are the areas for which Outline Development Plans were prepared, when they were notified as planning areas and subsequently withdrawn/de-notified under Section 19 of The Goa Town & Country Planning Act, 1974. As the planning areas were de-notified (reduced) and as per Government decision, the ODPs prepared remained in force. These Regulations shall also be applicable for these areas/plans for all developments. In such areas outside Planning & Development Authority jurisdiction, zone with FAR's beyond 80 if specified shall be reduced by 20% for development of plot areas of 4,000 m² and above. For example, 100 shall be 80, 150 shall be 120, 120 shall be 96.}

(d) Part-Regional Plan/Zoning Plan/Town Planning Scheme: For the zoning plan/ regional plan/town planning scheme and any other plans prepared and in force, the use provisions in those plan areas will be as per TABLE-VI below:

TABLE-VI

¹³⁵ [Zoning Plan/Part Regional Plan/Town Planning Scheme]	Zones for provisions of Zoning Regulations
Residential	S1/S2
Commercial	C2/C3
Industrial	I1
Institutional	P
Recreational	R

Note: In such areas outside the jurisdiction of Planning & Development Authorities where F.A. R.s are specified more than 80% such F.A.R.s shall be reduced by 20% for development of plots with areas of 4,000 m² and above.]

Provided, that if any person intends to develop land in Goa that is not specifically zoned or marked for specific use, or is according to the applicant wrongly designated, the relevant Competent Authority under the Act shall, after giving opportunity to the aggrieved person/persons to present their view point, refer the matter to the Government and the Government may, subject to the provisions of the relevant Act, Rules and Regulations, permit such development, subject to conditions as may be directed to be imposed.

6A. Regular Zones.—

6A.1. Land use zones.— In these regulations, the land use shall be as per TABLE-VII given below, for the zones marked in the Regional Plan/Outline Development Plan/Sub-Regional Plan/Zoning Plan/Town Planning Scheme.

¹³⁶[Outline Development Plan shall have two additional land use zones i.e. a Special Residential Zone and Special Commercial Zone having FAR of 200 and 300 respectively.]

¹³⁵ Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

¹³⁶ Inserted vide Amendment Regulations, 2018.

TABLE-VII

	USE	ZONE	
I	Residential	Urban Settlement	S1
	Residential	Settlement	S2
	Residential	Settlement	S3
	Residential	Settlement	S4
	¹³⁷ [Residential	Special Residential	SPR]
II	Commercial	Central Commercial	C1
	Commercial	Local Commercial	C2
	Commercial	Rural Central Commercial	C3
	Commercial	Rural Local Commercial	C4
	¹³⁸ [Commercial	Special Commercial	SPC
	Commercial	Central Commercial Special	C1 Special;]
III	Industrial	Light Industrial	I-1
	Industrial	Medium Industrial	I-2
	Industrial	Heavy Industrial	I-3
IV	Public/Semi-public/ /Institutional	Public/Semi-public	P
V	Transport, Warehousing & Communication	Transport	T
VI	Parks, Playgrounds, Recreational	Recreational	R
VII	Agriculture		
VIII	¹³⁹ [Orchard/Natural Reserve	Orchard and Natural Reserve]	A1 A2
IX	Conservation	Superimposed zone	F

Notes:– ¹⁴⁰[(1) In case of SPC, C1 Special, C1, C2, C3 and C4, residential use shall be permitted on upper floors and ground floor above stilts.]

(2) IT/ITES shall be allowed in S1 to S4, C1 to C4, I 1 to I 3 and P zones and on all plots/premises fronting on roads having width more than 10 meter with a maximum FAR of 150.

(3) In IT Parks established by Department of Information Technology, Government of Goa, IT/ITES shall be allowed on all plots/premises fronting on roads having width more than 10 meter with a maximum FAR of 150.

(4) In Public/Semi Public/Institutional Use, Zone P building shall be allowed with FAR of 100 on all plots fronting roads having width less than 8 meter, on roads having width of more than 8 meter the FAR shall be 125. The maximum height of building in Zone P shall be 16 meters.

Note:– In special cases with the approval of T&CP Board and approval of the Government the maximum FAR of 150 could be permitted on case to case basis.

¹³⁷ Added vide Amendment Regulations, 2019.

¹³⁸ Added vide Amendment Regulations, 2019.

¹³⁹ Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011

¹⁴⁰ Substituted vide Amendment Regulations, 2019.

(5) Any changes/interpretation regarding land use in various zones given by the Town and Country Planning Board from time to time shall be read as part of these Regulations.

6A.2. Provisions governing the uses.—

6A.2.1. Uses prohibited: (Except those permitted with restrictions).— (a) Zones ¹⁴¹[SPR, S1, S2, S3 & S4]:

Wholesale trade, warehousing, all kind of industries, gas works, fabrication and assembly workshops, scrap yards, transport agencies, go-downs, automobile workshops.

¹⁴²[Fabrication unit, glass cutting unit, cement godown, tyres vulcanization units, flour/masala mills, light engineering activities involving noise making machinery, offset printing press, only those chicken/mutton stalls which involves slaughtering, only those restaurants with bar, conducting business beyond 11 p.m., carpentry workshop engaging heavy machinery and shops undertaking reconditioning of batteries.]

(b) Zones ¹⁴³[SPC, C1 Special, C1, C2, C3 & C4]:

Extensive heavy and noxious industries and gas works.

(c) Zones I-1, I-2 & I-3:

(a) I-1:

Extensive, heavy and noxious industries.

(b) I-2:

Noxious and hazardous industries.

(c) I-3:

All uses other than industries with exception of those permitted with restrictions.

(d) Zone P:

All kinds of industries, wholesale trade, warehousing, storage provided the land is not owned by the Government.

(e) Zone T:

Theatres, Auditorium, Cultural and religious institutions, heavy, noxious & hazardous industries, sports stadia, crematoria, cemeteries, burial grounds and other uses permitted under other zones.

(f) Zone R:

All uses permitted under other zones.

(g) Zone A1 & A2:

All uses other than agriculture, horticulture, farming and allied operations.

(h) Zone F:

All uses prohibited in the basic zone, since this is a superimposed zone.

¹⁴¹ Substituted vide Amendment Regulations, 2019.

¹⁴² Inserted vide Amendment Regulations, 2018.

¹⁴³ Substituted vide Amendment Regulations, 2019.

6A.3. Uses permitted.— All uses which are not specifically prohibited or not covered in the category of uses with restrictions as per regulation above shall be permitted.

6A.3.1. Uses permitted with certain restrictions.— (a) Zone ¹⁴⁴[SPR, S1, S2, S3 & S4]:

¹⁴⁵[(i) Uses such as retail trade, banks, post offices, administrative offices, tailoring shops, laundry, hair cutting saloons, beauty saloons, IT/ITES establishments, kindergarten/crèche, abutting on main street and professional offices including IT/ITES shall be permitted as auxiliary to the main use:

Provided, that the total covered area occupied for such uses, shall not exceed 50% of the proposed covered area, if the property derives access from a road having 8.00 meters right of way or more:

Provided further that if more than one building is proposed, then all the proposed area for commercial use as above, may be located either in one building or more than one building, as desired by the owner.]

(ii) In addition to the above, use of personal residence to the extent of 10% of the carpet area of the residence could be allowed to be used as professional office including IT/ITES shall be allowed on all plots/premises fronting on roads having width more than 10 meter.

(iii) Rice and flour mill shall be permitted on ground floor only, with no floor above, not occupying an area in excess of 25 m² and not employing more than 5 persons, is driven electrically and the motor capacity does not exceed 15 H.P.

(iv) Bakeries on ground floor, not occupying an area in excess of 75 M² and not employing more than 9 persons, if the power requirement does not exceed 4KW, where only electrical equipment is used and additional heating load upto 12KW is permitted.

¹⁴⁶[(v) In case of group housing, the commercial use may be allowed in one or more buildings on upper floors restricted to 50% of the proposed coverage, provided building is abutting the public road.]

(b) Zone ¹⁴⁷[SPR, S1, S2, S3, S4 & SPC, C1 Special, C1, C2, C3, C4]:

Nursing Homes/Hospitals or Doctor's Clinic with in patient wards, cultural, educational and religious institutions as main use and their administrative offices in the entire building:

Provided that the plots have an area of more than 300 m² with a frontage of 15.00 m.: and

Provided further that the plots should be accessible by a road having a minimum width of 8.00 m. and minimum front setback of 5.00 m. is maintained.

(c) Zone ¹⁴⁸[SPR, S1, S2, S3, S4 & SPC, C1 Special, C1, C2, C3, C4]:

¹⁴⁴ Substituted vide Amendment Regulations, 2019.

¹⁴⁵ Substituted vide Amendment Regulations, 2016.

¹⁴⁶ Substituted vide Amendment Regulations, 2016.

¹⁴⁷ Substituted vide Amendment Regulations, 2019.

¹⁴⁸ Substituted vide Amendment Regulations, 2019.

Bus terminals, parking yards, cinemas, burial grounds, helipads, hotel/boarding houses, hospitals, swimming pools, gymnasiums, sports complexes:

Provided that the plots have an area of more than 500 m² with frontage of 20.00 m.:

Provided further that the plots shall be accessible by a road having a minimum width of 8.00 m. and a minimum front setback of 5.00 m. is maintained.

(d) Zone ¹⁴⁹[{ SPC, C1 special, C1, C2, C3, C4}]:

Service workshops, service industries, and light industries, only as auxiliary to main use. ¹⁵⁰[].

(e) Zone I-1, I-2, I-3:

Residences for staff, administrative office, canteens, medical centers, banks, convenience shopping, only as auxiliary to the main use, upto the extent of 15% of the permissible floor area ratio (FAR). ¹⁵¹[The retiring room/rest room/changing room for staff, administrative office, canteen, medical centers, only as auxiliary to the main use upto the extent of 15% of the built up area in case of industrial estates/industrial areas. Provided that no permission shall be given for ¹⁵²{accommodation for staff}, unless the area of the plot exceeds ¹⁵³{5,000 m²} and where maximum ¹⁵⁴{7.5%} of built up area is permissible.]

(f) Zone P:

Canteen, banks, convenience shopping and staff residences, only as auxiliary to the main use, to the maximum extent of 25% of permissible Floor Area Ratio (F.A.R.), provided the land does not belong to Government.

(g) Zone T:

Boarding houses, restaurants, professional offices, residences for watch and ward and utility services, retail trade, only as auxiliary to the main use, to the maximum extent of 25% of permissible Floor Area Ratio (FAR).

(h) Zone R:

Restaurants, public utilities incidental to main use, room for watch and ward, only as auxiliary to the main use, to the maximum extent of 5% of the effective area of the plot, PROVIDED that the structures are single storied only.

(i) Zone A1 & A2:

¹⁵⁵[(i)] Roads and sub-division of lands for agricultural purposes only subject to specific restrictions in the regulations for sub-division of land ¹⁵⁶[].

¹⁵⁷[(ii)] Uses ancillary to agriculture such as irrigation, land reclamation, pump and

¹⁴⁹ Substituted vide Regulations, 2019 and Omitted vide Corrigendum No. 21/1/TCP/2021/Steering Committee dated 9-11-2021.

¹⁵⁰ Deleted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

¹⁵¹ Inserted vide Amendment Regulations, 2018.

¹⁵² Substituted vide Amendment Regulations, 2023.

¹⁵³ Substituted vide Amendment Regulations, 2023.

¹⁵⁴ Substituted vide Amendment Regulations, 2023.

¹⁵⁵ Numbered vide Amendment Regulations, 2023.

¹⁵⁶ Deleted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

¹⁵⁷ Numbered vide Amendment Regulations, 2023.

other electrical installations, bio-gas plants, farm houses, poultry, ¹⁵⁸[dairy and processing units allied to agro products].

¹⁵⁹[(iii) Uses such as Agricultural Research Centre/Development Centre/ /Agricultural Educational Institute/Educational Institute/Bio-Technology unit shall be permitted provided that the plot has minimum area of 2,00,000m², the maximum Coverage, FAR and height of building permissible shall be 5%, 5% and 7.60 m respectively.

(iv) Yoga or meditation centre shall be permitted provided that the plot has minimum area of 50,000m², the maximum Coverage, FAR and height of building permissible shall be 5%, 5% and 7.60 m respectively.]

Note: (applicable to all zones)

(1) The development charges will be as applicable to the Zone or to the use whichever is higher.

(2) Development charges shall be applicable for the mezzanine floors also.

6A.4. Regulations applicable to various zones.—

The minimum width of access, the permissible coverage, F.A.R., and the maximum height, shall be regulated by the standards given in the TABLE-VIII below:—

¹⁶⁰[TABLE-VIII

ZONE	Min. width of road	Max. perm. coverage	Max. perm. F.A.R.	Min. front setback	Max. perm. height
CRZ area:					
Vide Note 9 below.					
RECREATIONAL:					
R	6.00 m	5%	5	5.00 m	5.00 m or as per technical requirement of the use
AGRICULTURAL:					
A-1	6.00 m	5%	5	10.00 m	7.60 m
A-2	6.00 m	5%	5	10.00 m	7.60 m
TRAFFIC & TRANSPORTATION:					
T	10.00 m	33 1/3%	60	5.00 m	15.00 m
PUBLIC (INSTITUTIONAL & GOVERNMENT)					
P	6.00	33 1/3%	100	5.00 m	15.00 m
INDUSTRIAL:					
¹⁶¹ [I-1	10.00 m				15.00 m.]
I-2		50%	100	5.00 m	
I-3		60%	150	4.00 m. for plot	

¹⁵⁸ Substituted vide Amendment Regulations, 2023.

¹⁵⁹ Inserted vide Amendment Regulations, 2023.

¹⁶⁰ Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

¹⁶¹ Substituted vide Amendment Regulations, 2018.

		(In industrial estates/industrial areas)	(In industrial estates/industrial areas)	upto 1000 sq.mts. and 5.00 m. for plot above 1000 sq. mts. (In industrial estates/industrial areas and for I.T. and knowledge based industrial use)	
RESIDENTIAL (ODP/Zoning Plan)					
S-4/R-4	6.00 m	40%	50	3.00 m	07. 60 m
S-3/R-3	6.00 m	40%	60	3.00 m	09. 00 m
S-2/R-2	6.00 m	40%	80	3.00 m	11.50 m
S-1/R-1	6.00 m	40%	100	3.00 m	15.00 m
¹⁶² [SPR (Special Residential)]	10.00 m	40%	200	3.00 m	28.00 m]
¹⁶³ [COMMERCIAL					
C-4	8.00m	40%	80	5.00m	9.00m
C-3	8.00m	40%	100	5.00m	15.00m
C-2	8.00m	40%	150	5.00m	20.50m
C-1*	10.00m	40%	200	5.00m	24.00m
¹⁶⁴ {CS	10.00m	40%	250	10.00m	32.00m}].
¹⁶⁵ [SPC (Special Commercial)]	10.00 m	40%	300	10.00 m	40.00 m]
¹⁶⁶ [C1 special	10.00 m	40%	250	10.00m	32.00m]

Notes: (1) C-1* zones shall be restricted to Central Business District (CBD) areas of Municipal Council/Corporation areas of Panaji, Margao, Mormugao, Mapusa and Ponda only. ODP's shall demarcate such areas in the plans.

(2) ¹⁶⁷[Wherever commercial use is proposed in Zones S1, S2, S3 and S4 (R1, R2, R3 and R4), the minimum front setback shall be 5.00 meters, if plot is located along a road with width of less than 10.00 meters except in the case of an individual villa/bungalow. In the case of Commercial Zones, for plots which are located along roads which are more than 10.00 meters wide, the front set back may be relaxed to 3.00 meters. (See Table-III)]

(3) In Industrial Zones, the maximum height shall be relaxed as per the processing requirements.

¹⁶⁸[(4) Farm houses within A1 and A2 zones shall be permitted within maximum permissible FAR and other parameters as provided in Annexure – XI, provided these lands are not classified as “rice” (Paddy field) in Survey Records and “forest”.];

¹⁶² Substituted vide Amendment Regulation, 2023.

¹⁶³ Substituted vide Amendment Regulations, 2016.

¹⁶⁴ Substituted vide Amendment Regulations, 2023.

¹⁶⁵ Substituted vide Amendment Regulations, 2023.

¹⁶⁶ Added vide Amendment Regulations, 2019.

¹⁶⁷ Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

¹⁶⁸ Substituted vide Amendment Regulations, 2023.

(5) In zones where the coverage is specified as 40%, the same may be relaxed to 50% if the construction is restricted to ground and one upper floor only.

(6) Wherein basement is not provided 50% of the covered area in buildings falling in zones C1 and C2 have to be compulsorily reserved for parking on stilts.

(7) In case prescribed parking area is provided on the plot itself, Compulsion of Stilt/Basement should not be insisted upon.

(8) Wherever construction of basement is possible beyond the ground floor coverage, for parking purpose, additional basement area extending beyond the ground floor coverage may be permitted, which shall not be considered in coverage calculation.

(9) In case of areas falling within CRZ shall be strictly governed as per CRZ Regulations in force.

(10) In the Settlement Zone in Regional Plan, the normal uses permitted are Residential and its complimentary uses, Commercial and its complimentary uses, Recreational, Public utilities and Services only. Any other uses may be permitted on special grounds by the Government on merit of each case.

(11) In case of special commercial the clear space of the 5 mts. shall be left all around the building. In case of a building with dead wall on one side a clear way of 5 mts. shall be kept and the clear height of 4.5 mts.

(12) ¹⁶⁹[In any building, only one stilt floor either on ground floor or on any other floors shall be counted free for height purpose, whereas all stilt floor shall be free for FAR purpose. However, in case of a site having a slope, the stilt height may be relaxed and additional stilt level may be permitted below the road level to avoid cutting/filling, provided no public access is drawn or available at the lower level].

(13) All the areas outside the ODP (Outline Development Plan) shall conform to the classification of settlements as approved in the finally notified Regional Plan ¹⁷⁰[in force.].

¹⁷¹[(14) In IT Parks established by Department of Information Technology, Government of India or Goa, IT/ITES shall be allowed on all plots/premises abutting on roads of more than 10 meters with a maximum FAR of 200 with height upto 24.00 mts.]

(15) In Zone P building shall be allowed with FAR of 100 on all plots fronting roads having width less than 8 meter, however on roads having width of more than 8 meter the FAR shall be 125. The maximum height of building in Zone P shall be 16 meters.

Note: In special cases with the concurrence of the Town and Country Planning Board and approval of the Government the maximum FAR of 150 could be permitted on case to case basis.

¹⁷²[(16) Permission for construction shall be granted to all projects based on proposed road widths as per the prevalent ODPs/RP. ¹⁷³[Notwithstanding minimum width of road in zones I-1 to I-3 and S-4/R-4 to S-1/R-1 specified in regulation 6A.4, TABLE-VIII, the minimum width of road requirements for buildings shall be as per ANNEXURE-XII]. This shall be applicable only for multi-family dwelling units and not for single family dwelling units. While computing the width of the right of way available at the site the following structures shall not be considered as reducing the available access: illegal structures, religious structures, illegal encroachments, culverts, trees, public utility installations and the like. In case the proposed development is affected by any bottlenecks such as an existing compound wall and old structures which do not exceed 75 meters in length at any given point, permission may be granted.

¹⁶⁹ Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

¹⁷⁰ Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

¹⁷¹ Substituted vide Amendment Regulations, 2018.

¹⁷² Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

¹⁷³ Substituted vide Amendment Regulations, 2023.

(17) Any development including sub-division of plot/plots approved prior to coming into force of these Regulations shall not be subject to access specified in these Regulations.

(18) In ODPs or zoning plans all settlement zones (residential) shall be termed as R1, R2, R3 and R4 instead of S1, S2, S3 and S4. Further Recreation/Open Space termed as R shall be henceforth termed as “RG”.

(19) In case of development of plots falling under two zones, regulations as respects height shall be as applicable for the respective zone. However, F.A.R. may be allowed to be utilized as entitled for the entire plot].

¹⁷⁴[(20) An additional FAR of ¹⁷⁵[30%] for 4 and 5 star hotels may be granted on the recommendations of the following Committee and on the approval of the Government.

- | | |
|---|----------------------|
| (1) Secretary (TCP) | ... Chairman |
| (2) President, TTAG | ... Member |
| (3) Director of Tourism | ... Member |
| (4) A person nominated by the Government from the field of Architecture/Engineering | ... Member |
| (5) Chief Town Planner | ...Member Secretary. |

Any other further relaxations required to accommodate the additional higher FAR, such as height of building, minimum required set back and coverage may be considered by the Government for buildings either existing or under advance stage of construction based on the provisions contained in Annexure XIII.¹⁷⁶[No additional FAR, if provided under any other regulations shall be applicable/availed by the project proponent, whoever has availed of this 30% FAR, other than which is already available under floor area].

The Committee shall discharge functions as specified by the Government.

(21) Structures on agricultural lands, including cultivable land, orchard land may be permitted by the Government for the purpose of promoting agricultural activities. The uses permissible and the type of structure (temporary or permanent) that may be permitted are provided in Annexure XI-A.

(22) An additional FAR upto 20% of the permissible FAR may be granted with the approval of the Government, for educational institutions recognized by the Education Department/Goa University/University Grant Commission/All India Institute of Technical Education/Higher Education/Technical Education of Government of Goa, as provided in Annexure-XIV.

(23) The construction/re-construction/repair of houses belonging to Tribal people may be permitted under the Atal Asra Yojana, for welfare of tribal people of Goa as provided in Annexure XV].

¹⁷⁷[(24) In Outline Development Plan, Special Residential Zone shall have FAR of 200 and Special Commercial Zone shall have FAR of 300.]

¹⁷⁴ Inserted vide Amendment Regulations, 2015.

¹⁷⁵ Substituted vide Amendment Regulations, 2023.

¹⁷⁶ Inserted vide Amendment Regulations, 2023.

¹⁷⁷ Inserted vide Amendment Regulations, 2018.

¹⁷⁸[(25) In SPR and SPC two stilts for parking shall be allowed free of FAR and also free from calculation of building height. The provision of access of 10.00 meters right of way may be relaxed for proposal of redevelopment, where there is no scope of expansion of existing road, provided that minimum 8.00 meters access is available. The front setback may be relaxed subject to maintaining a minimum of 7.00 mts. in SPC on special circumstances due to practical difficulties in re-development of existing buildings in plots having a depth upto 50 mts. The front setback may be relaxed, subject to maintaining a minimum of 5.00 mts. in SPC on special circumstances due to practical difficulties in redevelopment of existing buildings in plots having depth less than 30 mts. with the approval of the Town and Country Planning Board and Government, provided they satisfy the requirement of fire safety for which prior clearance of Directorate of Fire and Emergency Services shall be mandatory before issuing development permission. In case of varying depths (sides perpendicular to the road), the average depth shall be taken into consideration.]

¹⁷⁹[(26) In C1 Special zone, two stilts for parking shall be allowed free of FAR and also free from calculation of building height. The provision of access of 10.00 meters 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 meters access is available. The front setback may be relaxed subject to maintaining a minimum of 7.00 mts. in C1 Special zone on special circumstances due to practical difficulties in redevelopment of existing buildings in plots having a depth upto 50 mts. The front setback may, further be relaxed, subject to maintaining a minimum of 5.00 mts. in C1 Special zone on special circumstances due to practical difficulties in re-development of existing buildings in plots having a depth less than 30 mts. with the approval of the Town and Country Planning Board and the Government, provided they satisfy the requirement of fire safety for which prior clearance of Directorate of Fire and Emergency Services shall be mandatory before issuing development permission. In case of varying depths (sides perpendicular to the road), the average depth shall be taken into consideration.]

¹⁸⁰[(27) Permissions/clearances in zones SPR (Special Residential), CS and SPC (Special Commercial) shall be subject to approval of the Government and fulfillment of the requirement of fire safety by Directorate of Fire and Emergency Services.

(28) Incentives for Indian Green Building Council (IGBC) Certified Green Building: An additional FAR of 10% may be granted with the approval of the Government, for Green Building projects which will be pre-certified/provisionally certified by IGBC. All such project proponents availing this additional FAR shall be issued Completion Certificate with the approval of the Government post certification by IGBC and this IGBC Certification shall be renewed every 5 years by IGBC.].

6A.5. Calculations of Building Height.— “Height of the Building” means the vertical distance measured from the top of the plinth of the building not exceeding 0.90 meters from the adjoining road level to the top of the finished level of the top most roof slab in case of flat roofs and to the eaves level of the top most roof slab in case of sloping roofs. Calculation of building heights in different geographical conditions are detailed hereunder:—

¹⁷⁸ Inserted vide Amendment Regulations, 2018 (September).

¹⁷⁹ Inserted vide Amendment Regulations, 2019.

¹⁸⁰ Inserted vide Amendment Regulations, 2023.

(a) In case of flat land, height of the building shall be measured vertically from top of the plinth level to the top most part of the slab of top most floor in case of flat roof.

(i) If the building is provided with the stilts at the ground level, the height shall be measured from top of the stilt floor.

(ii) If the building has partly stilt and partly covered, then it shall be treated as building with varying heights and shall be measured from top of the stilt where stilt is provided and adjoining grounds/roads level where ground floor is covered, provided further that, if stilt area exceeds 75% of plinth area of such building, total building may be treated as on stilts.

(b) In case of pitched/sloping roofs, the height of the building shall be measured up to the point where external surface of the outer wall intersects the finished surface of sloping roof.

(c) Architectural features serving no other function except that of decoration shall be excluded for the purpose of measuring building heights. The height of the building shall be taken upto the terrace level for the purpose of fire safety requirements. Elevated water tanks, stair cabins, lift cabins and other features serving no other purpose except that of decorations and/or services such as water supply, air-conditioning, dish antennae, tower for cellular telephone service, solar heaters etc., shall be excluded while determining the total height of the building, provided that the additional height referred herein does not exceed 7.50 meters above top most level.

(d) In case of buildings on different levels (slopes upto 25%), the building shall be treated as having different plinths, provided that, if the lower part of the building is provided with stilts to maintain the floor level, then the top of such stilts shall be treated as plinth level.

(e) In case of plot/building on slope having only one access from lower portion of the plot, the average level of the highest level and lowest level of the plot shall be considered as the plinth height for the purpose of calculating building height.

(f) In case of plot building having only one access/road from higher part of the slope, such road level shall be treated as adjoining ground level for the purpose of calculating height of such building.

(g) In case of plot building having two or more access/road, then the owner shall have the right to have buildings with varying heights measured at each level from the adjoining road/ground level, provided such building does not fall under the categories of (e), (f) and (g) above.

Note:– (1) In case of sloping site, the height of the plinth should not exceed 1.50 meters.

¹⁸¹[(2) In case of building on stilts or building with basements, the height of the buildings shall be measured from the top of the stilts/basement. However, if the building height is 15 meters or more from the ground, Fire and Life Safety Regulations shall be applicable.].

¹⁸¹ Substituted vide Amendment Regulations, 2023.

6B. SPECIAL ZONES:

6B.1. Conservation Zone (F).—

6B.1.1. General Regulations.— (a) All cases dealing with any development/re-development/repairs/demolition falling within Conservation Zone, designated as such, in any Plan in force, shall be referred to the Conservation Committee by the concerned Planning and Development Authorities/Town and Country Planning Dept. The decision of the Conservation Committee shall be binding on the Planning and Development Authorities/Town and Country Planning Dept.

(b) Prior permission for the demolition of any such structure, repairs of facades/of compound walls, change in colour or any other changes in the external appearance of a building or structure, shall be obtained from the Planning and Development Authorities/Town and Country Planning Dept. who shall grant/refuse permission after reference to the Conservation Committee.

(c) A Completion Order shall be necessary from the PDA/TCPD, who shall grant/refuse the Completion Order¹⁸²[].

6B.1.2. Uses Permitted (ZONE-F).— (a) The existing uses have to be preserved in all its respects and which is in harmony with the surrounding buildings/areas. Maintenance to the existing buildings and alterations to the facades, which have no aesthetical value or are in a totally dilapidated and weak condition, may be allowed, provided these are matching with the adjoining structure.

(b) (i) Uses prescribed in the respective use zone will be permitted subject to the regulation mentioned below.

(ii) The existing use found compatible may be allowed to continue.

(c) Restrictions:

In settlement areas, shops dealing with household needs and a provision store may be allowed, provided they occupy less than 25% of front facades. However where traditional trades like goldsmiths, crafts, etc., are being followed the same may be allowed to continue, provided they do not constitute any nuisance to the neighbourhood.

6B.1.3. Uses Prohibited (ZONE-F).— All other uses, not specified under uses permitted in the respective zone, are prohibited. Further no commercial activities will be permitted in settlement zone except the uses permitted above.

6B.1.4. Preservation Area.— (a) In preservation area no new development shall be permitted, except repair work for maintenance of the existing structure and uses therein. The repair works shall be carried out only after obtaining written permission from the Competent Authority.

(b) No demolition of any structure or/development of any kind shall be carried out without the prior permission of the Competent Authority.

¹⁸² Deleted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

6B.1.5. Relaxations.— Relaxation shall be granted where the existing building/front part of the building/front façade is being maintained for conservation reasons.

The Conservation Committee shall have power to relax the following regulations in conservation areas upto the maximum limits given below, based on the physical verification and environmental considerations.

Setbacks:

(a) Front setback may be relaxed in case where it is desirable to maintain the street-scape and old facades are to be retained. However in case of buildings located at intersections and junctions, the desirable minimum setback upto 3.00 meters will be applicable.

(b) Side setbacks - Where existing building have setback less than permissible, relaxation may be allowed, based on existing conditions, subject to a minimum of 1.50 meters. However side setbacks may be relaxed if the building is taken upto the boundary, provided blank walls are not visible from the road. For plots with a frontage upto 10.00 meters side setbacks of minimum 1.50 meters shall be permitted, provided that the F.A.R. is restricted to 100.

(c) Rear setback - Minimum rear setback of 3.00 meters shall be permitted for structures upto Ground + one (7.60 mts.)¹⁸³ [].

6B.1.6. Other regulations.— (a) Access to rear: The height of the access to the rear may be relaxed upto 3.0 mts. and width to the extent of 2.5 mts. wherever required from aesthetic consideration.

(b) Size of chowk/internal courtyard: In case of building with width of 10 mts. or less the internal courtyard for light and ventilation may be permitted of minimum size of 2.0 mts. x 2.5 mts. for single storeyed structures and 2.5 x 3.0 mts. for two storeyed structures.

(c) Shop openings: Where shops are permitted, their external openings shall be rectangular or arched. In both cases, no rolling shutters shall be used for such openings instead shutters shall be hinged/folding type.

(d) Roof form: A sloping roof with Mangalore type tiles roof with an angle of 20 degrees to 30 degrees shall be provided. However, a portion of flat roof not exceeding 25% of area may be allowed.

(e) R.C.C. chajjas, weather protection boards: Straight R.C.C., chajjas should be avoided as far as possible and sloping chajjas provided instead. They shall be covered with tiles.

(f) Cantilever projection: Cantilevered floor projections on upper floors shall not be permitted with the exception of balconies, of open type with light railing.

(g) Overhead water tanks: Overhead water tanks should be as far as possible be located at the rear and be less obstructive. Alternatively they may be provided within a sloping roof.

¹⁸³ Deleted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

(h) Land use restrictions: In settlement areas no commercial, service industrial or other industrial activities shall be permitted. However commercial activities in the form of shops dealing only in household needs like provisions, groceries, laundries, etc., and also professional offices may be permitted to the extent of $\frac{1}{4}$ (one quarter) of the frontage and $\frac{1}{10}$ (one tenth) of the coverage. Also where traditional trades like goldsmiths, crafts, etc., are being practiced in the area, the same may be permitted to continue.

(i) Repairs: Major repairs and internal modifications may be permitted maintaining the existing coverage and F.A.R. even if the same exceeds the permissible limit.

(j) Stepped formation: Where a completely new development is being proposed or extra floors are being added to the existing building, then each upper floor shall be setback along its front by a minimum of 2.50 m. from the immediate floor below. This rule may be relaxed if it is necessary to maintain the height of the existing building line along a street.

6B.1.7. Procedure for obtaining permission for renovations/repairs/re-construction/new development Conservation Zone.— (a) Application for development shall be submitted to the Competent Authority as per the normal procedure stipulated in these Regulations.

(b) The Competent Authority shall, before granting Development Permission/Technical Clearance, refer the proposal to the Conservation Committee and obtain its opinion. Development permission/Technical clearance shall be granted only if the proposal has been consented to by the Conservation Committee.

(c) All applications for development in Conservation Committee shall be accompanied by the following drawings/documents in addition to the ones prescribed in general regulations:-

(i) Detailed drawings of the proposed external elevations of the building and type of compound wall – 2 copies.

(ii) Coloured postcard size photographs of the existing building, if any on the plot and the adjacent buildings on either side – 2 sets.

(iii) Colour scheme of the exterior elevations including compound walls.

6B.1.8. Guidelines.— The design of buildings/structures in the Conservation area shall be prepared keeping in mind the total built up surroundings of the area and the immediate neighbouring buildings, so as to maintain the character of the area.

Following guidelines may be followed:—

(a) The existing skyline and roofing patterns/formation shall be generally followed, in order to maintain conformity with the precincts/adjacent buildings.

(b) The existing landform, alongwith any vegetation or landscape features, which lend character to certain area, should not be drastically or materially altered.

(c) External elevation features, including motifs, eaves boards, balustrades, pillars and cornices and compound walls could be discretely used, so as to integrate the new development/redevelopment with the existing façade and streetscape in general.

TABLE IX

Regulations applicable to Conservation areas

Panaji Conservation Areas

Area of plot	Maximum permissible coverage	Maximum permissible FAR	Maximum height in meters	Remarks
1	2	3	4	5
Commercial Zone				
Plot below 300 m2	70%	200	12.00 (G+3)	An additional floor could be allowed in special cases in stepped formation not exceeding a total height of 15.00 meters
Plot between 301 to1000 m2	60%	180	12.00 (G+3)	
Plot above 1001 m2	60%	180	12.00 (G+3)	
Settlement Zone				
Plot below 300 m2	70%	140	7.60 (G+1)	An additional floor could be allowed in special cases in stepped formation not exceeding a total height of 9.00 meters
Plot above 301 m2	60%	120	7.60 (G+1)	
Institutional Zone				
Plot below 500 m2	60%	120	7.60 (G+2)	
Plot above 501 to m2	50%	100	7.60 (G+2)	

Note: In cases of existing 100% coverage, additional FAR totaling to max of 200 FAR could be considered and granted by the Conservation Committee on case to case basis in Commercial Conservation Zone in Panaji.

Regulation applicable to Conservation Areas

Margao Conservation Areas

Type of Area	Area of plot	Maximum permissible coverage	Maximum permissible FAR	Maximum height in meters	Setback	Remarks
1	2	3	4	5	6	7
Central Commercial	Not applicable	60%	80	G+2 upper floors (9 m to eaves, 10.50 overall)	As in Central Commercial Zone	Building may be fully utilized for commercial use.

1	2	3	4	5	6	7
Local Commercial	Not applicable	60%	80	G+1 upper floor (8 m to eaves, 9.50 overall)	As in Settlement Zone	Building may be fully utilized for commercial use.
Settlement	Not applicable	60%	80	G+1 upper floors (7.60 m to eaves)	As in Settlement Zone	Building may be utilized for residential use. No other uses shall be permitted.
Institutional	Not applicable	60%	80	G+2 upper floors	As in Settlement Zone	Building may be utilized for educational, religious, social service or residential. No other uses shall be permitted.

(a) Central commercial areas are along Rua Abade Faria from Gomantak Niketan Hall to ABC Club branch road. In cases of existing 100% coverage, additional FAR totaling to max 100 FAR could be considered and granted by the Conservation Committee on case to case basis in Commercial Conservation Zone in Margao.

(b) Local commercial area is the Old Market area from traffic circle to the garden in front of the Judicial Court Bldg. (Old Gaol).

(c) Institutional area is the area of the Holy Spirit Church bounded by roads on all four sides but excluding the Church square.

(d) All the other areas are settlements.

6B. 2. Archaeological sites:

(A) Any development of Protected Monuments and within areas up to minimum 300.00 meters from the Protected Monuments or as notified under Ancient Monuments and Archaeological Sites and Remains Act, 1958 (Central Act No. 24 of 1958), as amended from time to time, shall require N.O.C. from The

Director General, Archaeological Survey of India, New Delhi or any Authority constituted under the Central Act. An application has to be made with all documents as prescribed by the Authority for obtaining the NOC which is a pre-requisite before for making an application for development permission/licence under these regulations.

(A) LIST OF PROTECTED MONUMENTS OF ASI, GOA CIRCLE, GOA:

As notified from time to time under the Central Act

Sr. No.	Locality	Name of Monument/Site
1.	Goa	Basilica of Bom Jesus, Old Goa
2.	Goa	Se Cathedral, Old Goa
3.	Goa	Chapel of St. Cajetan, Old Goa
4.	Goa	Church and Convent of St. Francis of Assisi, Old Goa
5.	Goa	Chapel of St. Catherine, Old Goa
6.	Goa	Church of Our Lady of Rosary, Old Goa
7.	Goa	Portal remains of St. Paul's College, Old Goa
8.	Goa	Arch of Viceroy, Old Goa
9.	Goa	Arch of Adil Shah Palace, Old Goa
10.	Goa	Church of St. Augustine, Old Goa
11.	Goa	Aguada fortress (Upper), Candolim
12.	Goa	Safa Masjid, Ponda
13.	Goa	Rock Cut Caves, Aravalem
14.	Goa	Mahadev Temple Tambdi Surla
15.	Goa	Mahadev Temple, Kurdi
16.	Goa	Excavated site, Chandor
17.	Goa	Fortification wall of Aguada Fortress (Lower), Candolim
18.	Goa	Chapel of St. Francis Xavier and connected buildings, Old Goa
19.	Goa	House of Bull, Old Goa
20.	Goa	Largo of St. Francis Xavier, Old Goa
21.	Goa	Largo of St. Cajetan together with other monuments, Old Goa

(B) Any development of Protected Monuments and within areas up to 100 mts. from the Protected Monuments as notified under Goa, Daman & Diu Ancient Monuments and Archaeological Sites and Remains Act, 1978 (Goa Act 1 of 1979) or as amended from time to time shall require N.O.C. from the Director of Archives and Archaeology, Panaji, Goa or any Authority constituted under the State Act. An application has to be made with all documents as prescribed by the authority for obtaining the NOC which is a pre-requisite before making an application for development permission/licence under these regulations.

List of protected monuments under the Director of Archives and Archaeology, Panaji, Goa: As notified from time to time under the State Act

Sr. No.	Name of Monument/Site	Village	Taluka	Survey No.	Sub division/ Chalta No.	Ownership of the Monument/Site
1	2	3	4	5	6	7
1.	Ruins of Bhramapuri	Ella	Tiswadi	128		Private
2.	Chapel of St. Xavier	Ella	Tiswadi	97		Private

1	2	3	4	5	6	7
3.	Chapel of Our Lady of Monte	Ella	Tiswadi	86		Private
4.	Convent of St. Monica and Chapel	Ella	Tiswadi	153	1	Private
5.	Ruins of College of St. Populo	Ella	Tiswadi	14		Private
6.	Church of St. Peter	Ella	Tiswadi	1	2	Private
7.	Casa do Polvora	Panvelim	Tiswadi	4	3	Government
8.	Fort Nanora	Narora Divadi	Tiswadi	50		Government
9.	Site of the Temple of Saptakoteshwar	Narora Divadi	Tiswadi	14,15,16	1(part)	Private
10.	Chapel of St. Jeronimus	Madel Chodan	Tiswadi	172		Private
11.	British Cemetery at Dona Paula	Dona Paula	Tiswadi	Ch No. 4 Ch No. 1,2,3 Ch No. 1	PTS No. 182 PTS No. 11 PTS No. 189	Private
12.	The Site of Fortress of St. Estevam	St. Estevam	Tiswadi	114	1,2,3,4 &	Government
13.	Site where the ancient image of Buddha was discovered at Colvale	Colvale	Bardez	244	5, 16	Private
14.	Fortress of Colvale	Colvale	Bardez	74	23	Government
15.	Reis Magos Fort	Reis Magos	Bardez	90	1 & 2	Government
16.	Church of Reis Magos	Reis Magos	Bardez	88	B,6,7 & 8	Private
17.	Chapora Fort	Chapora (Caisua)	Bardez	357		Government
18.	The Fortress of Khorjuve	Khorjuve	Bardez	102,103 & 104	1 to 21	Government
19.	Caves at Narora	Nanora	Dicholi	155		Private
20.	Temple of Saptakoteshwar	Aarora	Dicholi	1	1 to 39	Private
21.	Site of Gujir	Kudnem	Dicholi	75 & 76		Private
22.	Fort of Sanquelim	Sanquelim	Dicholi	31	41 & 44	Private
23.	Namazgah	Dicolim	Dicholi	78	2	Private
24.	The Cave of Sidhanath at Tar Surla	Surla	Dicholi	1	1(Part)	Government
25.	The Mosque and Tank at Tar Surla	Surla	Dicholi	4	1(Part)	Private
26.	Site of Ruins of Manguesh temple	Cortalim	Salcete	1	1 & 2	Private

1	2	3	4	5	6	7
27.	Site of Ruins of Shantadurga Temple	Quelossim	Salcete	215		Private
28.	Site – Ruins of Ramnath Temple	Loutolim	Salcete	223	5	Private
29.	Ruins including Tank of the Temple of Mahalasa	Verna	Salcete	38 & 39	3, 107	Private
30.	Gate of Rachol Fortress	Rachol	Salcete	74	1	Private
31.	Caves of Aquem	Margao	Salcete	54	227	Private
32.	Frontispices of Sancoale Church	Sancoale	Mormugao	226	83	Private
33.	The Fort of Marmagoa	Vasco	Mormugao	PTS No. 7	Ch No. 13	Government
34.	The Site of Kaivailya Math at Consua	Cortalim	Mormugao	162	1(part)	Government
35.	Shri Chandranath Temple	Paroda	Quepem	85	6	Private
36.	Site of Rock Carvings of Kazur	Kazur-Cavare	Quepem	10	18	Devasthan
37.	Cabo de Rama Fort	Cabo de Rama	Canacona	259,260 262,263	All sub- - divisions	Government
38.	Caves at Rivona	Rivona	Sanguem	60	54	Private
39.	Site of Rock Carving at Pansaimal	Colomb, Rivona	Sanguem	107,108 & 109	Including all sub- divisions	Government
40.	The Cave at Shigao	Shigao	Sanguem	2	1(Part)	Private
41.	The Site of Narayandev at Vichundre	Vichundre	Sanguem	11	2,4,8 & 10 (Part)	Private
42.	Caves at Khandepar	Khandepar	Ponda	170	2	Private
43.	Cave at Ishwarbhat	Khandepar	Ponda	30	(part)	Private
44.	Cave at Mangueshi	Mangueshi	Ponda	45	(part)	Private
45.	Shri Naguesh Temple	Bandora	Ponda	1	1 & 2	Private
46.	Shri Kamakshi Temple	Shiroda	Ponda	1		Private
47.	Shri Sapatakoteswar Temple	Khandepar	Ponda	157	(part)	Private
48.	Shri Mahadev Temple	Durbhat	Ponda	82	2	Private
49.	Ruins of Jaina Basti	Bandora	Ponda	5	1,2,3 & 4	Private
50.	Fort of Alorna	Alorna	Pernem	242 & 253		Government
51.	Fort of Terekhol	Terekhol	Pernem	1		Government

(C) List of Buildings and Sites of Historic and Aesthetic Importance in State of Goa to be notified under these regulations

Note: Surveyed and listed by the Conservation Study Committee constituted by Government vide an order No. 4/64/82-LAWD dated 21-1-1984, the preservation of which would be desirable and listed for Conservation as Annexure VIII c in the Draft Regional Plan for Goa 2021 notified u/s 15 of the Goa Town & Country Planning Act, 1974 and further as listed and graded for conservation/preservation as Heritage building/site by the Competent Authority.

I. BARDEZ TALUKA

Churches and Temples:

1. St. Thomas Church, Aldona
2. St. Micheal's Church, Anjuna
3. St. Anthony's Church, Vagator
4. Temple at Arpora
5. St. Cajetan's Church, Assagao
6. St. Clare's Church, Assonora
7. Church of Our Lady of Miracles, Badem
8. St. Cajetan's Church, Bastora
9. St. Alex's Church, Calangute
10. St. Sebastian's Church, Calvim
11. St. Rita of Cassia Church, Camorlim
12. Our Lady of Hope Church, Candolim
13. St. Francis of Assisi Church, Colvale
14. Ram Mandir, Colvale
15. Our Lady of Fight Church, Cunchelim
16. St. Diogo's Church, Guirim
17. St. Jerome Church, Mapusa
18. Hanuman Temple, Mapusa
19. Our Lady of Immaculate Conception Church, Moira
20. Bom Jesus Church, Nachinola
21. Holy Spirit Church, Nagoa
22. Our Lady of Remedios, Nerul
23. Shantadurga Temple, Reis Magos
24. Our Lady of Sea, Oxel
25. St. Anne's Church, Parra
26. Our Lady of Penha de Franca Church, Penha de Franca
27. St. John the Baptist Church, Pilerne
28. Our Lady of Mae de Deus Church, Pompurba
29. Reis Magos Church, Reis Magos
30. Maruti Mandir, Reis Magos
31. Our Lady of Victory Church, Revora
32. Hanuman Temple, Revora

33. Our Lady the Mother of God Church, Saligao
34. Saviour of the World Church, Salvador da Mundo
35. St. Lawrence Church, Siquerim
36. St. Anthony's Church, Siolim
37. Our Lady of Consolation of the Persecuted Church, Tropa, Siolim
38. Kalika Temple, Siolim
39. Jai Bhavani Temple, Siolim
40. Our Lady of Succour Church, Socorro
41. St. Anne's Church, Bodiem, Tivim
42. St. Christopher's Church, Tivim
43. St. Elizabeth's Church, Ucassiam

Houses:

1. Mr. Auspico Rodrigues, Aldona
2. Mr. Fernando Rebelo, Anjuna
3. Mr. Joe Albuquerque, Anjuna
4. Mr. Joao Xavier Pinto, Anjuna
5. Mr. Sertorio Frias, Arpora
6. Mr. Alexio Gomes, Calangute
7. Mr. Miguel Mascarenhas, Baga, Calangute
8. Dr. Alexio Proenca, Calangute
9. Mr. Matias Lemos, Candolim
10. Dr. Gustavo Monteiro, Candolim
11. Dr. Jose Frias Costa, Candolim
12. Mr. Pedrinho Gonsalves, Guirim
13. Mr. Mario Frias Pinto, Socorro

Chapels:

1. Our Lady of Good Success, Candolim
2. Our Lady of Candelaria, Pilerne

Sites, Forts and Monuments:

1. Fortress of Corjuem, Aldona
2. Fort of Chapora, Anjuna
3. Site of Colvale Fort, Colvale
4. Spring at Pompurba, Pomburpa
5. Spring at Cunchelim, Mapusa
6. Ranechem Juem, Revora
7. Aguada Fort, Siquerim
8. Reis Magos Fort, Reis Magos

Institutional Buildings:

1. Asilo, Candolim
2. Asilo, Mapusa
3. Administracao das Comunidades of Bardez, Mapusa

4. St. Mary's High School, Mapusa
5. Civil Court, Mapusa

II. BICHOLIM TALUKA

Temples and Churches:

1. Saptakoteshwar Temple, Naroa
2. Chamundeshwar Temple, Vargoan, Pilgaon
3. Kalikadevi Temple, Cansarpal

Houses:

1. Desai of Lamgaon, Lamgaon

III. CANACONA TALUKA

Temples and Churches:

1. Mallikarjuna Temple, Gaundongrem

Houses:

1. MMP Boruskar, Borus, Poinguinim

Sites:

1. Fort of Cabo da Rama, Cabo da Rama

IV. MORMUGAO TALUKA

Temples and Churches:

1. St. Anne's Church, Vasco da Gama
2. St. Thomas Church, Cansaulim
3. St. Francis Xavier Church, Chicalim
4. St. Jacinto Church, St. Jacinto

Houses:

1. Mr. Walfrido Antao, Arossim
2. Mr. Bosset Barros Pereira, Cansaulim
3. Dr. Tristao Braganza de Cunha, Cuelim
4. Mr. Barbuno de Menezes, Cuelim
5. Mr. Marcal Barreto, Velsao
6. Mr. Benicio Rebelo, Velsao
7. Dr. Blasio de Souza, Velsao
8. Mr. Eleuterio De Souza, Velsao
9. Mr. Fransico Maria De Souza, Velsao

Chapels:

1. Three Magi, Velsao
2. Ruins of Church of Our Lady of Health, Cortalim

Sites:

1. Fort of Mormugao
2. Old Shantadurga Temple, Quelossim

V. PERNEM TALUKA

Churches and Temples:

1. Shantadurga Temple, Dhargal

Houses:

1. Rau Raje Deshprabhu, Pernem

VI. PONDA TALUKA

Churches and temples

1. Kapileshwari Temple, Kapileshwari, Ponda

Houses:

1. Savai Sadashiv Basaling Raje Vader (Saunda), Bandora

Sites:

1. Kodar Caves, Kodar
2. Cundaim Caves, Cundaim

VII. QUEPEM TALUKA

Churches and Temples:

1. Chandranath Temple, Paroda

VIII. SALCETE TALUKA

Churches and Temples

1. Holy Spirit Church, Margao
2. Our Lady of Grace Church, Margao
3. Regina Martirum Church, Assolna
4. St. John the Baptist Church, Benaullim
5. Our Lady of Remedios Church, Betalbatim
6. Immaculate Conception Church, Betul
7. Our Lady of Candelaria Church, Ambora, Camurlim
8. Our Lady of Succour Church, Carmona
9. Holy Cross Church, Cavelossim
10. Our Lady of Bethlehem Church, Chandor
11. Chandraath Temple, Chandor
12. Our Lady of Hope Church, Chinchinim
13. Our Lady of Mercies Church, Chandor
14. Our Lady of Health Church, Cuncolim
15. St. Alex Church, Curtorim
16. St. Rita de Cassia Church, Maina, Curtorim
17. St Joseph's Church, Dramapur
18. St. Jose de Areal Church, St. Jose de Areal
19. Saviour of the World Church, Loutolim
20. St. Fransico Xavier Church, Macazana
21. Mother of God Church, Majorda
22. Our Lady of Good Success Church, Nagoa
23. Our Lady of Rosary Church, Navelim
24. Mother of Poor Church, Nuvem

25. St. Micheal Church, Orlim
26. Our Lady of Conception Church, Paroda
27. Our Lady of Glory Church, Rachol
28. Our Lady of Snows Church, Rachol
29. Our Lady of Snows Church, Raia
30. Our Lady of Assumption Church, Sarzora
31. Our Lady of Pilar Church, Seraulim
32. Our Lady of Lourdes Church, Utorda
33. Our Lady of Glory Church, Varca
34. St. Roque Church, Tollecanto, Velim
35. St. Francis Xavier Church, Velim
36. St. Anthony's Church, Veroda
37. Holy Cross Church, Verna
38. Shri Mahalasa Temple, Verna

Houses:

1. Dr. Eurico de Silva, Margao
2. Aires de Costa, Margao
3. Orlean Mirnada, Margao
4. Kashinath Damodar Naik, Margao
5. Dr. Tito Vaz, Assolna
6. Correia Afonso, Benaulim
7. Armando Lima Pereira, Benaulim
8. Eucher Pereira, Benaulim
9. Joaquim Pereira, Benaulim
10. Antonio Rosario Rodrigues, Benaulim
11. Prof. Teotonia Aremao, Betalbatim
12. Zacarias Antao, Betalbatim
13. Prof. Julia Godinho Gonsalves, Calata
14. Menezes Braganza, Chandor
15. Late Vicente Paula Fernandes, Chandor
16. Dr. Alvaro Loyola Furtado, Chinchinim
17. Dr. Jose Silva Pereira, Colva
18. Olga Costa, Curtorim
19. Santo Menezes, Curtorim
20. Dr. Adelia Costa, Loutolim
21. Mario de Miranda, Loutolim
22. Trifonio Jaques, Majorda
23. Cosme Cabral, Nagoa
24. Fransico Gama, Nagoa
25. Solar dos Jose Paulo da Costa Morgado, Utorda
26. Filip Abranches, Verna
27. Cosme Araujo, Verna
28. Grisolio da Gama, Verna
29. Caetano Salvador Vaz, Carmona

Chapels:

1. Holy Spirit, Margao
2. Mae de Deus, Loutolim
3. Our Lady of Angustias, Sernabatim

Monuments and Sites:

1. Christ the King, Assolna
2. Monument in front of the Church at Chandor
3. Spring at Camorlim
4. Temple and Fort, Chandor
5. Mahalasa Tank, Verna
6. Nupur Spring, Verna

Institutional Buildings:

1. Hospicio Hospital, Margao
2. Nursing School, Margao
3. New Municipality, Margao
4. General Post Office, Margao
5. St. Pius Convent, Orlim
6. Seminario, Rachol

IX. SANGUEM TALUKA

Churches and Temple

1. Damodar Temple, Zambaulim

X. SATARI TALUKA

Churches and Temples:

1. Vithal Mandir, Sanquelim

Houses:

1. House of Ranes, Sanquelim

Sites:

1. Old Fort Nanuz
2. Pissurlem Caves, Pissurlem

XI. TISWADI TALUKA

Churches and Temples:

1. Mary Immaculate Conception Church, Panaji
2. Nossa Senhora de Porto Seguro Church, St. Inez
3. Maruti Temple, Fontainhas, Panaji
4. St. Lourenco Martyr Church, Agasaim
5. Apostle St. Matthews Church, Azossim
6. St. Simon Church, Batim
7. Our Lady of Guadalupe Church, Batim
8. Shri Sateri Temple, Batim
9. St. John the Baptist Church, Carambolim

10. Lord Brahma Temple, Carambolim
11. St. Barbara Church, Chimbel
12. Shri Ram Temple, Chimbel
13. Our Lady of Grace Church, Chorao
14. St. Bartolomeo Church, Chorao
15. St. John Facundo Church, Corlim
16. St. Anne's Church, Talaulim, Curca
17. Our Lady of Rosary Church, Curca
18. Holy Spirit Church, Divar
19. St. Mathais Church, Divar
20. Our Lady of Piedade Church, Divar
21. Santo Cristo Church, Divar
22. St. Andre Church, Goa Velha
23. Nossa Senhora de Amparo Church, Mandur
24. Our Lady of Merces Church, Merces
25. St. John the Evangelist Church, Neura
26. St. Monica Convent and Church, Old Goa
27. Basilica of Bom Jesus, Old Goa
28. St. Francis Assisi Church and Convent, Old Goa
29. St. Cajetan Church, Old Goa
30. Se Cathedral, Old Goa
31. Our Lady of Rosary Church, Old Goa
32. Our Lady of Ajuda Church, Ribandar
33. St. Cruz Church, Santa Cruz, Calapur
34. St. Stephen's Church, St. Estevam
35. S Pedro Church, S Pedro
36. Church of Siridao, Siridao
37. St. Miguel Arcanjo Church, Taleigao
- ¹⁸⁴[38. Church and Convent of Our Lady of Mount Carmel (Nossa Senhora do Carmo), Chimbel.]

Houses:

1. Mr. Valadares, Altinho, Panaji
2. Mr. Pascoal Menezes, Altinho, Panaji
3. Mr. Veira Vehlo, Portais, Panaji
4. Mr. Mario Rebeiro Santana, Fontainhas
5. Mr. Lima Fernandes, Fontainhas, Panaji
6. Mr. Cristovam Nazareth, Fontainhas, Panaji
7. Mr. Diogo Fonseca, Fontainhas, Panaji
8. Mr. Rodrigues, Portais, Panaji
9. Mr. Ivo Andrade, Fontainhas, Panaji
10. Mr. Victor Dias, Old Mint House, Panaji
11. Residence of Superintendent of Post Offices, Panaji

¹⁸⁴ Inserted vide 27/15-3/857/TCP/19-20/2258 dated 7-12-2020 published in the Official Gazette Series I No. 37 dated 10-12-2020.

12. Hotel Republica, Panaji
13. Mr. Paulo Mesquita, Campal, Panaji
14. Prof. Leao Fernandes, Campal, Panaji
15. Mr. Camilo Palha, Campal, Agasaim
16. Mr. Eistein Cota Memezes, Agasaim
17. Mr. Lima Ferandes, Chorao
18. Mr. Abel Periera e Silvera, Divar
19. Mr. Teofilo Pinto, St. Cruz
20. Mr. Dempos, St. Cruz
21. Mr. Maximo Menezes, Goa Velha
22. Fr. Conceicao Rosa, St. Estevam
23. Mr. Aries Abilio Noronha, Neura
24. Mr. Romolo Noronha, Neura
25. Conde de Brucellos, Ribandar
26. Mr. Alberto Colaco, Ribandar
27. Mr. Jose Maria Ataide and Mr. Numenio Souza, Ribandar

Sites, Forts and Monuments:

1. British Cemetery, Dona Paula
2. Ruins of Seminary, Chorao
3. Curca Spring, Curca
4. Spring at Fontainhas, Panaji
5. Boca de Vaca Spring, Panaji
6. Statue of Abade Faria, Panaji
7. Statue of Dr. Fransico Luis Gomes, Campal, Panaji
8. Azad Maidan, Panaji
9. Arch of Viceroy, Old Goa
10. Siridao Bridge, Siridao
11. Monument of Christ the King, St. Estevam
12. Gazebo, Dona Paula
13. Four Pillars, Panaji
14. Pergola, Miramar, Panaji

Institutional Buildings

1. Secretariat, Panaji
2. Fazenda Building, Panaji
3. High Court, Panaji
4. Civil and Criminal Court, Panaji
5. Custom House, Panaji
6. Comunidade of Tiswadi, Panaji
7. Army Headquarters, Panaji
8. Cabo Raj Niwas, Dona Paula
9. Lyceum Building Complex, Panaji (Including flight of steps)

6B.3. Coastal Regulation Zone under Environment Protection Act, 1986:

All development in these zones shall be governed by the CRZ regulations published under Environment Protection Act, 1986 or as amended from time to time. See Annexure-I at 27.I.

7. Mining, quarrying and brick kiln operations.—

The following regulations, shall govern the mining, quarrying and brick kiln operations:-

- (a) No mining, quarrying or brick kiln operations, where no blasting is involved, shall be permitted within a distance of 50.00 meters from the boundary or any public road, railway line, canal or any building.
- (b) No mining, quarrying or brick kiln operations, which involve blasting, shall be permitted within a distance of 200 m. from the boundary or any public road, railway line, canal, or any habitable building except non habitable structures related to quarry operations.
- (c) The mining, quarrying and brick kiln operations shall be permitted for a stipulated period of not exceeding three development permission terms.
- (d) The operations shall not be permitted substantially below the average ground level, if the operations are for the extraction of stones, earth or murrum, the feasibility report of Geotech Consultant on such operations shall be mandatory.
- (e) The operations shall neither endanger the foundations of neighbouring building/structures nor disturb the slope stability of existing hills, slopes or embankments.
- (f) At the expiry of the period permitted, the land should be brought back to its original condition, which existed prior to the development, after ensuring proper soil conservation measures as per the report of Geotech Consultant on the operation.
- (g) The operations will in no case be permitted within 500 mts. of the High Tide Line in coastal areas.
- (h) The site plan submitted in quadruplicate should also furnish the contours at an interval of 5 mts. prepared by a Chartered Surveyor alongwith the report of Geotech Consultant on the operation.
- (i) The activities indicated in Regulation 7 above, shall mandatorily obtain NOC/ /approvals of Goa State Pollution Control Board, prior to the application to the local body for licence/NOC.
- (j) The Competent Authority under the provisions of appropriate Act, Rules and Regulations to give licence/permission for the activity shall have the power to stop the ongoing works if it is found to be detrimental to the environment, public health and safety of the surrounding area.

8. Fuel filling stations, service stations and filling-cum-service stations.—

These will be governed by provisions specified by Indian Road Congress norms and further to the provisions contained in these Regulations. Provided further that the norms of IRC shall prevail in case of any conflicting provisions.

The installations of filling stations, service stations and filling-cum-service stations, shall be governed by the following regulations:-

(A) Fuel Filling Station:

(a) Location:

- (i) A distance of minimum 45.00 meters shall be necessary between the filling station and the tangent point of the intersection of the minor roads.
- (ii) A distance of minimum 90.00 meters shall be necessary between the filling station and the tangent point of intersection of the major roads.

Note: All roads with right of way of 20.00 meters and more shall be considered as major roads for the purpose of these regulations.

(b) Space requirements:

- (i) The minimum effective size of plot for the location of filling station shall be 600.00 square meters, with minimum frontage of 30 m, provided that this requirement may be relaxed if it is located in Zones C1, C2, C3, C4, where the minimum size of the plot shall be 500.00 square meters with the minimum frontage of 25.00 meters.
- (ii) Except in hilly terrain, the plot shall be on a level ground.

(c) Parking requirements:

Every filling station shall provide for one car parking space for every 600.00 square meters of plot area or part thereof, subject to a minimum of two car parking spaces.

(d) Other requirements:

- (i) The pump island should have a minimum front set back of 6.00 meters from the effective plot boundary and 10.00 meters side set back on either side. The distance between the pump island and any built up area above ground within the plot should be a minimum of 6.00 meters.
- (ii) The decision of the Competent Authority regarding the location and setting of the filling station shall be final. The exit and entrance drive way kerbs, the location of the filling kiosks shall be designed as directed by the Competent Authority.

(B) Filling-cum-Service station:

(a) Location requirements:

These shall be as per filling station.

(b) Space requirements:

The minimum size of plot shall be 1000.00 square meters with the minimum frontage of 30.00 meters.

(c) Parking requirements:

The minimum parking to be provided shall be four car parks for a plot area of 1000.00 square meters or part thereof and additional one car park for every additional 200.00 square meters of plot area or part thereof.

(C) Service Station:

(a) Location requirements:

These shall be as per filling station.

(b) Space Requirements:

The minimum size of plot shall be 500.00 square meters, with minimum frontage of 25.00 meters.

(c) Parking requirements:

These shall be as per the filling-cum-service station.

(D) Wayside facility with Filling-cum-Service Station:

(a) Location requirements:

These shall be as per filling station.

(b) Space Requirements:

The minimum effective area of plot shall be 8,000.00 square meters, with minimum frontage of 50.00 meters.

Parking requirements:

These shall be as per the filling-cum-service station, in addition any other activity shall be as per the relevant type of use and the minimum parking requirements thereof.

(E) The Fire Safety Measures shall be as per Petroleum Rules, 1976 as amended or substituted from time to time for (A), (B), (C) and (D) above.

9. Special Development/Structures.

9.1. Theatres and Stadia:

All buildings for Cinemas, Theatres including Motion Picture Houses, Exhibition Halls and other Public Assembly Buildings which come under Group-D-Classification of Building based on occupancy as per National Building Code of India shall conform with Fire & Life Safety as per Fire Protection (Part IV) Fire & Life Safety of National Building Code of India, 2005 as amended from time to time and shall conform to IS 4878-1986 for construction of Cinema Buildings (First Revision)(Reaffirmed in 1991) and Goa Cinematography Rules.

9.2. Cemetery/Graveyard/Crematorium:

Existing

In existing crematorium a buffer/safety zone of 30.00 meters between cremation platform and for cemeteries/graveyard, a buffer/safety zone of 15.00 meters between grave yard and the nearest settlement area.

Proposed

Any proposal for development of crematorium shall provide, within the plot area itself, a buffer/safety zone of 30.00 meters between cremation platform and the nearest settlement area.

For grave yards/cemeteries shall provide, within the plot area itself, a buffer/safety zone of 15.00 meters between grave yard and the nearest settlement area.

Note: The buffer/safety zone in the existing crematoriums may be relaxed up to 15.00 meters in case the various constraints and needs of the area, provided that such relaxation is specially requested, and may be placed before the Board by the Chief Town Planner with his comments and thereafter the Board may consider the relaxation on case to case basis.

9.3. Structures for Non-Conventional Energy Sources:

Any structures proposed for installation of any non-conventional energy, shall be exempted from coverage, FAR, height, use, etc.

Note:

Special Buildings not covered:

Any building/structures which are not specifically defined or covered under these Regulations shall be treated as Special Buildings. Such buildings/structures shall be dealt with as per the provisions contained in the National Building Code of India.

10. Parking.—

- (a) Off street parking spaces for vehicles shall be provided in case of every new building proposed to be constructed or when new additions are made to the existing building, as specified in ¹⁸⁵[TABLE-IX-A], depending on the use of the building.

¹⁸⁶[TABLE-IX-A

Type of Use		Minimum Parking Requirement	
I.	Residential buildings/ Flats/Apartments	1.00 for every dwelling unit	Upto floor area of 75 m2
		1.25 for every dwelling unit	Floor area more than 75 m2 up to 100 m2
		1.50 for every dwelling unit	Floor area more than 100 m2 upto 150m2
		2.00 for every dwelling unit	Floor area above 150 m2

¹⁸⁵ Substituted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

¹⁸⁶ Substituted vide notification No.21/1/TCP/2011/Part file/3252 dated 1-8-2011.

II.	(a) Five & Four star hotels	One space for two rooms
	(b) Other hotels and motels	One space for four rooms
III.	Cinemas, Theatres, Dance Halls, Public Assembly Halls	One space for floor area of 20 m ² or part thereof
IV.	Retail Business Markets including restaurants, office buildings, professional offices, banks, hospitals and nursing homes	One space for floor area of 50 m ² or part thereof
V.	Wholesale ware housing, wholesale market and market yards	Parking area of 50 m ² for floor area of 100 m ² or part thereof
VI.	Schools and Colleges	Parking area of 25 m ² for floor area of 100 m ² or part thereof
VII.	Industrial premises	Parking area of 50 m ² for floor area of 200 m ² or part thereof
VIII.	Stadia	Parking area of 50 m ² for 50 seats or part thereof
IX.	Retail markets	Parking area of 25 m ² for floor area of 100 m ² or part thereof]

(b) One off street parking space shall have the minimum area of 12.50 m² (2.50 m x 5.00 m) and all parking spaces shall be provided with adequate vehicular circulation and maneuvering space from the street. Wherever areas of parking are as specified in the Table IX, these areas should not be converted into open spaces; the minimum being the one specified above and shall not include circulation space.

(c) The parking layout plan to be submitted with the application shall fulfill the following conditions:-

(a) The minimum width of the access to the street shall be 3.00 m and which shall be a no parking zone.

(b) The car parking area shall have two independent accesses leading to the street, if its capacity exceeds 19 parking spaces. However only one such access may be permitted if its minimum width is 5.00 meters and which shall be a no parking zone.

(d) Developments providing for off street parking in excess of the minimum requirements may be considered favorably by the Competent Authority for relaxation of other requirements.¹⁸⁷[In no case F.A.R, coverage, height and setback shall be relaxed].

(e) The requirement of stilt parking on the ground floor, full or part, may be exempted, provided the builder/developer provides a separate structure only for parking within the same plot. The said structure shall be allowed free of FAR but shall be counted in the coverage and shall follow all other regulations in force.

(f) In case parking spaces are provided in the basement, at least two ramps of adequate width and slope shall be provided, located preferably at opposite end.¹⁸⁸[However only one ramp may be permitted if the width of the ramp provided

¹⁸⁷ Inserted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

¹⁸⁸ Inserted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

is at least 5.0 meters. Alternatively a car lift shall be provided in case provision of a ramp is not feasible.]

¹⁸⁹{¹⁹⁰[(g)] All new and renovated non-residential buildings and other residential buildings, Co-operative Housing Societies and Colonies managed by Residents Welfare Associations (RWAs), with parking demarcated for more than 10 equivalent car spaces ('ECS') shall have atleast 20% of such 'ECS' to be made 'Electric Vehicle ready' ECS spots with conduits installed as per the GOA ELECTRIC MOBILITY PROMOTION POLICY – 2021 as amended from time to time.

Note: Independent house on single holding shall be exempted from the above regulation.}

11. Compound wall and gates.—

- 11.1. Permission for construction of compound wall and gates may be sought separately or alongwith the application for permission for construction/ /building operation/development within a plot. Detailed drawings of compound wall and gates shall be submitted alongwith the application for development permission drawn to a scale of 1 cm to 1 m.
- 11.2. Maximum height of a compound wall along the boundary other than that abutting on a street may be permitted up to a maximum height of 1.80 mts. and along the boundary abutting on a street up to a height of 1.50 mts. only and may be of closed type up to a height of 90 cms. only. However, no compound wall shall be permitted in front of commercial establishments existing/proposed in the building, unless separate entry and exit points are provided.
- 11.3. Compound wall, at street junctions shall be so located, as not to disturb the minimum sight distances as prescribed in these regulations and along the intersections of streets no compound wall shall be raised to a height of more than 1.00 mts. from the crown of the road for a length of 9.0 mts. From the intersection corner of the plot, on both sides of the plot.
- 11.4. In case of Government/Semi Government Blocks etc., which require special security requirements, mills, factories, industrial units, storage depots and warehouses, the compound wall may be allowed to be raised to a height not exceeding 3.0 mts. from the crown of the road, provided that no obstruction to the line of sight for traffic is caused.
- 11.5. All gates of compound wall shall open inward only, unless the gate is recessed into the plot to a depth, which will not cause the gate to protrude beyond the compound wall line.
- 11.6. The entry or exit, to the plot situated at the intersection of the roads having a width of 10.00 mts. or more, shall be located at least 15.00 mts. away from the tangent point of such intersection. If the length of any side of such a plot is less

¹⁸⁹ Inserted vide Amendment Regulations, 2023.

¹⁹⁰ Corrected vide Corrigendum No. 21/1/TCP/2021-23/Steering Committee/157 dated 3-11-2023.

than what is prescribed above, then the entry or exit shall be provided at the farthest end of the plot from the intersection.

- 11.7. No barbed wire fence or cactus hedge shall be permitted along the boundaries abutting on a public road.
- 11.8. A sheet metal fence along the boundaries of a plot abutting a street or streets shall not be erected until the design thereof has been approved by the Licensing Authority.
- 11.9. No compound wall shall obstruct the right of way of the roads as prescribed in the designated plan/map and shall not block the traditional access passing through the property.
- ¹⁹¹[11.10. In case of industrial estates/industrial areas, the compound height shall be maximum 3.00 mts. With maximum construction height upto 2.00 mts. And barbed wire or chain linked for remaining 1.00 mt. subject to clearing of line of sight.]

12. Sub-division regulations.—

The sub-division of land shall conform to the provisions given below regarding roads, surface and storm water drainage, sloping sites, open spaces, size of plots and their frontage and means of access.

These regulations shall be applicable to new sub-divisions in all zones ¹⁹²[(, except in zones A1 & A2)], which shall be governed under ‘Other Regulations’ at ¹⁹³[12.7].

Provided that sub-division regulations regarding minimum size of plot, Frontage etc. shall not apply to the original plots having independent surveys No./chalta No. for the purpose of permitting any development within the plot in terms of zoning and land use provisions. Also appropriate provisions shall be made for garbage, sewerage, water supply, electric supply, telephone lines, cable television, etc. and other essential services as required in the Regulations.

12.1 Regulations regarding roads:

- (a) All road right of ways shall have the carriage widths and other widths specified in the following TABLE-X:

¹⁹⁴[TABLE - X

Right of way (road width) in meters	6	8	10	15 with median	20 with median
Carriage width in meters	3.5	4.5	7	9 with median	12 with median
Shoulder/footpath width in meters	1.10 on each side	1.35 on each side	1.10 on each side	2.50 on each side	3.50 on each side
Width of road side drain in meters	0.30 on one side	0.40 + 0.40	0.40+ 0.40	0.50+0.50	0.50+0.50].

¹⁹¹ Inserted vide Amendment Regulations, 2018.

¹⁹² Bracketed vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

¹⁹³ Substituted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

¹⁹⁴ Substituted vide Amendment Regulations, 2018.

- (b) No roads shall have a gradient of more than 1:8 along its longitudinal section.
¹⁹⁵[However, the same may be relaxed up to 1:6 for the length of a road not more than 100 meters in case construction of a road of lesser gradient is not possible, provided that road surface is constructed with higher specifications and with non-slippery surface material].
- (c) All roads within the layout or sub-division shall be of water bound macadam with asphalt topping and shall follow the relevant P. W. D. specifications.
- (d) All road corners should be worked out in a smooth curve of 3.00 m. radius for roads up to 10.00 m. R/W and that of 5.00 m. radius for roads above 10.00 m. R/W width (Refer Sketch No. 3 at Chapter 28).
- (e) In case of road inter-sections involving roads of different R/W, the corners should be worked out as per the specifications prescribed for the road having wider R/W.
- (f) All the cul-de-sac head provided shall have the minimum size of 12.00 meter X 12.00 meter shall touch the plot boundary to provide access to the adjacent properties. However, a 3.00 meter road serving a single plot may not be provided with a cul-de-sac head.
- (g) ¹⁹⁶[All sub-division roads shall be treated as deemed public roads unless the same are part of a co-operative housing or maintenance society or a gated community.]

12.2 Regulations regarding surface and storm water drainage:

- (a) All drains should have adequate slope to facilitate surface water drainage effectively.
- (b) All drains should be constructed, lined, cemented and finished as per PWD specifications.
- (c) All drains shall have minimum sizes as specified in Table X and should be constructed on one side for roads up to 6.0 m. R/W and on both sides for wider roads.
- (d) Cross drains and culverts shall be provided as per site conditions wherever required and shall be either of pipes of minimum diameter of 300 mm. embedded in Plain Cement Concrete or RCC slab drain supported on laterite masonry with PCC lining at the bottom.
- (e) All surface drains, storm water drains, cross drains and culverts should be clearly indicated in the sub-division plans indicating the route of flow of water along the proposed drains and its ultimate discharge on to public drains, public nallah or natural water courses.

¹⁹⁵ Inserted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

¹⁹⁶ Substituted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

- (f) The open space/spaces left shall be provided with lined drains to drain out water in satisfactory manner as approved by the sanctioning authority.
- (g) The sub-division plans should show the cross section and other construction details of the road drains, cross drains, culverts etc.

12.3 Regulations regarding sloping sites:

- (a) When submitting plans of sub-division of land or layout of private street proposals in a plot which has a gradient of 1:10 or more, the plan should indicate block levels at 5.00 m. centre to centre or alternatively contour plans at 1.00 m. intervals prepared by a Chartered Surveyor.
- (b) The levels/contours should be drawn with reference to a bench mark clearly indicated on the site plan.
- (c) Such block levels/contour plans prepared by a Chartered Surveyor are obligatory in case the site exceeds 10,000 m² in area.
- (d) No part of the plot which is having an inclination of more than 25% slope shall be permitted for development as useable ¹⁹⁷[] plots. ¹⁹⁸[This however shall not be applicable to the sub-divided plots already approved prior to the coming into force of these Regulations,]

12.4 Regulations regarding open spaces:

- (a) When a plot is to be sub-divided, certain areas shall be set apart as usable open space in the proportion given as detailed in TABLE- XI below. Further such open space provided in any sub-division of land shall not be further sub-divided under these regulations.

¹⁹⁹[Provided that the Goa Industrial Development Corporation may re-align, revise or reduce the open spaces maintained by it in any existing Industrial Estate or Industrial Area as per the standards specified in the Table below.]

TABLE-XI

Zone	Area to be sub-divided	Open space to be provided
S1, S2, S3, S4	4000 m ² and above	15%
C1, C2, C3, C4,	4000 m ² and above	15%, out of which 10% is to be developed as recreational open space and 5% as general pool parking which is open to sky and shall not be built upon.
P	4000 m ² and above	15%, out of which 10% is to be developed as recreational open space and 5% as general pool parking which is open to sky and shall not be built upon.

¹⁹⁷Omitted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

¹⁹⁸Inserted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

¹⁹⁹ Inserted vide Amendment Regulations, 2020.

²⁰⁰ [I1, I2, I3	10,000 m2 and above	15%, out of which 7.5% is to be developed as recreational open space and 7.50% as general pool parking which is open to sky and shall not be built upon. In GIDC developed industrial estates/industrial area, 7.5% of the total area shall be reserved for open space, out of which 2.5% shall be kept for recreational landscaping such as park/garden/tree plantation and 5% can be used for general utility like OHR, pump house, sump and general parking open to sky.] ²⁰¹ [The open space area that may be available to be released over and above the requirement of 7.5% of the total area shall be deemed to be zoned as industrial area.]
T	20,000 m2 and above	15%, out of which 10% is to be developed as recreational open space and 5% as general pool parking which is open to sky and shall not be built upon.

²⁰²[(b) The open spaces can be provided in more than one parcel. However, the area of each such parcel shall not be less than 500 square meters and the minimum length of any side shall not be less than 15.00 meters.

Further, in case of triangular open space/any open space having irregular shape, the minimum dimension shall be that of a circle, having 15 meters diameter, inscribed within such an irregular shape (refer sketch No. 7).]

(c) All open spaces shall have a means of access as though it is an independent plot.

²⁰³[(d) The open spaces shall be used for recreational and community purposes of the occupants of the sub-divided plots and/or for installations of public utilities, provided that such installations do not cover more than 5% of each of the open space or they may cover by combining the 5% of each of the various existing/proposed open space parcels within the existing/proposed sub-division layout and utilize in one bigger parcel of the existing/proposed sub-division open space, a minimum of 3.00 metre setback from all edges of the plot is kept and the maximum height of any construction is restricted to 6.00 m only. In case of water tower, the height restriction will not be applicable.]

(e) The open spaces shall be deemed to be zoned as zone “R” and shall be governed by the following provisions:-

²⁰⁴[(i) The open spaces may be transferred to the local authority by a gift deed by the owner/developer before obtaining final approval. If the open spaces are transferred to the local authority the same shall be developed and maintained by such local authority for the purpose mentioned in sub-clause (d) above.

²⁰⁰ Substituted vide Amendment Regulations, 2018.

²⁰¹ Added vide Amendment Regulations, 2020.

²⁰² Substituted vide notification No. 21/1/TCP/2015/Steering Comm/16/5145 dated 21-12-2016.

²⁰³ Substituted vide Amendment Regulations, 2023.

²⁰⁴ Substituted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

However, purchasers of the plots shall be entitled to free access and use of the open spaces].

(ii) In case of Group Housing wherein open spaces are required to be kept, then, such open spaces shall be jointly held by the owners of the premises/ /Co-operative Housing Society. The owners of the premises or Co-operative Housing Society shall be deemed to have an undivided share in such open spaces proportionate to the area of their premises. Its use however shall remain unchanged as stipulated at sub-clause (d) above.

While enclosing the area by a compound ²⁰⁵[or boundary] wall, adequate provision shall be made to ensure that access is not obstructed to any adjoining] ²⁰⁶[property thereby making it a land locked property.]

- (f) In commercial zones, if bye-lanes of width not less than 7.50 m. are provided adjoining public roads, to be used for parking, the area of such bye-lanes may be computed in the open space up to 50% of the total requirements of open space.
- (g) In case of partial development of a plot, 15% open space should be set apart of only that part of the plot undertaken for development provided that this part of the plot as well as the remaining part is not less than 4000 m² in area.
- (h) General pool parking provided in the regulations at Table XI shall be only of open to sky type and shall not be built upon.

12.5 General requirements regarding development of plots, open spaces and roads:

- (a) All plots should be properly developed to make them suitable for construction and so as to prevent water logging.
- (b) The roads and open spaces should be developed so as to prevent water logging and flooding.
- (c) Every sub-divided plot as well as all open spaces should have an independent motorable means of access from a public road.
- (d) All plots and open spaces shall be clearly demarcated with boundary stones fixed at all corners.

12.6 Regulations regarding minimum size of the plot, frontage, means of access and right of way of roads:

All sub-divided plots shall have minimum sizes, frontage, means of access and widths of roads shall be as given in the Table XIII, Table XIV and Table XV respectively.

- (a) Minimum area of plot and minimum length of side of plot:

²⁰⁵ Inserted vide Notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

²⁰⁶ Substituted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

TABLE-XII

Min. size of the plot ZONE	Min. area of the plot in sq. mts. sq. mts.	Min. length of the side of plot mts.
S1, S2, S3, S4	225.00	15.00
C1, C2, C3, C4	500.00	20.00
I-1	600.00	20.00
I-2	1000.00	25.00
I-3	5000.00	50.00
P	1000.00	20.00
T	1000.00	25.00
R	500.00	15.00
A1 & A2	4000.00	20.00

(b) (i) Existing plots with the independent survey numbers or already approved plots as on the date of adoption of these Regulations shall be exempted from the above limits.

(ii) The length of any side of the plot may be relaxed to 10.00 meters in case of sub-division of an approved plot, provided the areas of further sub-divided plots are not less than 200 m².

²⁰⁷[]

(c) Accessibility to the plot to be sub-divided.

TABLE-XIII

Effective area of the plot to be sub-divided	Minimum width of Road/Right of way other zones	I-1, I-2, I-3 & T
Up to 7500.00 m ²	6.00 m.	10.00 m.
7501.00 m ² to 20,000 m ²	8.00 m.	10.00 m.
20,001 m ² and above	10.00 m.	15.00 m.

Note:

(1) In case of existing plots having an area up to 5000 m² and is abutting on a public road of 3.00 m only, development may be permitted by relaxing the minimum road/right of way requirement, provided the length of the road/right of way to the plot does not exceed 100.00 m from the main road.

(d) Minimum width of roads within the sub-division of land:

²⁰⁷Omitted vide Amendment Regulations, 2023.

²⁰⁸[TABLE-XIV

Maximum area served	R/W if the road is looped	R/W if the road ends in cul-de-sac
Up to 2500 m ²	6.00 mts.	6.00 mts.
2501 m ² up to 5000.00 m ²	6.00 mts.	8.00 mts.
5001.00 m ² to 20,000.00 m ²	8.00 mts.	10.00 mts.
Above 20,000.00 m ²	10.00 mts.	12.00 mts.

[In this TABLE, R/W means “width of a road”.]

Notes:

- (1) In settlement zones, 3.00 m. road serving only one plot of 500.00 m² or less shall be permitted. No cul-de-sac head shall be required to be provided.
- (2) In Industrial and Transport zones, the minimum width of the road shall be 10.00 m. if the road is looped and 15.00 m. if the road ends in cul-de-sac head.
- (3) In commercial zones, the minimum width of road shall be 8.00 m. if the road is looped and 10.00 m. if the road ends in cul-de-sac head.

12.7 Other Regulations:

- (a) If the effective plot to be sub-divided is more than 5 ha. and less than 50 ha. in the settlement zones, an area of 5% of the total plot area should be reserved for the provision of amenities and utilities such as schools, community centers, commercial centers, etc., and the same shall be regulated as follows:-

²⁰⁹[(i) The owner shall be permitted to propose any of the following amenities in case of proposed sub-division as well as existing sub-division to be revised as per the requirement like schools, community centers, commercial centers, sports complexes, parking lots and charging stations, health clubs, hospital, nursing homes, dispensary, post office, police station, electrical sub-station, ATM of bank, library, open market, garbage bins/MRF, assisted living and hospice together, senior citizen housing and orphanage, project affected persons housing, water supply, electric supply installations and includes other utilities, services and conveniences.];

(ii) The ownership of such reserved areas shall continue to remain with the owner of the property until these are transferred by him to any other person for its development only for the purpose for which it is earmarked.

(iii) The use earmarked for each of the reserved area shall remain unchanged.

²¹⁰[except for amenities mentioned at (i) above.].

²⁰⁸ Substituted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

²⁰⁹ Substituted vide Amendment Regulations, 2023.

²¹⁰ Inserted vide Amendment Regulations, 2023.

- (iv) In addition to above, the development will be subject to other special conditions as the Authority may decide to impose in connection with the drainage, garbage and waste disposal, water supply and other requirements, amenities, common facilities, etc.
- (b) In I-1, I-2, I-3 & T zones and for the effective plot area between 2 ha. to 5 ha., 5% of the total area should be reserved for parking of vehicles, fuel/POL dispensing units, garbage disposal and scrap yards.
- (c) For areas above 5 ha. an area of 7.5% of the total area is to be reserved for parking of vehicles, fuel/POL dispensing units, garbage disposal and scrap yards, retail trade, Post office, Bank and other ancillary commercial activities and an additional 10% of the area may be reserved for the industrial housing.
- ²¹¹[(d) In industrial estates/industrial areas, an additional area of 5% of the total plot area should be reserved as Utility Area for the provision of amenities and utilities such as post offices, telephone exchange, electric sub-stations and electrical office, drainage works, sulabhshauchalaya, pollution control laboratories only if set by Pollution Control Board/Government.]

²¹²[]

13. Building By-Laws.—

13.1. Minimum Ceiling Height of Rooms:

(Refer Sketch No. 4 at Chapter 28)

- (a) Every habitable room in any building shall be in every part at least 2.80 meters in height from the floor to the finished underside of roof slab or ceiling, provided that in case of sloped roof the height at any point shall not be less than 2.10 meters.
- (b) Wherever the height of a room in any building is more than 5.00 m, the FAR of such a room shall be calculated at twice its area. However this shall not apply to institutional/religious buildings, theatres/auditoriums/atrium/foyer, industrial buildings and alike where such requirements are for operational reasons.
- (c) Height of the room for Information Technology/ITES Industry building, notwithstanding anything contained in these regulations any telematic equipment storage erection facility can have a height as required for effective functioning of that system.
- ²¹³[(d) In case of industrial estates/industrial areas, the height and roofing shall be minimum as required under the Factories Act, 1948 (Central Act 63 of 1948) and the rules made thereunder.

Note: Any heights more than that as prescribed under Factories Act, 1948 and Rules made thereunder shall be permitted.]

²¹¹ Inserted vide Amendment Regulations, 2018.

²¹² Regulation 12.8 omitted vide Amendment Regulations, 2023.

²¹³ Inserted vide Amendment Regulations, 2018.

13.2. Minimum size of Rooms:

- (a) No habitable room shall have a carpet area of less than 10.00 square meters except in the case of hostels attached to the recognized educational/ /cultural/sports institutions/associations for which the minimum area of a habitable room may be 8.00 square meters.
- (b) The relaxation in minimum size of habitable rooms to 8.00 square meters may also be permitted in case of housing projects for economically weaker section category undertaken by the Government, Semi Government, Public/Local Authorities.
- (c) The minimum width of a habitable room shall be 2.50 mts. Further 25% of the area of the room may be 2.20 meters wide if any one wall forming this portion opens directly to external air through an opening formed in that wall.
- (d) Non-habitable rooms like store room/laundry room/prayer room, which do not meet the minimum requirements of light and ventilation, shall be permitted with minimum sizes of carpet area of 3.00 m² and maximum size of carpet area of 5.00 m².
- (e) Non-habitable rooms of sizes exceeding 5.00 m² and all other rooms which are not mentioned in these Regulations shall also be of sizes prescribed for habitable rooms in these Regulations and shall have light and ventilation as per habitable room.

13.3. Lighting and Ventilation of Rooms:

- (a) Every habitable room shall have for the admission of light and air, one or more apertures, such as windows, fan-lights, etc., opening directly to external air or into balcony or verandah and of aggregate area inclusive of frames of not less than 1/10th of the carpet area, excluding doors, except in case of hospital wards, dormitories and schools when such apertures are to be not less than 1/6th of the floor area.

Note: No portion of a room shall be assumed to be lighted if it is more than 7.50 meters away from the external façade. However, this rule on 7.50 meters shall not be applicable in case of cultural and institutional buildings and buildings of commercial offices, banks etc. In such cases 1/6th of the floor area shall be kept for the window openings inclusive of frames and exclusive of doors.

- (b) Cross ventilation ²¹⁴[may] be provided in at least one habitable room of a dwelling, either by means of window or ventilator in opposite or adjacent walls.

13.4. Bath Room and Water Closet: Compartment:

- (a) Every bathroom or water closet compartment shall—

²¹⁴ Substituted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

- (i) Be so situated that at least one of its walls shall be open to external air or open verandah/open balcony not more than 2.00 meters in width or interior open air space as prescribed in these Regulations.
 - (ii) In case of bathroom inclusive of water closet compartment the floor area shall not be less than 3.00 m² for which the smallest side shall not be less than 1.25 meters.
 - (iii) In case of a bathroom exclusive of water closet compartment the floor area shall not be less than 1.50 m² and the smallest side shall not be less than 1.00 meters.
 - (iv) In case of separate water closet compartment the floor area shall not be less than 1.25 m² and the smallest side not less than 1.00 meter.
 - (v) Have a window or a ventilator open to external air, of a superficial area of not less than ²¹⁵[0.60 m²] for bathrooms, not less than 0.50 m² for the water closet if separate and not less than ²¹⁶[0.80 m²] for bathroom inclusive of water closet.
 - (vi) Have a ceiling height of not less than 2.20 meters.
 - (vii) In case of cultural and educational institutions, cinema and hotels buildings, water closet compartments and bathrooms may be allowed without any of their sides directly abutting to an external air provided they are placed within the room, one side of which shall open to external air with a total opening of at least 1/10th of the floor area of the room and provided the ceiling height of such a room is not less than 2.50 meters and the partition height of the water closet compartment and the partition height of the water closet compartment as bathrooms are not more than 2.20 meters from the floor level.
 - ²¹⁷[(viii) In case of industrial estates/industrial areas, for each industrial unit, minimum one toilet block each for ladies and gents shall be provided separately in addition as required under the Factories Act, 1948 (Central Act 63 of 1948) and the rules made thereunder.]
- (b) Every bathroom or water closet compartment shall—
- (i) not be directly over or under any room other than another bathroom or water closet compartment, washing place, terrace or bathroom unless it has water tight floor;
 - (ii) be closed by walls or partitions of bricks or stones or other similar materials. The surface of every such wall or partition shall be finished with a smooth impervious surface up to the height of 1 meter above the floor level or by glazed tiles or any other suitable materials to a height of one meter above the floor level of such room;

²¹⁵ Inserted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

²¹⁶ Inserted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

²¹⁷ Inserted vide Amendment Regulations, 2018.

- (iii) have an impermeable floor having a suitable drainage towards the building sewer.
- (c) No room containing a water closet compartment shall be used for any purpose other than a lavatory and no such room shall open directly into any kitchen or cooking space. Every room containing water closet shall have a door completely closing the entrance to the water closet;

Note:

- (1) In the case of hotels, bathrooms and water closet compartments may abut on to and obtain ventilation from an internal passage having width of not less than 1.80 meters. Provided that the bathrooms and water closet compartments have an exhaust ventilation through a duct whose smaller side shall not be less than 0.80 meters, and the other side not less than 1.50 meters, and provided such duct is ventilated at the top and bottom and the duct is accessible from the ground floor level except where mechanical ventilation is used.
- (2) RCC slab or loft over a bath and WCC may be permitted above the height of 2.20 meters.
- (d) Minimum number of bathrooms, water closet compartments and urinals to be provided for various types of buildings shall be:-
 - (i) For a single dwelling unit, one bathroom and one WCC either independent or combined;
 - (ii) For shops, one WCC and one urinal for every 6 shops or part thereof and one additional WCC for ladies.
 - (iii) For go-downs, service repair garages, workshops, petrol pumps with or without service station, one WCC and one urinal for each building.
 - (iv) For cinemas, theatres, public assembly halls, 1 WCC for 100 seats or part thereof, 2 urinals for 75 seats or part thereof at each sitting level. In each sanitary block at least 2 washbasins shall be provided. The above facilities shall be suitably apportioned between males and females.
 - (v) For schools, colleges and other institutional buildings 1 WCC for 100 students or part thereof and 2 urinals for 150 students or part thereof; besides wash basins.
 - (vi) For markets, business buildings, office buildings, banks, restaurants, etc. 1 WCC and 1 urinal for every 100.00 square meters of floor area or part thereof.
 - (vii) For residential hotels, lodging houses, etc., 1 WCC and 1 bathroom for every 50.00 square meters of floor area or part thereof besides wash basins.
 - (viii) For hospitals, nursing homes, one WCC and one bathroom for every 50.00 square meters of floor area or part thereof; besides wash basin.
 - (ix) For industrial premises, one WCC for every 150.00 square meters of floor area or part thereof; besides wash basin.

13.5. Kitchens:

- (a) A kitchen shall have a carpet area of not less than 7.00 m² and shall not be less than 2.00 meters in width;
- (b) Every room to be used as a kitchen shall have—
 - (i) a height of not less than 2.80 meters except for the portion to accommodate floor trap/toilet drop of the upper floor provided that in case of sloping roof, the height at any point shall not be less than 2.50 meters;
 - (ii) Window opening of at least 1/10th of the carpet area; and
 - (iii) An impermeable floor.
- (c) Every dwelling unit shall be provided with a kitchen, either as a separate room as above or as part of any other room, having a designated minimum area of 3 m², which shall be over and above the area of the habitable room in which it is contained and having provision for light and ventilation adjacent to this area without having any separating partition.

13.6. Shops:

- (a) The minimum carpet area of a shop shall be 6.00 m² and the least dimension of 2.00 mts.
- (b) Shops having carpet area between 6.00 m² and 9.99 m² shall not be permitted with any mezzanine. The minimum frontage/width shall be 2.00 mts.
- (c) Shops having area of 10.00 m² and above the minimum width shall be 2.50 mts.
- (d) All shops shall have full opening on its front for the purpose of ventilation.
- (e) Shops having depth of more than 7.50 meters shall be provided additional ventilation from other side, as required for a habitable room ²¹⁸[unless mechanically ventilated].

13.7. Minimum accommodation to be provided:

In case of dwelling units, the minimum accommodation to be provided shall be one living room, one kitchen and one WCC except in case of Economically Weaker Section Housing by Government/Semi-Government/Public/Local Authorities where requirements of WCC may be relaxed and institutional common toilets may be provided.

13.8. Lofts, Mezzanines, Basements and Attics:

- (a) Lofts may be allowed provided the total area of such lofts shall not be more than 20% of the floor area of the room in which such lofts are provided except in case of bathrooms and water closets where lofts may be permitted over the

²¹⁸ Inserted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

whole of bathrooms/water closets. The clear height at which loft may be allowed to be constructed shall be 2.20 meters from the floor level of the room in which it is contained.

- (b) Mezzanine floor may be permitted in a room or a hall provided that—
 - (i) it is so constructed that the minimum requirements of ventilation for the room as per these Regulations are maintained;
 - (ii) such mezzanine is not enclosed but is kept open with only a parapet or railing of not more than 1.00 meter in height on the sides overlooking the main room;
 - (iii) such mezzanine floor is not divided into smaller compartments unless adequate light and ventilation is provided as prescribed in case of habitable rooms;
 - (iv) such mezzanine floor or any part of it shall not be used as a kitchen;
 - (v) The mezzanine floor should not have an area more than 1/3 of the entire floor area;
- (c) Attic floor may be allowed provided that—
 - (i) the total area of such floor does not exceed half of the area of the room in which it is contained and the total floor of the attic floor does not exceed half of the total area of the topmost floor of the building.
 - (ii) It is used for the purpose of storage only and in case it is permitted for habitable purpose, then the minimum ceiling height allowed will be 2.50 meters;
 - (iii) The clear width of stair leading to the attic floor shall not be less than 0.90 mtrs; and
 - (iv) Adequate light and ventilation shall be provided for the attic floor.
- (d) Basement— The general requirements for basement shall be as per Annexure-VI - 27.VI.

13.9. Height of Plinth:

A minimum height of plinth shall be 45 cms. from the top surface of the means of access or pathway near the entrance of the building in case of residential buildings. In case of other buildings this may be relaxed by the Competent Authority, provided that the ground floor of a building may be permitted on pillars or stilts instead of a solid plinth.

The sanitary block, pump room, air conditioning plant room etc., may be allowed with minimum plinth of 45 cms. and that a motor garage for parking vehicles only without any plinth.

13.10. Staircase, corridors and passages:

- (a) Staircase—

Every staircase flight shall have a minimum width of 90 cms. clear of handrail, pardi, etc., for residential units.

No step shall have a riser of more than 17.5 cms. and a tread of less than 27 cms.

The minimum depth of landing shall be the same as the width of the staircase flight.

A clear space of 2.2 meters should be made available as headroom within the staircase.

In case of subsidiary service or spiral staircase, clear width shall not be less than 70 cms.

The minimum width of the staircase flight clear of handrails etc. shall be governed by the following tables in relation to areas served by such staircase.

²¹⁹[No electrical shafts, AC ducts, gas pipes and the like shall obstruct the staircase. Lift shall not open in staircase mid landing].

Beams/columns and other building features shall not reduce the head room/width of the staircase.

(i) Residential units/buildings

TABLE-XV

Clear width of staircase flight	No. of dwellings served by the staircase
90 cms.	Upto 4 dwellings
100 cms.	Upto 8 dwellings
115 cms.	Upto 12 dwellings
²²⁰ [120 cms].	Upto 16 dwellings
²²¹ [120 cms].	Above 16 dwellings

(ii) Commercial buildings

TABLE-XVI

Clear width of staircase flight	Floor area served by the staircase
100 cms.	Up to 300 sq. mtrs.
110 cms.	Up to 600 sq. mtrs.
125 cms.	Up to 900 sq. mtrs.
140 cms.	Up to 1200 sq. mtrs.
160 cms.	Above 1200 sq. mtrs.

(iii) Industrial/Hazardous building–The regulations applicable to Industries or Hazardous buildings shall be as specified in the National Building Code 2005 or as amended by time to time.

(iv) Public utility buildings and institutional buildings.

²¹⁹ Substituted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

²²⁰ Substituted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

²²¹ Substituted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

TABLE-XVII

Clear width of staircase flight	Floor area served by the staircase
150 cms.	Upto 1200 sq. mtrs.
180 cms.	Upto 1200 to 1800 sq. mtrs.
200 cms.	Above 1800 sq. mtrs.

(b) Other requirements:

- (i) No room other than those ground floor level shall be more than 22.50 meters away from a staircase;
- (ii) No flight shall consist of more than 14 risers without landing, ²²²[except in case of an individual self contained unit/single family dwelling unit];
²²³[]
- (iv) The light and ventilation for the staircase shall be provided from an external air, by providing openings of not less than 1/10th of the area of the staircase and such openings shall be provided at each landing stage ²²⁴[except in single family dwelling unit].

(c) Corridor or Passage:

No corridor or passage shall have a clear width of less than 0.90 mtrs. in case of residential buildings, 1.20 mtrs. in case of commercial buildings and 1.50 mtrs. incase of public utility and institutional buildings.

Provisions

Exit corridors and passageways shall be of width not less than the aggregate require width of exit doorways, leading from them in the direction of travel to the exterior.

Where staircase discharge through corridors and passageway, the height of the corridors and passageways shall not be less than 2.40 meters.

All means of exit including staircases, lifts lobbies and corridors shall be adequately ventilated.

Every exit doorway shall open into an enclosed stairway or a horizontal exit of a corridor or passageway providing continuous and protected means of egress.

No exit doorway shall be less than 1.00 meter width except in assembly buildings where door width shall not be less than 2.00 meters. Doorways shall not be less than 2.00 meters in height.

Exit doorways shall open out outwards that is away from the room, but shall not obstruct the travel along any exit. No door, when opened, shall reduce the required width of passage, width of staircase or landing to less than 0.90 meter; overhead or sliding doors shall not be installed.

²²² Inserted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

²²³ Omitted vide Amendment Regulations, 2023.

²²⁴ Inserted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

Note: In case of buildings where there is a central corridor, the doors of the rooms shall open inwards to permit flow of traffic in the corridor.

Exit door shall not open immediately upon a flight of stair; a landing equal to at least the width of the door shall be provided in the stairway at each doorway; the level of landing shall be same as that of the floor which it serves.

Exit doorways shall be openable from the side they serve without the use of key.

Mirrors shall not be placed in exitway or exit doors to avoid confusion regarding the direction of exit.

13.11. Lifts:

- (a) If the vertical travel distance of the building exceeds 12 meters from the ground floor at least one lift shall be provided in the building.
- (b) If the vertical travel distance of the building ²²⁵[] from the ground floor exceeds 18 mts., at least two lifts shall be provided in the building ²²⁶[if the area served per floor is more than 500 sq. meters].
- ²²⁷[(c) The requirements for installation of Lifts, Escalators and Moving Walks shall be as per provisions of part 8 of the National Building Code of India 2016.].

Provisions

Wherever applicable, fire lifts shall be provided with a minimum capacity of for 8 passengers and fully automated with emergency switch on ground level. In general, buildings 15 meters in height and above shall be provided with fire lifts.

In case of fire, only fireman shall operate the fire lift. In normal course, it may be used by other persons.

Each fire lift shall be equipped with suitable inter communication equipment for communicating with the control room on the ground floor of the building.

The number and location of the fire lifts in a building shall be decided after taking into consideration various factors like building population, floor areas compartmentations etc.

14. Building Services.—

14.1. Water Supply and Sanitary Installation:

14.1.2 Water Supply:

- (a) All premises intended for human habitation, occupancy or use group shall be provided with the supply of pure and wholesome water, neither connected with polluted or unsafe water supply nor subject to the hazards of back flow or back siphonage;

²²⁵ Omitted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

²²⁶ Inserted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

²²⁷ Substituted vide Amendment Regulations, 2023.

- (b) No connection from any source of public water supply to any water supply installation in any new construction/re-construction/alteration as specified in these rules shall be sanctioned by the P.W.D. (Water Supply) Division without prior sanction of construction licence/occupancy certificate by the Competent Authority.
- (c) Application for the supply of water supply connection may however, be entertained without insisting on production of a No Objection Certificate from Competent Authority as prescribed at (b) above, provided that the applicant fulfils all the formalities as required by the PWD–Water Supply Division and tenders an undertaking to the effect that connection so granted shall in no way give any legitimacy to any such construction or structure, which if unauthorized or illegal shall continue to be so even after such connection is released.
- (d) The design of the pipe system shall be such that there is no possibility of back-flow towards the source of supply from any cistern or appliance whether by siphonage or otherwise and reflux or non-return valves shall not be relied upon to prevent such back flow.
- (e) Where a supply of wholesome water is required as an alternative or standby to a supply of less satisfactory water or is required to be mixed with the latter, it shall be delivered only into a cistern and by pipe or fitting discharging into an air gap at a height above the top edge of the cistern equal to twice its nominal bore and in no case less than 15 centimeters. In all appliances or taps used in water closets a definite air cap shall be maintained.
- (f) The bottom of the water service-pipe at all points, shall be at least 30 centimeters above the top of the sewer-line at its highest point, if laid closer than 30 meters horizontally from the building sewer.
- (g) No pipe, carrying wholesome water, shall be laid or fixed so as to pass into or through any pipe or fitting, secure outlet or drain or any manhole, connected therewith nor through any ash pit, manure pit, fouled, soiled or porous material or any material of such nature that is likely to cause deterioration of the pipe. Provided that where the laying of such pipe is unavoidable, the piping shall be properly, protected from contact with such soil, material or surrounding matter by being carried through an exterior cast-iron tube or by some other suitable protective covering as approved by Panchayat or P.W.D. (Water Supply) Division. Provided further that any existing piping or fitting laid or fixed which does not comply with the above requirements, shall be removed immediately by the owner and re-laid by him in conformity with the above requirements and to the satisfaction of the P.W.D. (Water Supply) Division.
- (h) All pipes including all bends, junctions, tees and elbows and all fittings used in connection with, or forming part of the sanitary installations of a building shall be made of such material and be of such weight and pattern be fixed, joined and painted in such a manner as per specifications laid down by P.W.D.

- (i) The planning design and installation of water supply system shall conform to Part IX–Plumbing Services, Section I-Water Supply of National Building Code of India, 2005 unless otherwise specified in these rules.
- (j) The per capita requirement of water supply for various occupancies shall be determined as specified in TABLE-XIX below. The overhead tanks shall have adequate capacity of storage for flushing as well as domestic storage.

TABLE-XIX

Group	Type of occupancy	Per Capita requirements - Consumption per head per day in liters
Group A1	Residential	135
Group A2	Special Residential	180
Group B	Educational	
	a) Day schools	45
	b) Boarding schools	135
Group C	Institutional/Medical	
	a) No. of beds not exceeding 100	340
	b) No. of beds exceeding 100	450
	c) Medical quarters and hostels	135
Group D	a) Assembly (per seat of accommodation) other than restaurants	15
	b) Assembly (per seat of accommodation) for restaurants	70
Group E	Government or Semi-Public	45
Group F	Mercantile business (Commercial)	
	a) Restaurants (per seat)	70
	b) Hotels with lodging accommodation (per bed)	180
	c) Other business buildings	45
Group G	Industrial	45
Group H	Storage (including Warehousing)	30
Group I	Hazardous	30

- (k) A tank or cistern for storage of water shall be water tight properly covered over and shall be constructed of reinforced concrete; G.I. steel, stone masonry or brick work in cement mortar and shall be rendered inside with cement mortar.
- (l) In the case of underground storage tanks, the design of the tank shall be such as to provide for the drainage of the tank when necessary and water shall not be allowed to collect round about the tank.
- (m) The tank shall be provided with, an overflow pipe, tap or other apparatus, the invert of which shall not be less than 5 centimeters higher than the bottom of the tank.
- (n) The tank shall be provided with a draw off which shall-
 - (i) be so located and fitted as to prevent entry of animals and insects;

- (ii) not be connected to a drain or sewer;
- (iii) have an open end to permit the overflow pipe to serve as a warning pipe.
- (o) All water mains, communication pipes, service and distribution pipes used for water for domestic purposes shall be thoroughly and efficiently disinfected before being taken into use and also after every major repair.
- (p) Overhead water tanks and sumps should be provided with mosquito proof lids and their vents shall be covered with mosquito proof nylon mesh. All the structures created for water supply i.e. over head tanks/loft over head tanks and sumps has to abide by the provisions of the design and specifications as laid down in Goa Public Health Act, 1985 (Goa Act 25 of 1985) for prevention of Vector Borne Diseases.
- (q) The extent of water to be stored for the fire fighting purpose in the case of multi-storeyed buildings shall be in accordance with Part IV, Fire Prevention and Fire Protection of National Building Code of India, 2005 or as amended from time to time.

14.1.3 Wells:

- (a) Wells intended to supply water for human consumption or for domestic purpose shall be—
 - (i) Not less than 15 meters away from any ash pit, refuse pit, soak pit, earth closet or privy and shall be located on a site upward from the earth closet or privy;
 - (ii) so situated that contamination by the movement of sub-soil of other water is unlikely;
 - (iii) of a minimum internal diameter of not less than 1.00 meter;
 - (iv) of permanent and sound quality construction throughout.
- (b) Wells without internal lining shall be permitted only in fields and gardens for purpose of irrigation.
- (c) The parapet wall on the head of all wells shall be raised to height not less than 1 meter above the level of the adjoining ground to form a parapet or kerb with a minimum thickness of 20.00 centimeters and shall be surrounded with a paving constructed of impervious material which shall extend for a distance of not less than 1.00 meter in every direction from the parapet framing the well head and the surface of such a paving shall be sloped outward from the well. All such structures created has to abide by the provisions of the design and specifications as laid down in Goa Public Health Act, 1985 (Goa Act 25 of 1985) for prevention of Vector Borne Diseases.
- (d) The interior surface of the well or lining of the well shall be rendered impervious to a depth of 3.00 meters measured from the level of the ground immediately adjoining the well head.

- (e) A well from which water is drawn by means of a bucket or other similar means shall be provided with a stand for the bucket raised not less than 15.00 centimeters above the level of the paving.

14.1.4 Drainage and Sanitation:

- (a) No person shall install or carry out any water-borne sanitary installation or drainage installation or any work in connection with any existing or new building or any other premises without obtaining the previous sanction of the Competent Authority.
- (b) Every sanitary/drainage installation from any existing building shall be connected to a public sewer wherever available. All the structures created for Drainage and Sanitary installation i.e. inspection chambers and septic tank has to abide by the provisions of the design and specifications as laid down in Goa Public Health Act, 1985 (Goa Act 25 of 1985) for prevention of Vector Borne Diseases.
- (c) No connection to any public sewer line from any new construction/ reconstruction/alteration as specified in these rules shall be sanctioned by the PWD-Sewerage Division prior to the sanction of building permit/Occupancy Certificate by the Competent Authority.
- (d) Wherever public sewer is not available, the sanitary installation shall be connected to septic tank/soak pit and the drainage of waste water to a soak pit or any other waste water recycling/treatment unit of adequate size, to be located within the plot in such manner that it is away from any existing well or water body²²⁸[indicated on the survey plan].
- (e) The drainage from the water closet compartment shall be connected to the septic tank through a system of pipes and inspection chambers, laid to a slope sufficient enough to ensure smooth flow.
- (f) The drainage of waste water from the bathrooms, kitchen and any other source shall be connected to the soak pit or any other waste water recycling/ treatment unit through a system of pipes and inspection chambers, laid to a slope sufficient enough to ensure smooth flow.
- (g) The size of septic tank and soak pit should be proportionate to the number of users. Following design criteria are recommended by the Directorate of Health Services for the Septic Tank:-
 - (i) Capacity-A capacity of 20 to 30 gallons (2.5 cft to 5 cft) per person is recommended for household septic tanks. The minimum capacity should be 500 gallons. Septic tanks are not recommended for large communities.
 - (ii) Length/Breadth-The length shall usually be twice the breadth.

²²⁸ Inserted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

- (iii) Depth-It should vary from 1.50 mts to 2.00 mts.
- (iv) Liquid depth-The recommended liquid depth is only 1.20 mts.
- (v) Air space-There should be a minimum air space of 30 cm. between the level of liquid in the tank and the under surface of the cover.
- (vi) There should be an inlet and outlet pipe which would be submerged.
- (vii) Cover-The septic tank shall be covered by a concrete slab of suitable thickness and provided with a manhole.
- (h) The planning, design and installation of all drainage of waste water and sanitary installation shall conform to Part IX, Plumbing Services, Section 2, Drainage and sanitation, of National Building Code of India, 2005, as amended from time to time, unless otherwise specified in these rules.
- (i) Every room to be used as Kitchen shall have facility for the washing of kitchen utensils, the exit pipe of which shall lead directly to, or through a sink, to a grated and trapped connection to the waste disposal pipe-Provided that this facility may not be installed, if separately provided in a pantry.
- (j) Sinks: Sink shall be so located that at least one of its sides shall be against an external wall or in a window recess or in a position to ensure suitable plumbing. Sinks shall be constructed of glazed stoneware, enameled, stainless steel, fire clay or other equally suitable material. Sinks shall be of such shape as will facilitate their maintenance in a state of cleanliness. No woodwork shall be used for covering any such sink. The bottom of the sink shall slope towards the outlet.

²²⁹[**14.1.5 Sewage Treatment Plant.**— Sewage Treatment Plant is mandatory for residential complexes having 50 flats/residential units and above. Sewage Treatment Plant will not be required if the area is already served by existing sewer lines.]

14.2. Electric Supply:

- (a) No connection from any source of public electric supply to any electric supply installation in any new construction/re-construction/alteration as specified in these rules shall be sanctioned by the Electricity Department without or prior to the sanction of construction licence/completion certificate by the Competent Authority.
- (b) In buildings where multiple connections are likely to come up, the owner/ promoter of the building shall assure a built-up premises of 2 x 2 sq. meters, nearest to the public road in the ground floor. Buildings having 1000 m² of floor area or above have to compulsorily provide built-up room of size 2 mts. x 3 mts. with fire barriers on the ground floor nearest to the public road to put transformer and distribution board or as may be permitted by Electricity Department.

²²⁹ Inserted vide notification No. 21/1/TCP/2015/Steering Comm/16/5145 dated 21-12-2016.

- (c) Whenever underground system exists, any person or persons intending to construct multi-storied building or buildings, having a carpet area of 1000 m² or more, shall require to enter into an agreement with the Government, wherein he will give an undertaking that he or she or they will provide on the ground floor, an outhouse facing the public road, built-up premises of area of 21 m² (7mts. x 3mts.), for setting up departmental indoor sub-station and control switch gear or as may be permitted by Electricity Department.

The said premises shall be placed at the disposal of the Electricity Department and the Department shall reserve the right to extend supply to any consumer by laying underground/overhead electric lines from the said indoor sub-station.

- (d) Any building or structure whether permanent or temporary shall maintain clearances from the electric lines as specified in the TABLE-XX below.

TABLE-XX

Detail of clearance	Distance in meters
Vertical clearance	
a) For high voltage lines upto and including 33000 volts.	3.70
b) For extra high voltage lines	3.70 plus 0.30 for every additional 33000 volts or part thereof.
Horizontal clearance	
a) for high voltage lines upto and including 11000 volts	1.20
b) for high voltage lines above 11000 volts and upto and including 33000	2.00
c) for extra high voltage	2.00 plus 0.30 for every 33000 volts or part thereof

14.3. Other Services:

14.3.1 Solar water heating/Solar energy capturing system in buildings:

The Ministry of Non-Conventional Energy is encouraging use of solar water heating/solar energy capturing system in buildings. This should be considered while designing the buildings keeping in view the saving in normal electricity consumption or for heating of water.

Schemes covering Government subsidy for such installation should also be considered.

Note: The Government may decide to give incentives in form of a rebate in infrastructure tax to be assessed and collected on the building in addition to the subsidy on such installation under the Schemes of Ministry of Non-Conventional Energy.

- (a) No new building in the following categories in which there is a system of installation for supplying hot water/Solar energy capturing system, shall be built, unless the system or the installation is also having an auxiliary solar assisted water heating system:—
- (i) Hospitals and Nursing homes with ten or more beds.
 - (ii) Hotels, lodges and guest houses with twenty or more beds with twenty or more beds.
 - (iii) Hostels/Dormitories/arracks of Schools, Colleges, Training centers and others.
 - (iv) Group Housing having 50 and more units.
 - (v) Functional buildings of railway stations and airports like waiting rooms, retiring rooms, rest rooms, Inspection bungalows and catering units.
 - (vi) Community centre/Hall, Banquet halls, and buildings of public assembly and similar use.
- (b) Installation of solar water heating system/Solar energy capturing system:—
- (i) New buildings – All building plans shall indicate on roof top, adequate space for installation of the solar water heating system, Solar energy capturing system and water supply to the same as per requirements.
 - (ii) Existing buildings-Installation of solar assisted water heating systems/ /Solar energy capturing system in the existing buildings shall be mandatory in case the use is proposed to be changed to the above said categories.
 - (iii) Industrial buildings - Installation of solar assisted water heating systems/Solar energy capturing system in the buildings is mandatory.

²³⁰[(c) Norms for roof top solar PV installation shall be as under:—

Sl. No.	Category of building/area	Area standards	Generation requirement
(1)	Group Housing	all proposals of Group Housing having more than 40 dwelling units	Minimum 5% of connected load or 20W/sqft for available roof space, whichever is less.
All other buildings defined under clause (20A) of regulation 2 (mandatory for buildings having shadow free rooftop area > 50 sq.mt.).			
(2)	Educational	Plot size of 500 sq.mt. and above	Minimum 5% of connected load or 20W/sq. ft. for available roof space, whichever is less.]
(3)	Institutional		
(4)	Commercial		
(5)	Industrial		
(6)	Mercantile		
(7)	Recreational		

²³⁰Inserted vide Amendment Regulations, 2019.

14.3.2 Rain Water Harvesting:

²³¹[Rain water harvesting tank for storage and re-use of water shall be mandatory for private buildings in case the plot area is more than 4000 sq. meters and having 40 units and more for secondary use such as flushing of WC, gardening, landscaping, car washing and the like through a separate parallel line in the plot/premises. Similarly, for public/institutional buildings/complexes in plots having areas of more than 4000 sq. meters and having a floor area of more than 2000 sq. meters and all commercial/industrial developments in plots having areas of more than 4000 sq. meters shall be provided with rain water harvesting tanks for storage and re-use. In all other constructions, such provision shall be recommendatory. For availing subsidies, the provisions of rain water harvesting policy notified by the Water Resources Department shall be complied with].

However, Rain Water Harvesting for recharging of ground water specially deep aquifers shall be permitted in areas identified and designated for the purpose in the State of Goa by the Water Resource Department, Government of Goa.

The details of the structures and their design shall be as per the provisions indicated in Annexure-V (27.V).

²³²[Rain Water Harvesting in industrial estates and industrial areas shall be decided by Goa Industrial Development Corporation as per availability of space and requirement in each case.]

²³³[**14.3.3. Arrangement for treatment of waste:—**

Arrangement for treatment of biodegradable waste through aerobic, vermin composting or bio-gas plant shall be mandatory for development of group housing schemes in plots having area of more than 4000 sq. meters and having 40 units and more. Structures for covering the chambers for sorting the waste having a height of not more than 2.5 meters and open on at least two sides shall be excluded from coverage and FAR calculation and also from setback distances. Designated spots for collection and treatment of non bio-degradable waste shall be shown in the site plan.]

²³⁴[**14.3.4. In Building Solutions for Common Telecommunication Infrastructure (CTI):**

A. Multi dwelling units, commercial complexes, public buildings and Transport facilities:

1. New building constructions shall have to properly demarcate section (area) within buildings and on roof tops for installing broadband/digital connectivity infrastructure/antenna. These areas should have access to power supply for reliable, un-interrupted services.
2. Provisions of In-building Solutions (IBS) components in building premises:

²³¹ Substituted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

²³² Inserted vide Amendment Regulations, 2018.

²³³ Inserted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

²³⁴ Inserted vide Amendment Regulations, 2023.

- (a) *Entrance facilities (EF)/lead-in conduits*: Minimum 1.2m x 1.83m space to be allocated for each Telecom Service provider adjacent to the EF, if a separate space is required for service providers.

Underground conduits/pipes to Main Distribution Frame room shall be through min 100mm dia encased conduits.

- (b) *Main Distribution Frame (MDF)/Equipment Room*: The minimum recommended size for ER is 14m² with L:W ratio between 1:1 to 2:1, with proper lighting for vision of equipments and ventilation of room. This room shall be located at a level above from the Natural Ground Level to avoid incidence of flooding. Necessary Electric distribution panels, isolaters, sockets and earthing shall be provided as per specific requirements.
- (c) *Telecommunications Room (TR)*: At each building block unless provided with MDF Room with appropriate numbers and size (length x width) of Service/Telecom risers (vertical shafts) for all multi-storeyed buildings w.r.t. the area proposed for Coverage (DUs/service subscribers) with access door at each floor.
- (d) *Telecommunications Enclosures (TE)*: At each floor of a block or TR.
- (e) (i) Telecom room space norm for buildings with built-up area (floor space) greater than 465 sq. mts.

Sl.No.	Area* to be covered by IBS	Size of Telecom Room (all dimension in m)
1	Upto 465 sqmt	3.0 x 2.4
2	465.0 sqmt to 930.0 sqmt	3.0 x 3.4
3	More than 930.0 sqmt	Additional TR required with same space rooms

*usable floor space to be served.

- (ii) Space requirements for smaller buildings with built-up area less than 465 sq. mts.

Sl. No.	Area to be covered by IBS	Space provisions (all dimensions in m)
1	Upto 93.0 sqmt	Wall cabinets, self-contained enclosed cabinets
2	93.0 sqmt to 465.0 sqmt	Shallow Room (0.6 x 2.6)
		Walk-in Room (1.3 x 1.3)

3. For the purpose of floor area calculation, the above said room area(s) of IBS components in building premises shall be exempted as per sub regulation (63) (k) of regulation 2.

4. Occupancy certificate/Completion Order to a building shall be granted only after ensuring that an undertaking is given by the Architect or Engineer or other professional who is competent to submit application for issue of completion order/occupancy certificate under GLDBCR-2010 certifying that building has ensured common access to all digital infrastructure to all service provider at building level and in-building components are in accordance with plan of creation of CTI.

B. At layout level (sub-division): (1) Layout plans should clearly indicate the telecom as utility infrastructure lines. Telecommunication cables should be placed in a duct/pipe that can be accessed at frequent service points with sufficient spare capacity to enable scaling and future expansion and empty pipes (large size HDPE pipes) should be laid before planting trees in order to accommodate additional infrastructure.

(2) Telecommunication cables should ideally be placed below the parking area or service lane. Where this is not possible, the cables may be placed at the outer edge of the right-of-way. Telecom boxes if required, should be placed after leaving 2m space for pedestrian path (foot path).

(3) Final NOC for sub-division shall be granted after ensuring that an undertaking is given by the Architect or Engineer or other Professional who is competent to submit application for issue of NOC for sub-division under GLDBCR-2010 certifying that the layout has all the Telecommunication cables to service provider in accordance with plan of CTI.

(4) For any other necessary detailing of building components and service installations with respect to common Telecom/Digital Connectivity Infrastructure architects/engineers/planners/other professionals may be advised to refer the above said Addendum to Model Building Bye-laws/Part 8 – Section 6: Information and Communication Enabled Installations of Volume 2 of the National Building Code, 2016].

²³⁵[**15. Fire and life safety requirements.—**

15.1.1. General Provisions:

Buildings specified in regulation 15.2.1 shall be planned, designed and constructed to ensure adequate fire safety of the buildings, property and inhabitants and this shall be carried out in accordance with the provisions of Part 4 of the National Building Code of India, 2016 except clauses 3.2 and 3.4.4 thereof and any other provisions of the fire safety made in these regulations. Fire Fighting requirement arrangement and installations required in the building shall also be as per the provisions of the Part 4 of the National Building Code of India, 2016. All the technical terms shall have the meaning as defined in Part 4 of the National Building Code of India, 2016 except the terms which are defined in these regulations.

15.1.2. Notwithstanding anything contained in regulation 4.2. (g) and 4.4.2 for high rise buildings, the following provisions of means of access and open spaces (setbacks) shall be ensured:

(a) The width of the main street on which the building abuts shall not be less than 10 meters;

(b) The approach to the building and open spaces on all its sides shall be not less than 6 meters in width, the layout for the same shall be done to the satisfaction of the Directorate of Fire and Emergency Services and the open space shall be of hard surface capable of taking the mass of fire engine weighing up to 45 tonnes. A turning radius of atleast 9 meters shall be provided for movement of fire service vehicles. The said open

²³⁵Regulation 15 substituted vide Amendment Regulations, 2023.

space shall be kept free of obstructions and shall be motorable, further no projections shall be allowed in the said open spaces. In case of buildings with no side set backs or setbacks with 1.5 meters or less, a clear height of atleast 5meters shall be maintained below the bottom of lowest structural member and the open space as aforesaid shall be made available through the building on all sides for movement of fire service vehicles.

(c) The main entrance of the plot shall be of adequate width to allow easy access to the fire service vehicles and in no case it shall measure less than 6 meters. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire service vehicle. If the main entrance at the boundary wall is built over, the minimum clearance shall be 5 meters.

15.2. Requirement for Fire Dept Clearance:

15.2.1. The NOC from Director, Directorate of Fire and Emergency Services shall be obtained by the Owner/Developer before applying for construction license to the local authority and also before applying for occupancy certificate to local authority in case of,—

- (a) high rise buildings; and
- (b) special building such as
 - (i) hotel, educational, institutional, business, mercantile, industrial, storage, hazardous and mixed occupancies, where any of these buildings have floor area more than 500 square meter on any one or more floors;
 - (ii) educational building having height of 9 meters or above;
 - (iii) institutional building having height of 9 meters or above;
 - (iv) assembly building;
 - (v) building, having area more than 300 square meter of incidental assembly occupancy on any floor; and
 - (vi) building with two basements or more, or with one basement of area more than 500 square meters.

15.2.2. Above buildings shall be as per Part 4 of the National Building Code of India, 2016.

15.2.3. Any alterations/modifications/renovation for floor area exceeding 500 square meters for all high rise buildings shall also require No objection certificate from Director, Directorate of Fire and Emergency Services (DFES) before applying for license to the local authority.

15.3. Records, documents, application forms, fees, fire drills and appointment of fire officer at the premises, if any, shall be as specified by the Directorate of Fire and Emergency Services for issue of Clearance (NOC).

15.4. Classification of Buildings Based on Occupancy:

15.4.1. All buildings, whether existing or hereafter erected shall be classified according to use or the character of occupancies in the following groups:

<u>Group</u>	<u>Occupancy</u>
Group A	Residential
Group B	Educational
Group C	Institutional
Group D	Assembly
Group E	Business
Group F	Mercantile
Group G	Industrial
Group H	Storage
Group J	Hazardous

15.4.2. The above classification of buildings is for the purpose of Fire and Life Safety and the same is as per clause 3.1.1 of Part 4, of the National Building Code of India, 2016. The details of each occupancy and example of buildings in each group are as per clause 3.1.2 to 3.1.10 and Mixed occupancy if any shall be as per clause 3.1.1.2 and 3.1.11 of Part 4 of the National Building Code of India, 2016.

15.5. Fire Resistance of various Types of Construction/Building Components:

The minimum fire resistance ratings of structural and non-structural members for various types of construction shall be as specified in clause 3.3, of Part 4 of the National Building Code of India, 2016 and to the satisfaction of the Directorate of Fire and Emergency Services.

15.6. Glazing:

The glazing shall be in accordance with provisions contained in section 8 of Part 6 of the National Building Code of India, 2016. The entire glazing assembly shall be rated to the type of construction as given in Table I as specified in clause 3.4.1 of Part 4 of the National Building Code of India, 2016. The use of glass shall not be permitted for enclosures of exits and exit passageway.

15.7. Glass facade:

Glass facade shall be in accordance with clause 3.4.10.2 of Part 4 of the National Building Code of India, 2016.

15.8. Occupant Load:

15.8.1. For determining the exits required, the number of persons within any floor area or the occupant load shall be based on the actual number of occupants declared, but in no case less than that specified in Table XXI. The occupant load of a mezzanine floor discharging to a floor below shall be added to that floor occupancy and the capacity of the exits shall be designed for the total occupancy load thus established.

15.8.2. The occupant load of each storey considered individually shall be required to be used in computing the number of means of egress at each storey, provided that the required number of means of egress is not decreased in the direction of egress travel.

15.8.3. The capacity of any open mezzanine/balcony shall be added to the capacity of the floor below for the purpose of determining exit capacity.

15.8.4. The assembly occupancies and call centres shall be required to display, limiting occupant load details positioned in a conspicuous place near the entrance of each of such respective occupancy to avoid possible overcrowding and overloading to the satisfaction of the Directorate of Fire and Emergency Services. The display shall preferably be engraved on a metal plate of not less than 300 mm X 200 mm, with letters of height and width not less than 50 mm, with detail of occupancy, area and occupancy load (see Sketch No. 10.).

TABLE-XXI
Occupant Load

Sr. No.	Group of Occupancy	Occupant Load Factor (m ² /person) (See Note 1)
1	Group A: Residential	12.50
2	Group B: Educational	4.00
3	Group C: Institutional (see Note 2) a) Indoor patients area b) Outdoor patients area	15.00 10.00
4	Group D: Assembly: a) Concentrated use without fixed seating b) Less Concentrated use without fixed seating (see Note 3) c) Fixed Seating d) Dining areas and restaurants with seating and table	0.65 1.40 See Note 4 1.80
5	Group E: Business	10.00
6	Group F: Mercantile a) Street floor and sales basement b) Upper sale floors c) Storage/warehouse and the like	3.00 6.00 20.00
6	Group G: Industrial	10.00
7	Group H: Storage (see Note 5)	30.00
8	Group J: Hazardous	10.00

Notes:

- (1) Gross area shall be the area of the floor within the inside perimeter of the outside walls of the floor of the building under consideration with no deductions for corridors and passage-ways, stairs, closets, thickness of interior walls, columns, lifts and building shafts or other features. However the proponent may consider the area including the outside wall thickness, if he so desires. All factors expressed are in gross area unless marked net.
- (2) Occupant load in dormitory portions of homes for the aged, orphanages, insane asylums, etc, where sleeping accommodation is provided, shall be calculated at not less than 7.5 m² gross floor area per person.
- (3) These shall include gymnasium, table tennis room, billiard room and other gaming rooms, library, swimming pool and like.
- (4) In case of assembly occupancy having fixed seats, the occupant load shall be determined by multiplying the number of seats by 1.2.

- (5) Car parking areas under occupancy other than storage shall also be 30 square meter per person.

15.9. Exit Requirements:

15.9.1. Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupant, in case of fire or other emergency as per clauses 4.2 to 4.4.2.5 of Part 4 of the National Building Code of India, 2016/this part of regulations.

15.9.2. General Requirements:

The following general requirements shall apply to exits.—

(a) Unless otherwise specified, lifts, escalators, moving walks and revolving doors shall not be considered as exits and shall not constitute any part of the required exit.

(b) Every exit, exit passageway and exit discharge shall be continuously maintained free of all obstructions or impediments to full use in the case of fire or other emergency.

(c) Every building having human occupancy shall be provided with exits sufficient to permit safe egress of occupants in case of fire or other emergency.

(d) In every building or structure, exits shall comply with the minimum requirements of this Part of regulations, except those not accessible for general public use.

(e) No building shall be so altered as to reduce the number, width or protection of exits to less than that required.

(f) For non-naturally ventilated areas, fire doors with 120 minutes fire resistance rating shall be provided and particularly at the entrance to lift lobby and stair well where a ‘funnel or flue effect’ may be created, inducing an upward spread of fire, to prevent spread of fire and smoke.

(g) Exits shall be so arranged that they may be reached without passing through another occupied unit/passage in others control, if they pose challenge or restriction in means of egress.

(h) Doors in exits shall open in the direction of exit. In case of Group D Assembly Buildings and Group C Institutional Buildings (Sub division C-1 Hospitals and Sanatoria), exit door shall not open immediately upon a flight of stair and all such entries to the stair shall be through a landing, so that such doors do not impede movement of people descending from a higher floor when fully opened (see Sketch No. 8A). While for other occupancies, such doors shall not reduce the pathway in the landing by more than half the width of such staircase (see Sketch No. 8B). Overhead or sliding doors shall not be installed.

(i) At least half of the required exit stairs from upper floors (rounded to the next higher number) shall discharge directly to the exterior or through exit passageways.

(j) Unless otherwise specified, all the exits and exit passageways to exit discharge shall have a clear ceiling height of at least 2.4 meter. However, the height of exit door shall be at least 2.0 meter (see Sketch No. 9.)

(k) Where changes in elevation of more than 300 mm are encountered in the exits, ramps or sloped surfaces shall be used with handrails and floor finish materials that contrast with the adjacent finish materials.

(l) The capacity of the means of egress required from any storey of the building shall not be reduced along the path of egress travel until arrival to the exit discharge.

(m) The lifts, escalators, moving walks, turnstiles and revolving doors shall not be considered in determining the required capacity of means of egress for the individual floors or the building.

(n) Turnstiles or similar devices that restrict travel to one direction or that are used to restrict unauthorized entry shall not be so placed as to obstruct any required means of egress. Alternative door openings of required exit width shall be available within 3 meter of such devices, if installed.

(o) Suitable means shall be provided so that all access controlled exit doors, turnstiles, boom barriers and other such exits shall automatically operate to open mode during emergencies like fire, smoke, acts of terrorism, etc., so that people can safely and quickly egress into safe areas outside. If required, a master controlling device may be installed at a strategic location to achieve this.

(p) Penetrations into and openings through an exit are prohibited except those necessary like for the fire protection piping, ducts for pressurization and similar life safety services. Such openings as well as vertical passage of shaft through floors shall be protected by passive systems.

(q) Walking surfaces in exit access shall comply with the following requirements for smooth exit:

- (i) Walking surfaces shall be nominally levelled.
- (ii) The slope of walking surface in the direction of travel shall not exceed 1 in 20 unless the ramp requirements are met.
- (iii) Slope perpendicular to the direction of travel shall not exceed 1 in 48.
- (iv) Walking surfaces shall be slip resistant along the entire path of travel.

15.9.3. Number of Exits: The minimum required number of exits in a building shall be determined based on occupant load (see Table XXI as specified in regulation 15.8.1) and width required per person (see Table XXII as specified in regulation 15.9.5) as appropriate to the type of exit for respective occupancies, subject to complying with maximum travel distance requirement (see Table XXIII as specified in regulation 15.9.6).

15.9.4. Arrangement of Exits:—

- (a) Exits shall be so located that the travel distance on the floor shall not exceed the distance given in Table XXIII as specified in regulation 15.9.6.

- (b) Travel distance shall be measured from the most remote point within a storey or a mezzanine floor along the natural and un-obstructed path of horizontal or vertical egress travel to the door to an exit.
- (c) The dead end corridor length in exit access shall not exceed 6 meters for educational, institutional and assembly occupancies. For other occupancies, the same shall be 15 meter (see Sketch No. 11.).
- (d) Exits shall be placed as remote from each other as possible and shall be arranged to provide direct access in separate directions from any point in the area served.

15.9.5 Capacity of Exits:

- (a) Exit capacity is the number of people that can pass through a stairway, level components (door and corridor) and ramps. The total capacity of all the respective means of egress serving a floor shall be sufficient to allow egress of the entire population of the floor.
- (b) The unit of exit width, used to measure the capacity if any exit, shall be 500 mm. A clear width of 250 mm shall be counted as an additional half unit. Clear width less than 250 mm shall not be counted for exit width.
- (c) Width per person for stairways, level components and ramps shall be determined using the capacity factors in accordance with Table XXII.

Note: If an exit doorway measures 1,000 mm in clear width, it would be defined as providing exit capacity for 1,000/6.5 occupants, that is, 153 persons (say 150 persons) and number of such exit doorways can then be calculated depending on the occupant load.

TABLE-XXII

Capacity Factors

Sr. No.	Occupancy Group		Width per Person mm	
			Stairways	Level Components and Ramps
1	Residential (Group A)	}	10	6.5
2	Educational (Group B)			
3	Institutional (Group C)		15	13
4	Assembly (Group D)	}	10	6.5
5	Business (Group E)			
6	Mercantile (Group F)			
7	Industrial (Group G)			
8	Storage (Group H)		18	10
9	Hazardous (Group J)			

- (d) When calculating stairways, level components and ramps and other exit means, the capacity of the entire system shall have to be based upon the minimum capacity available from any part of the system. The corridor, if so provided shall also to be planned with consideration of exit access adequacy for the number of occupants. Further, the situation of doors opening to an exit stairway shall be considered. If the stairway provides an exit capacity of 150 persons, and the doors leading into the stairway provide an exit capacity of 153 persons, the overall exit system would be considered to provide the minimum exit capacity of

only 150 persons afforded by the stairway. The exit planning will be limited by the most restrictive exit calculation under the means of egress.

- (e) In the procedures for determining required egress capacity, the number of required means of egress is based on a floor-by-floor consideration, rather than the accumulation of the occupancy loads of all the floors. However, the number of means of egress cannot decrease as an occupant proceeds along the egress path.

15.9.6 Types of Exit access and exits: Various types of exit access and exits are doorways, corridors and passageways, horizontal exits, internal staircases, exit passageways, external staircases and ramps.

TABLE-XXIII

Travel Distance (Based on Occupancy and Construction Type)

Sl. No.	Occupancy Group	Maximum Travel Distance (m)	
		Types 1 and 2	Types 3 and 4
1	Residential (Group A)	30.00	22.50
2	Educational (Group B)	30.00	22.50
3	Institutional (Group C)	30.00	22.50
4	Assembly (Group D)	30.00	30.00
5	Business (Group E)	30.00	30.00
6	Mercantile (Group F)	30.00	30.00
7	Industrial (Group G)		
	G-1, G-2	45.00	See Note c
	G-3	22.50	
8	Storage (Group H)	30.00	
9	Hazardous (Group J)	22.50	

Notes: (a) For fully sprinklered building, the travel distance may be increased by 50 percent of the values specified.

(b) Ramp shall not be counted as an exit in case of basements below the first basement in car parking.

(c) Construction of Type 3 or Type 4 is not permitted.

15.9.7. Doorways:

(a) Every exit doorway shall open into an enclosed stairway or a horizontal exit of a corridor or passageway providing continuous and protected means of egress (see Sketch No. 12. on unaccepted arrangement of doors in a stair).

(b) No exit doorway shall be less than 1,000 mm in width except assembly buildings, where door width shall be not less than 2,000 mm (see Sketch No. 13.). Doorways shall not be less than 2,000 mm in height (Doorway for bathroom, water closet etc. shall not be less than 750mm in width. However in case of disabled friendly, the door widths in case of toilets shall be as specified in Rights of Persons with Disabilities Rules, 2017 as amended from time to time, and for other uses they shall be 1000mm or as per Rights of persons with Disabilities Rules, 2017 whichever is higher).

(c) Exit doorways shall be operable from the side which they serve, without the use of a key.

(d) Mirrors shall not be placed on exit doors and in exits to avoid confusion regarding the direction of exit.

(e) Revolving doors can be accepted as a component in a means of egress where the following requirements are fully complied with, namely:—

(i) Doors shall be capable of collapsing to a book fold position with parallel egress paths, of width not less than 1,000 mm.

(ii) Doors shall not be located within 3 meters of the foot or top of stairs or escalators. A dispersal area shall be provided between the stairs or escalators and the doors.

(iii) Each revolving door shall be provided with a hinged door in the same wall within 3 meters thereof, with same exiting capacity.

(iv) Each revolving door shall be considered as capable of exiting only 50 persons.

(f) All fire rated doors and assembly shall be provided with certificate and labels prominently indicating the manufacturer's identification, door details covering door type, serial/batch number, month and year of manufacture, fire resistance rating, etc. The doors and assembly shall be certified with all prescribed hardware such as hinges, locks, panic bars, door closer and door viewers.

(g) Access controlled doors – Access controlled doors and electromagnetic doors shall meet the following requirements, namely:—

(i) Doors shall have fire rating as per the requirements at the location of installation.

(ii) Activation of the building automatic sprinkler or fire detection system, if provided, shall automatically unlock the doors in the direction of egress, and the doors shall remain unlocked until the automatic sprinkler system or fire-alarm system has been manually reset.

(iii) Loss of power to the part of the access control system that locks the doors shall automatically unlock the doors in the direction of egress.

(iv) A manual release device shall be provided in the readily accessible vicinity of the egress door with a signage 'PUSH TO EXIT' and when the same is operated, it shall result in direct interruption of power to the lock, independent of the access control system electronics.

(h) Turnstiles – Turnstiles or similar devices that restrict travel to one direction or are used to collect fares or admission charges shall not be placed so as to obstruct any required means of egress unless door openings of required width are available within 3 meters thereof and they shall be disengaged through automatic or manual intervention to allow egress in the direction of exit.

(i) Doors in folding partition shall not be treated as approved means of egress.

15.9.8 Corridors and passage ways:—

(a) Corridors and passageways shall be of width not less than the calculated aggregate width of exit doorways leading from them in the direction of travel to the exit (see table XXII and table XXIII as specified in regulation 15.9.5 and 15.9.6 respectively.)

(b) In the case of buildings where there is a central corridor, which is part of exit access, the doors of rooms (except for rooms having assembly occupancy) shall open inwards to permit smooth flow of traffic in the corridor.

15.9.9. Staircases:

(I) General:

(A) The requirements of number of staircases shall supplement the requirement of different occupancies as per clause 6.1 to 6.9 of Part 4 of the National Building Code of India, 2016.

(B) All buildings, as specified in regulation 15.2.1 shall have a minimum of two staircases. The actual number of staircases shall comply with the requirement of 15.9.3.

(C) All exit staircases shall discharge, at the level of exit discharge, to the exit discharge, either,—

- (i) directly, or
- (ii) through an exit passageway, or
- (iii) through a large lobby.

(D) At least 50 percent of the staircases shall discharge as per (i) and/or (ii) above.

(E) The minimum width of tread without nosing shall be 250 mm for staircase of residential buildings. This shall be minimum 300 mm for assembly, hotels, educational, institutional, business and other buildings. The treads shall be constructed and maintained in a manner to prevent slipping. The maximum height of riser shall be 150 mm.

(F) The number of risers shall be limited to 12 per flight. The staircases may be internal staircases or external staircases.

(G) Only enclosed staircase including its door of required fire resistance and rating shall be considered for the purpose of this part of regulations (and shall have details as per regulation 15.9.7 (f)).

(II) Internal Staircases:

The internal staircases may be constructed with an external wall, or otherwise, and shall comply with the following requirements, namely:-

(a) Internal stairs shall be constructed of non-combustible materials throughout, and shall have fire resistant rating of minimum 120 minutes.

(b) A staircase shall not be arranged round a lift shaft.

(c) Exits shall not be used as a portion of a supply, return or exhaust air system serving adjoining areas. Any opening(s) shall not be permitted in walls or in doors, separating exits from adjoining areas.

(d) No flue chimney, electromechanical equipment, air conditioning units, gas piping or electrical panels shall be allowed in the stairway.

(e) Notwithstanding the detailed provision for exits in accordance with Regulations 15.8 and 15.9. The following minimum width shall be provided for staircases for respective occupancies:

- (i) Residential (A-2): 1.00 meters

- (ii) Residential (A-1, A-3 and A-4): 1.25 meters
- (iii) Residential Hotel (A-5 and A-6): 1.50 meters
- (iv) Assembly : 2.00 meters

Note:– The width of stairs may be accepted to be 1.50 meter in case of assembly occupancy having less than 150 persons.

- (v) Educational : 1.50 meters
- (vi) Institutional : 2.00 meters
- (vii) All other occupancies : 1.50 meters.

(f) A handrail shall be provided on one side of the staircase of width less than 1,500 mm, and on both sides of the staircase of width 1,500 mm and more. The projection of handrail(s) in the staircase width shall not be more than 115 mm.

(g) Handrails may project inside the measured width by not more than 90 mm.

(h) The design of staircase shall also take into account,—

(i) The minimum headroom in a passage under the landing of a staircase and under the staircase shall be 2.2 meters.

(ii) Access to exit staircase shall be through a fire door of a minimum 120 minutes fire resistance rating.

(iii) Openings if any shall have a fire rating of atleast 120minutes. The staircase shall be pressurized/Naturally ventilated or cross ventilated as per provisions of Table 6 of clause 4.4.2.5. of Part 4 of the National Building Code of India, 2016. For buildings having height more than 30 meters they shall have cross ventilation (through opposite/adjacent walls or the same shall be ventilated through the corridor) or pressurized.

(iv) No living space, store or other fire risk shall open directly into staircase.

(v) The exit (including staircases) shall be continuous from refuge floors or terrace level, as applicable, to the level of exit discharge.

(vi) No electrical shafts/air conditioning ducts or gas pipes, etc, shall pass through or open in the staircases.

(vii) Lifts shall not open in staircase.

(viii) No combustible material shall be used for decoration/wall paneling in the staircase.

(ix) Beams/columns and other building features shall not reduce the head room/width of the staircase.

(x) The floor indication board, indicating the location/designated number of staircase, respective floor number and direction to exit discharge shall be placed inside the staircase, on the wall nearest to the fire door. It shall be of size not less than 300 mm x 200 mm (see Sketch No. 14.).

(xi) Individual floors shall be prominently indicated on the wall outside the staircase and facing it.

(xii) All staircases shall terminate at the level of exit discharge. The access to the basement shall be by a separate staircase. However, in case of separation of stairs leading from ground (exit discharge) to the upper floors and stairs leading to the basement by fire protection wall and both the stair flights are accessible by separate entries, then access to the basement need not be by a separate staircase.

(xiii) Scissors type staircases shall not be treated as part of exit.

(III) Curved Stairs:

Curved stairs shall not be treated as part means of egress. However, these may be used as part of exit access provided the depth of tread is not less than 280 mm at a point 350 mm from the narrower end of the tread and the smallest radius is not less than twice the stair width.

(IV) External Staircases:

The external staircases are the staircases provided on the external wall/façade, which shall comply with the following requirements, namely:—

- (a) External stairs shall always be kept in sound and usable condition.
- (b) All external stairs shall be directly connected to the ground.
- (c) Entrance to the external stairs shall be separate and remote from the internal staircase.
- (d) Where an external staircase is provided, it shall be ensured that the use of it at the time of fire is not prejudiced by smoke and flame from openings (for example, windows, doors) in the external face of the building. Care shall be taken to ensure that no external wall or window opening opens on to or close to an external stair. If such openings exists within 3 meters from an external staircase, they shall be protected with fire rated doors/window assemblies with rating of at least 60 minutes.
- (e) The external stairs shall be constructed of non-combustible materials, and any doorway leading to it shall have minimum 120 minutes fire resistance.
- (f) The light and ventilation for the staircase shall be provided from an external wall by providing openings of not less than 1/10th of the area of the staircase and such openings shall be provided at each landing stage. The openings shall have a fire rating of atleast 120 minutes.
- (g) No external staircase flight of steps shall be inclined at an angle greater than 45 degrees from the horizontal.
- (h) External stairs shall have straight flight not less than 1,500 mm wide.

- (i) Handrails, to be provided on both sides, shall be of a height not less than 1,000 mm and not exceeding 1,200 mm. There shall be provisions of balusters with maximum gap of 150 mm.

(V) *Spiral Stairs:*

The use of spiral staircase shall be limited to low occupant load and to a building not exceeding 9 m in height. A spiral staircase shall be not less than 1,500 mm in diameter and shall be designated to give adequate headroom.

15.9.10. Ramps.— (a) In addition to the provisions contained in clause 6 of Part 4 of the National Building Code of India, 2016, ramps shall comply with all the applicable requirements for staircases regarding enclosure, capacity (see Table XXII as specified in regulation 15.9.5) and limiting dimensions.

- (b) The slope of a ramp shall not exceed 1 in 12 (8 percent).

- (c) Ramps shall be surfaced with approved slip resistant materials that are securely attached. No perforations are permissible on the ramp floors.

- (d) Any changes in travel direction in ramp shall be preceded by landings of 1.5 meters x 1.5 meters size.

- (e) Ramps and intermediate landings shall continue with no decrease in width along the direction of egress travel.

- (f) Outside ramps and landings shall be designed to minimize water accumulation on their surfaces.

- (g) Ramps shall have landings located at the top, at the bottom, and at doors opening onto the ramp.

- (h) Every landing shall be not less than 1,500 mm long in the direction of travel.

- (i) Where the ramp is not part of an accessible route, the ramp landings shall not be required to exceed 1,250 mm in the direction of travel, provided that the ramp has a straight run.

- (j) Handrails shall be provided on all ramps on both sides [see regulation 15.9.9 (IV) (i)].

- (k) The Minimum width of vehicular ramp to basement shall be 3.60m wide, atleast two ramps shall be provided, located preferably at opposite ends and the maximum gradient of vehicular ramp shall be 1 in 8 (12.5%).

Note: Above requirements at (a) to (j) shall not be applicable to basement car parking ramps.

15.10. Fixed Fire Fighting Installations.—These shall be provided in all buildings depending upon the occupancy use and height in accordance with the provisions of clause 5 of Part 4 of the National Building Code of India, 2016.

15.11. Miscellaneous.—Wherever applicable, Lightning protection of buildings, Compartmentation, Smoke Control, and Additional Occupancy Wise Requirements shall be as per clause 3.4.6.5, 4.5, 4.6 and 6 of Part 4 of the National Building Code of India, 2016. Fire Requirements for Basement and Building Services shall be as per Annexure-III, 27.III. Lightning Protection shall be required for buildings specified in regulation

15.2.1 and also for buildings having Ground or Stilt + 2 floors or more, or for buildings having height 9 meters and above when measured from adjoining Ground. Lightning protection of building shall be installed to the satisfaction of the Electricity Department.].

²³⁶**[16. Facilities for the Persons with Disabilities and elderly persons.—**

16.1. All buildings and recreational spaces including beaches under the occupancies listed below at (i) to (vii) which have access to the public, shall be provided with facilities for persons with disabilities and elderly persons.

- (i) Assembly Building.
- (ii) Business/commercial/office building/mercantile building.
- (iii) Educational buildings.
- (iv) Industrial buildings (Arrangement for employees with disabilities are directly related to the type of work they perform. Arrangement for persons with disabilities need not be considered in heavy manufacturing Industry. Arrangement for all persons with disabilities should be incorporated into the design of new light manufacturing factories where persons with disabilities may be employed).
- (v) Institutional buildings.
- (vi) Residential buildings with 24 dwelling units and more or having 2,000 sq. mts. of built up area and more, at least 20% of the number of units shall comply with the space standards and facilities as per the Harmonised Guidelines and Space Standards for Barrier Free Built Environment for Persons with Disability and Elderly Persons.
- (vii) Recreational (Playground, parks, gardens and beaches).

16.2. The above occupancies shall provide the following facilities, namely:—

(1) Every such building shall have easy access to the main entrance through a ramp with railing on both the sides as specified in clause (3).

(2) Every such building shall have a lift or separate approach through a ramp intended for persons with disabilities to each floor, provided that, the entrance door width for such lift shall not be less than 90 cm and its minimum size should be 1500 mm wide by 1500 mm deep; wherever possible 13 passenger lift to be provided, which allows easy maneuverability of wheel chair user, also the lift should have Braille marking on buttons inside and outside on the panels. It should have audio announcement, the lift should have railing on all three sides. In case lifts are provided with touch screen panel, there should be additional panel with physical button having Braille marking.

(3) The maximum gradient of any ramp approach intended for the persons with disabilities shall not exceed 1 in 12 (for details refer clause 7.2.2 of Harmonised

²³⁶ Regulation 16 substituted by Amendment Regulations, 2023.

Guidelines and Space Standards for Barrier Free Built Environment for Persons with Disability and Elderly Persons) and shall be finished with non-slippery material. The minimum clear width of ramp shall be 120 cm. and provided with handrails on both sides at 80 cm. height. The slope of all such ramps shall be constant within a building as far as possible. The ramp also should carry tactile tiles as prescribed in the said Harmonised guidelines.

(4) Entrance Landing: Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800mm x 2000mm. The entrance landing that adjoins the top end of a slope shall be provided with floor materials to attract the attention of visually impaired person's (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually impaired persons. Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Kerbs wherever provided should blend to a common level.

(5) Corridor connecting the entrance/exit for persons with disabilities: The corridor connecting the entrance/exit for persons with disabilities leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:

- (a) Guiding floor materials shall be provided or device that emits sound to guide visually impaired persons should be installed.
- (b) The minimum width shall be 1500mm.
- (c) In case there is a difference of level, slope ways shall be provided with maximum slope of 1:12.
- (d) Handrails shall be provided for ramps/slope ways on both the sides of stair-ways.

(6) Stair-ways: One of the stair-ways – near the entrance/exit for the persons with disabilities shall have the following provisions:

- (a) The minimum width shall be 1350 mm.
- (b) Height of the riser shall not be more than 150 mm and width of the tread 300mm. The steps shall not have abrupt (square) nosing.
- (c) Maximum number of risers on a flight shall be limited to 12.
- (d) Handrails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight of steps.

(7) Toilets General:

- (7) (a) In all public buildings, one unisex accessible toilet should be provided in each toilet block in each floor. Apart from this all toilet blocks must have one cubicle suitable for use by persons with ambulatory disabilities.

Note: (1) For small office buildings where the floor area limits the provision of accessible washrooms/toilets on each floor, one unisex accessible washroom on ground level shall be provided to serve the entire building. The unisex accessible washroom/toilet should be located adjacent to an accessible elevator.

Note: (2) Where an office building is sub-divided among various tenants, unisex accessible washroom/toilet should be provided on each floor.

(7) (b) The unisex toilet should have:-

- (i) The minimum size shall be 2200mm x 2000mm.
- (ii) Minimum clear opening of the door shall be 900mm and the door shall open outward or have two way opening door or a sliding type with a sliding/horizontal pull bar at least 600mm long.
- (iii) The layout of the fixtures in the toilet should be such that there is a clear maneuvering space of 1800mm x 1800mm in front of water closet and wash basin in the accessible toilet unit.
- (iv) Centre of WC shall be located at a distance of 460mm to 480mm from the adjacent wall.
- (v) There should be an adequate clear floor space of atleast 1350mm depth and 900mm width both in front and on the transfer side, adjacent to water closet.
- (vi) Suitable arrangement of vertical/horizontal handrails with atleast 50mm clearance from wall shall be made in toilet.
- (vii) The top of WC seat shall be 450-480mm from the floor.
- (viii) At least one sink (washbasin) in each floor shall have a knee room of 70 cms high under the sink and
- (ix) Locks if any, of such toilet doors shall be of a type that can be opened from outside in case of emergency.

(7) (c) One special W.C. at each floor in a set of toilets shall be provided for the use of persons with disabilities with essential provision of washbasin near the entrance for the persons with disabilities.

- (i) The minimum size shall be 900 x 2000 mm.
- (ii) Minimum clear opening of the door shall be 900mm and the door shall open outward or have two way opening door or a sliding type with a sliding/horizontal pull bar at least 600mm long.
- (iii) Suitable arrangement of vertical/horizontal handrails with minimum 50mm clearance from wall shall be made in the toilet.
- (iv) The top of W.C. seat shall be 450-480mm from the floor.

- (v) At least one sink (washbasin) in each floor shall have a knee room of 70 cms high under the sink and 900mm width both in front and on the transfer side, adjacent to water closet.
- (vi) Locks if any, of such toilet doors shall be of a type that can be opened from outside in case of emergency.
- (8) Parking facilities:
 - (a) Two accessible parking lot should be provided for every 25 car parking spaces or part thereof exclusively for persons with disabilities with maximum travel distance of 30 meters from the building entrance.
 - (b) The width of such parking bay shall be minimum of 3.6 meters.
Specific sign boards should be available for notifying reserve parking for persons with disabilities in all building structures/recreational spaces specified in regulation 16.1.
- (9) Walks and paths:
 - (a) Walks shall be smooth with hard level surface suitable for walking and wheeling. Avoid grates and manholes in walks. If grates cannot be avoided, then bearing bar shall be perpendicular to the travel path and opening between bars shall not be greater than 12 mm. in width.
 - (b) The walkway shall not cross vehicular traffic.
- (10) Other Special Treatments:
 - (a) All obstructions and projections up to a minimum of 2.1 metre height from the finished floor level shall be avoided.
 - (b) Recoil doors shall be avoided, wherever there is access to the general public.
 - (c) Appropriate signages shall be provided at salient locations for facilitating the persons with disabilities. Graphical and simple, prominent signage as per standard requirements of colour and contrast should be provided.
 - (d) In the buildings meant for the predominant use of the children, it will be necessary to suitably alter the height of the handrail and other fittings and fixture etc.

Note: Whatever not specifically specified in these regulations shall be as per Harmonised Guidelines and Space Standards for Barrier Free Environment for Persons with Disability and Elderly Persons as issued by the Government of India and as amended from time to time.].

17. Control on erection of hoardings along on roads/on roof of Buildings.—

- 17.1. Every person/persons who desire to erect an advertisement sign/hoarding shall necessarily obtain permission from concerned Corporation/Municipal Council/ Village Panchayat. Application for such permission shall be subject to these Regulations along with the NOC from the plot owner/building owner where such hoarding is to be erected.

- 17.2. Every hoarding shall be designed so as to withstand the wind, dead, seismic and other loads.
- 17.3. Sizes of hoardings along various roads shall be governed by the following TABLE-XXIV.

TABLE-XXIII

Road (Right of Way) in meters	Maximum Vertical size of hoarding in meters	Maximum Horizontal size of hoarding	Set back from the R/W line in meters
More than 50 mts.	5.00	15.00	10.00
From 20 to 50	3.00	12.00	5.00
From 10 to 20	2.50	10.00	3.00

- 17.4. No hoarding shall be erected beyond the height of 10.00 mts. above the ground. The lower side or the bottom of the hoarding shall be at a height of not less than 3.00 mts. from the highest point on the surface of ground below.
- 17.5. No hoarding shall be permitted on roads less than 10.00 meters.
- 17.6. No hoarding shall be permitted, within a distance of 100 mts. from the intersection of the roads, this distance being measured from the intersection obtained by joining two points on the adjacent edges of the Right of way of the roads.

(Refer Sketch No. 5 at Chapter 28)

No hoarding shall be erected on road on a curve/bend of less than 135 degrees up to 100 meters stretch of road on either side of the bend.

- 17.7 Any hoarding, containing the words “STOP”, “LOOK”, “DANGER” or other similar words that might mislead or confuse the traveller or which is likely to be confused with an authorized traffic sign or signal shall not be permitted, unless specifically authorized by concerned authorities.
- 17.8 Hoarding on roof –
- (a) The size of hoarding on roof shall be 1.00 mts. x 2.50 mts. subject to maximum of 2.50 mts. x 10.00 mts.
 - (b) No hoarding on roof shall project beyond the existing building line of the building on which it is erected.
- 17.9. The applicant shall be required to obtain other permissions that may be required from relevant authorities, as may be applicable.
- 17.10 The minimum distance between clusters of hoardings shall be 200.00 meters however the minimum distance between two hoardings shall not be less than 5.00 meters and not more than five hoardings shall be permitted in a cluster.

Note : In Corporation/Municipal areas a separate set of guide lines for hoardings on buildings, roads, waterfronts, traffic intersections needs to be developed in consultation with the Conservation Committee constituted under these regulations.

18. Landscaping of open spaces/tree plantation along roads and in developed plots.

- 18.1 The development in any plot of land shall be such as to preserve, as far as practicable, existing trees. Where trees are required to be felled, two trees shall be planted for every tree felled.
- 18.2 Every plot of land shall have at least one tree for every 100 m² or part thereof, of the plot area. Where the number of existing trees in the plot is less than the above prescribed standards, additional trees shall be planted.
- 18.3 ²³⁷[For plots exceeding 4000 m² in area taken up for development, the sub-division regulations provide for reservation of 15% area of the plots as open space. Landscaping of such open space along with avenue plantation along all the sub division roads shall be taken up by the developer and such open space and roads may be transferred to the local authority for maintenance. However, the purchasers of the plots/premises shall be entitled to free access and use of the open space.]
- 18.4 For plots taken up for development below 4000 m² in area sub-division regulations do not provide reservation of any open space. However avenue plantation along the sub-division roads will be taken up by the developer and hand over to the local authority the open space and the roads for maintenance.
- 18.5 For individual plots in a sub-division or otherwise when taken for development, a minimum of 15% of the plot area is reserved for landscaping with plantation of trees/palms/shrubs/ground covers/lawn/creepers/climbers etc., after meeting the requirements of building coverage, parking areas, area for vehicular circulation/ /pedestrian access, services like septic tank with soak pit water sump, garbage bins/compost pits transformer on poles rain water harvesting tanks/trenches/ /reservoirs etc.

19. Disaster management.

The Ministry of Urban Development and Poverty Alleviation has decided that those States which are prone to occurrence of earthquakes and cyclones and specially fall under Seismic Zones III, IV and V, should make suitable amendments/ /modifications/additions for improving safety aspects of buildings.

Goa is considered to fall in Seismic Zone II and III. Accordingly, buildings to be constructed in future should incorporate the provisions of Indian Standards and Guidelines for quake resistant technologies, as far as possible no buildings structures shall be permitted in flood prone areas, landslide prone areas or other non developable areas as identified in the State Disaster Management Plan and any other Plans prepared by the Goa State Disaster Management Authority under its Act.

²³⁷ Substituted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

20. Registration of ²³⁸[Engineer/Structural Engineer/Town Planner/Landscape Architect/Urban Designer/Engineer-Diploma/Supervisor (Civil)].

- 20.1. Every ²³⁹[Engineer/Structural Engineer/Town Planner/Landscape Architect/Urban Designer/Engineer-Diploma/Supervisor (Civil)] to be able to sign plans and documents related to the development permission/building permission shall be required to be registered with the Registering Authority under the provisions of these Regulations. ²⁴⁰[However, no registration shall be required for Structural Engineers, Engineers and other professionals employed with Government Departments and undertakings having the required qualification as per these regulations in case of land development and building construction by the Government, Government owned corporations, autonomous bodies and local bodies.]
- 20.2. All ²⁴¹[] Engineers/Town Planners presently authorized to sign shall also be required to register again with the Registering Authority for the purpose of these Regulations.
- 20.3. The qualifications for registration for ²⁴²[Engineer/Structural Engineer/Town Planner/Landscape Architect/Urban Designer/Engineer Diploma/Supervisor/ (Civil)] shall be as given in the respective definition.
- 20.4. The Town and Country Planning Department shall be the Registering Authority and shall register ²⁴³[Engineer/Structural Engineer/Town Planner/Landscape Architect/Urban Designer/Engineer-Diploma/Supervisor (Civil)] for the purpose of these Regulations. The application for registration shall be as per Appendix-A7. Registration shall be valid for the period of five years and shall be renewable after every five years.
- 20.5. A registration shall be liable to be revoked temporarily or permanently if the registered person is found guilty of negligence or default in discharge of his responsibilities and duties or of any breach of any of these Regulations:
- Provided that he shall be given a show cause notice and afforded reasonable opportunity of being heard by the Registering Authority for the purpose of these Regulations.
- 20.6. Every ²⁴⁴[Engineer/Structural Engineer/Town Planner/Landscape Architect/Urban Designer/Engineer-Diploma/Supervisor (Civil)] seeking registration, shall submit the application to the Chief Town Planner, TCPD, Government of Goa, who, after scrutiny and on payment of ²⁴⁵[specified fees] shall register and allot a registration number.

A Registration Certificate shall also be issued to the applicant as per Appendix-A8.

²³⁸ Substituted vide Amendment Regulations, 2019.

²³⁹ Substituted vide Amendment Regulations, 2019.

²⁴⁰ Inserted vide Amendment Regulations, 2019.

²⁴¹ Omitted vide Amendment Regulations, 2019.

²⁴² Substituted vide Amendment Regulations, 2019.

²⁴³ Substituted vide Amendment Regulations, 2019.

²⁴⁴ Substituted vide Amendment Regulations, 2019.

²⁴⁵ Substituted vide Amendment Regulations, 2019.

20.7. The registration granted may be renewed on making an application as per prescribed format in Appendix-A7 to the Chief Town Planner and paying the ²⁴⁶[specified] fees.

20.8. The processing fees to be charged for registration as well as renewal, shall be fixed by the Government.

²⁴⁷[20.9. Notary Architect or Engineer empanelled, shall be registered by the designated Chief Town Planner to issue Third Party Certification towards issuance of Technical Clearance/Development Permission/Completion Order by the Town and Country Planning Department/PDA, as the case may be, as per rules specified in Annexure-X, 27.X.]

²⁴⁸[*Note:* Architects at the time of submission of certificate of conformity with regulations in Appendix-B2 should mention their Council of Architecture registration number. Further, they shall also give a declaration in the Certificate of conformity with Regulation Appendix-B2 that they are holding valid registration with the Council of Architecture as per the provisions of the Architects Act, 1972 (Central Act No. 20 of 1972).]

21. Miscellaneous provisions.

21.1. Continuance of Non-Conforming Use:

In order to allow the continuance of non-conforming use, following regulations read with section 42 of the Goa Town and Country Planning Act, 1974 (Goa Act 21 of 1975) shall apply:-

- (a) Every person seeking to continue the non-conforming land use shall make an application to PDA/TCPD/Local Authority in the form prescribed under these regulations as per Appendix-A1-PDA/TCP.
- (b) The PDA/TCPD/Local Authority may, on receipt of such an application, and subject to the provisions of the Act, permit the continuance of the non-conforming use for such time and such extent, provided that such continuance will not cause any inconvenience or nuisance to the surrounding area.
- (c) The PDA/TCPD/Local Authority shall charge a fee at the annual rate to per sq. mt. as may be prescribed from time to time for continuation of non-confirming uses.

21.2. Validity of Regulations/Approvals/Renewals:

In cases, where development permissions for sub-division of land or construction of buildings have already been approved by a Competent Authority and development has been completed or part completed in pursuance of such approval, final approval or Completion Order or Occupancy Certificate shall be granted based on the regulations on which the approval was granted, even though a

²⁴⁶ Substituted vide Amendment Regulations, 2019.

²⁴⁷ Substituted vide Amendment Regulations, 2019.

²⁴⁸ Added vide Amendment Regulations, 2019.

subsequent change is brought about because of new regulations, up to a period of six years²⁴⁹ [unless such permission is extended for a further period of maximum six years on submission of a written request therefore giving appropriate grounds for the same within the period of the validity of the licence.]

22. Relaxations and saving provisions.

22.1. Relaxation for Housing Development for Economically Weaker Section:

In case of development for Economically Weaker section, for sub-division as well as building construction, by the Local Authorities, State or Central Govt. Departments, Housing Board, Planning and Development Authorities or any Private Developer, the Competent Authority may, for reasons to be recorded in writing, relax the regulations to the extent that the minimum size of the plot may be relaxed to 60 m² and maximum coverage may be relaxed up to 60%.

22.2. Relaxation for additions/alterations to existing non-high rise buildings:

In case of applications for additions/alterations to non high rise buildings only, if on considering the merits of the case, it becomes evident that the applicant may face hardships in complying with the Regulations, as the applicant has already completed/part completed the development prior to the coming into force of these Regulations, the Competent Authority may, for reasons to be recorded in writing, relax or waive any of the above Regulations except those regarding F.A.R. and projections within setback lines.

22.3. Relaxation in case of existing Coverage 60% and above:

Relaxation as regards coverage in case the plot is already built upon or having an existing structure before coming into force of these regulations, and the area covered by such existing building/buildings having 60% or above coverage, the coverage of the proposed building (or the composite coverage of the proposed and existing building) may be relaxed up to 10%, over and above the coverage permitted.

²⁵⁰**[22.4. Relaxation in case of Industrial Buildings and Buildings constructed by Government:**

(a) In case of Industrial buildings where there are specific requirements due to processing or operational needs or for installation of plant and machinery, the Competent Authority may, for reasons to be recorded in writing, relax the regulations regarding maximum height and minimum setback.

(b) In case of buildings constructed by Government, Government owned bodies (autonomous/corporations), local bodies and buildings constructed under specific schemes of housing or other Government schemes, executed by or on behalf of Government on PPP mode or any other mode of execution, the Government, may, for reasons to be recorded in writing relax the regulations regarding maximum height and minimum setbacks on its merit considering larger public interest to be achieved by such projects.]

²⁴⁹ Inserted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

²⁵⁰ Substituted vide Amendment Regulation 2018 (September).

²⁵¹[**22.4.(a). Regularization of unauthorized construction.**— ²⁵²{a)} Regularization of unauthorized constructions may be done on recommendation of the Town & Country Planning Department or the Planning & Development Authority, as the case may be, by levying compounding fee for structures having an area of not more than 500 square meters by the local authority, provided that—

(i) such constructions shall fully comply with these Regulations, and

(ii) compounding fee amounting to not less than 3 times of normal licence fee is paid by the owner of such constructions.

²⁵³{(b) Regularization of unauthorized construction having an area of more than 500 square metres, complying with these regulations and built before 31-12-2020 may be done on recommendation of Town and Country Planning Department or the Planning & Development Authority by verifying that the construction is carried out prior to the cutoff date i.e. 31-12-2020, period of construction shall be ascertained based on documents like electricity bill, water supply bill, tax receipts and other evidences. Compounding fee shall be six times the normal license fee for regularization of these structures.}

²⁵⁴{Note: Regularization of constructions may be considered in the conservation zones, only with the recommendation of the Conservation Committee. Similarly, regularization in Coastal Regulation Zone can be considered only after obtaining approval from the Goa Coastal Zone Management Authority.}].

22.5. Compounding of deviations:

Any minor deviations which have occurred due to site conditions may be regularized by the authority competent to issue approval/NOC; provided the said deviations does not affect the FAR/Coverage and height of the building beyond 5% of the permissible limits. Such excess area shall be charged at double the cost of construction or value of such excess FAR prevalent at the time of regularization ²⁵⁵[, whichever is higher] and shall be compounded by the Competent Authority.

²⁵⁶[Note: In case of increase in height of buildings upto 5% or overall shift of position of the building without reducing the setback requirements by more than 5% and there is no increase in additional floor area and is complying with regulation 13.1(b) then the levy of compounding fee/charges as mentioned above shall not be applicable.]

23. Development undertaken on behalf of the Government.

All Government Departments and Government Undertakings, for construction of buildings/land development including sub-division of land shall inform the Competent Authority in writing of the intention to carry out any development and submit all documents and plans as required under Regulation 3.2 and obtain building licence from local bodies.

²⁵¹ Inserted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

²⁵² Numbered vide Amendment Regulations, 2023.

²⁵³ Inserted vide Amendment Regulations, 2023.

²⁵⁴ Substituted vide Amendment Regulations, 2023.

²⁵⁵ Inserted vide Amendment Regulations, 2023.

²⁵⁶ Inserted vide Amendment Regulations, 2023.

24. Development undertaken in GIDC estates.

As per Notification No. 15/14/92-IND published in Extraordinary Official Gazette dt. 22-02-2001, provisions of any law related to local authorities providing for control and erection of buildings has ceased to apply to Industrial Estates.

Permission for development in notified GIDC estates shall be obtained from respective GIDC authorities and shall be governed by these regulations and the GIDC shall follow these regulations while granting permission in Industrial Estates existing as well as proposed Industrial Estates.

25. (A) Transfer of Development Rights (TDR).

In certain circumstances, the development potential of a plot of land may be separated from the land itself and may be made available to the owner of the land in the form of Transferable of Development Rights (TDR).

These rights may be made available by the Government and be subject to the Regulations made at the appropriate time.

The said TDR regulations will be restricted to the following circumstances and purposes:-

- (a) In case of private property which is reserved for recreational purposes under zone R in any Plan in force and is transferred to Government/Local Authority/PDA without any monetary compensation, the FAR applicable to the neighboring zone shall be allowed to be sold for the development of properties of other developable zones in the specially designated areas.
- (b) In case of private property which is affected by the road widening as per any Plan in force and the affected area is transferred to Government/Local Authority/PDA without any monetary compensation, then the FAR of the said affected area shall be allowed to be sold for the development of properties of other developable zones in the specially designated areas as under:-
 - (i) in case the FAR of the said affected area cannot be used fully utilized within the plot, then the unutilized FAR shall be allowed to be sold for the development of properties of other developable zones in the specially designated areas.
 - (ii) in case the FAR of the said affected area is elected not to be used, within the plot, then the said FAR shall be allowed to be sold for the development of properties of other developable zones in the specially designated areas, provided an undertaking is given towards the permanent surrender of the use of such FAR within the plot.
- (c) In case of Conservation zones where full development rights cannot be utilized due to the restrictions as per Plan in force, then the unconsumed FAR shall be allowed to be sold for the development of properties of other developable zones in the specially designated receivable areas in the plans.

(B) Land Pooling, Accommodation, Reservation and Readjustment/Resettlement Scheme.

Due to deficiency in urban amenities, utilities, services and facilities as well as paucity of land and increasing rates of land that needs to be acquired it is necessary to introduce concepts of innovative land assembly technique wherein the participation of the land owner is sought for the purpose of implementation of the planning proposals.

Similarly there is a need felt for relocation of certain undesirable activities which find themselves located within the main city limits due to the growth of cities.

In order to streamline the planning process and decongest the traffic, such uses can be located along the periphery of the city.

Activities like warehouses, godowns, petrol pumps, service workshops, repair garages, garbage treatment plants, crematoriums, cemetery, burial grounds and scrap yards could be covered.

Accommodation Reservation allows the land owners to develop the sites reserved for an amenity in a plan using full Floor Area Ratio on the plot subject to agreeing to entrust and hand over such amenity to the local body free of all encumbrances and accept the full Floor Area Ratio as compensation in lieu thereof.

Land Pooling and Readjustment Scheme, allows pooling of land, by different owners, formulation and approval of a planned layout showing the original as well as the final plots, with participation of the owners and redistribution and paying compensation for the land used for public purposes and transferred to the local body.

26. FORMS/SCHEDULES

Appendix	Title
A1-PDA	Application for development Permission u/s 44 of the Goa Town Country Planning Act, 1974 (Goa Act 21 of 1975) to PDA
A1-TCP	Application for Technical clearance to TCP
A2	Application for Building Licence to Municipal Council
A3	Application for Building Licence to Village Panchayat
A4	Application for recommendation for Conversion sanad to PDA or TCP
A5	Application for Completion Order to PDA or TCP

A6	Application for Occupancy certificate to Municipal Council or Village Panchayat
A7	Application for Registration/Renewal of Registration.
A8	Form of Registration Certificate
B1	Questionnaire
B2	Certificate of Conformity with regulations by Architect/Engineer/Structural Engineer/Town Planner/Landscape Architect/Urban Designer
B3	Structural Liability Certificate by Engineer/Structural Engineer
B4	Affidavit by the Owner
B5	Structural Stability Certificate by Engineer
B6	Completion Certificate by Architect/Engineer/Structural Engineer/Town Planner/Landscape Architect/Urban Designer
C1	Development permission from PDA
C2	Technical clearance order from TCP
C3	Municipal Building Licence
C4	Village Panchayat Licence
C5	Completion Order by PDA
C6	Completion Order by TCP
C7	Occupancy Certificate by Municipal Council
C8	Occupancy Certificate by Village Panchayat
C9	Refusal of Development Permission by PDA
C10	Refusal of Technical Clearance by TCP
C11	Refusal of Building Licence by Municipal Council/Village Panchayat
D1	Intimation to Municipal Council/Village Panchayat-Stages of Construction
E1	Application to Application for Technical clearance to Notary Architect/Engineer
E2	Application for Completion Order to Notary Architect/Engineer
E3	Application for Registration/Renewal of Registration by Notary Architect/Engineer
E4	Form of Registration Certificate of Notary Architect/Engineer
E5	Certificate of Conformity with regulations by Notary Architect/Engineer
E6	Technical clearance order from Notary Architect/Engineer
E7	Completion Order by Notary Architect/Engineer
E8	Refusal of Technical Clearance by Notary Architect/Engineer

APPENDIX-A1/PDA
Application for Development Permission under Section 44 of the
Goa Town and Country Planning Act, 1974

Date: _____

From:-

(Full name and address of the Owner/Owners of Land)

To,
The Member Secretary,
_____ Planning and Development Authority,
_____, Goa.

Sir,

I/We intend to carry out the under mentioned development in the site or plot of land bearing Chalta No. _____ of P.T. Sheet No. _____/Survey No. _____/Sub-divided Plot No. _____ of _____ City/Village on _____ road, in _____ ward.

Particulars of proposed development:- _____

I/We forward herewith the following:- *strike out which is not applicable.

1. Drawings:

- | | |
|---|--------------|
| (a) Site Plan | 5 copies () |
| (b) Detailed Plans, Elevations and Sections | 5 sets () |
| (c) Location Plan | 5 copies () |
| (d) *Parking Layout Plan | 5 copies () |
| (e) *Contour Plans in case of sloping sites | 3 copies () |

2. Documents duly authenticated/signed as prescribed:

- | | |
|---|--------------|
| (a) Questionnaire | 3 copies () |
| (b) *Survey Plan | 1 copy () |
| (c) Copy of Index of Land (Form-III/I & XIV/Form-B/D) | 1 copy () |
| (d) Document showing ownership of land | 1 copy () |
| (e) Certificate from the Architect/Engineer who has planned the project and has signed the drawings | 1 copy () |
| (f) Structural Liability Certificate from the Engineer responsible for the Structural Design of the Project | 1 copy () |
| (g) Affidavit from the Owner | 1 copy () |
| (h) *Power of Attorney (if applicable) | 1 copy () |
| (i) Conversion Sanad/Application for recommendation for conversion | 1 copy () |
| (j) *NOC from other agencies, if applicable:- | |
| (i) _____ | |
| (ii) _____ | |
| (iii) _____ | 1 copy () |

I/We request that the proposed development may be approved and that development permission may be accorded.

Yours faithfully,

Name & Signature of Owner

Signature of the Architect/Engineer/Town Planner
(Seal with Name, Address, Reg. No.)

APPENDIX-A1/TCP

Application for Technical Clearance

Date: _____

From:- _____
(Name and address of Owner)

To,
The Deputy/Town Planner,
Town & Country Planning Department.
_____, Goa.

Sir,

I/We intend to carry out the under mentioned development in the site or plot of land bearing Chalta No.____ of P.T. Sheet No. ____/Survey No.____/Sub-divided Plot No.____of _____ City/Village on _____ road, in _____ ward.

Particulars of proposed development:- _____

I/We forward herewith the following:- * strike out which is not applicable.

1. Drawings:

- | | |
|---|--------------|
| (a) Site Plan | 5 copies () |
| (b) Detailed Plans, Elevations and Sections | 5 sets () |
| (c) Location Plan | 5 copies () |
| (d) *Parking Layout Plan | 5 copies () |
| (e) *Contour Plans in case of sloping sites | 3 copies () |

2. Documents duly authenticated/signed as prescribed:

- | | |
|---|--------------|
| (a) Questionnaire | 3 copies () |
| (b) *Survey Plan | 1 copy () |
| (c) Copy of Index of Land (Form-III/I & XIV/Form-B/D) | 1 copy () |
| (d) Document showing ownership of land | 1 copy () |
| (e) Certificate from the Architect/Engineer who has planned the project and has signed the drawings | 1 copy () |
| (f) Structural Liability Certificate from the Engineer responsible for the Structural Design of the Project | 1 copy () |
| (g) Affidavit from the Owner | 1 copy () |
| (h) *Power of Attorney (if applicable) | 1 copy () |
| (i) Conversion Sanad/Application for recommendation for conversion | 1 copy () |
| (j) *NOC from other agencies, if applicable:- | |
| (i) _____ | |
| (ii) _____ | |
| (iii) _____ | 1 copy () |

I/We request that the proposed development may be approved and that development permission may be accorded.

Yours faithfully,

Name & Signature of Owner

Signature of the Architect/Engineer/
/Town Planner
(Seal with Name, Address, Reg. No.)

APPENDIX-A2
Application to Municipal Council for Building Licence

Date: _____

From:- _____
(Name and address of Owner)

To,
The Chief Officer,
_____ Municipal Council,
_____, Goa.

Sir,

I/We hereby give notice that I/We intend to erect/re-erect/add to/alter/execute the following works in the site or plot of land bearing Chalta No.____ of P.T. Sheet No. ____/Survey No.____/Sub-divided Plot No.____ of _____ City/Village on _____ road, in _____ ward.

Description of construction:- _____

I/We forward herewith the following:- *strike out which is not applicable.

1. Drawings duly approved/technically cleared by PDA/TCPD:

- | | |
|---|--------------|
| (a) Site Plan | 3 copies () |
| (b) Detailed Plans, Elevations and Sections | 3 sets () |
| (c) Location Plan | 3 copies () |
| (d) *Parking Layout Plan | 3 copies () |
| (e) *Contour Plans in case of sloping sites | 1 copy () |

2. Documents duly authenticated/signed as prescribed:

- | | |
|---|--------------|
| (a) Questionnaire duly authenticated by PDA/TCPD | 2 copies () |
| (b) *Survey Plan | 1 copy () |
| (c) Copy of Index of Land (Form-III/I & XIV/Form-B/D) | 1 copy () |
| (d) Document showing ownership of land | 1 copy () |
| (e) Certificate from the Architect/Engineer who has planned the project and has signed the drawings | 1 copy () |
| (f) Structural Liability Certificate from the Engineer responsible for the Structural Design of the Project | 1 copy () |
| (g) Affidavit from the Owner | 1 copy () |
| (h) *Power of Attorney (if applicable) | 1 copy () |
| (i) Conversion Sanad/Application for recommendation for conversion. | 1 copy () |
| (j) *NOC from other agencies, if applicable:- | |
| (i) _____ | |
| (ii) _____ | |
| (iii) _____ | 1 copy () |

I/We hereby declare that I/We am/are the owner/owners/authorized agent of the property to be built upon.

Yours faithfully,

Name & Signature of Owner

Signature of the Architect/Engineer/
/Town Planner
(Seal with Name, Address, Reg. No.)

APPENDIX-A3

Application to Village Panchayat for Building Licence

Date: _____
From:- _____
(Name and address of Owner)

To,
The Sarpanch,
Village Panchayat of _____,
_____, Goa.

Sir,

I/We hereby give notice that I/We intend to erect/re-erect/add to/alter/execute the following works in the site or plot of land bearing Survey No.____/Sub-divided Plot No.____ of _____ Village on _____ road, in _____ ward.

Description of construction:- _____

I/We forward herewith the following:- *strike out which is not applicable.

1. Drawings duly approved/technically cleared by PDA/TCPD:

- | | |
|---|--------------|
| (a) Site Plan | 3 copies () |
| (b) Detailed Plans, Elevations and Sections | 3 sets () |
| (c) Location Plan | 3 copies () |
| (d) *Parking Layout Plan | 3 copies () |
| (e) *Contour Plans in case of sloping sites | 1 copy () |

2. Documents duly authenticated/signed as prescribed:

- | | |
|---|--------------|
| (a) Questionnaire duly authenticated by PDA/TCPD | 2 copies () |
| (b) *Survey Plan | 1 copy () |
| (c) Copy of Index of Land (Form-III/I & XIV/Form-B/D) | 1 copy () |
| (d) Document showing ownership of land | 1 copy () |
| (e) Certificate from the Architect/Engineer who has planned the project and has signed the drawings | 1 copy () |
| (f) Structural Liability Certificate from the Engineer responsible for the Structural Design of the Project | 1 copy () |
| (g) Affidavit from the Owner | 1 copy () |
| (h) *Power of Attorney (if applicable) | 1 copy () |
| (i) Conversion Sanad/Application for recommendation for conversion | 1 copy () |
| (j) *NOC from other agencies, if applicable:- | |
| (i) _____ | |
| (ii) _____ | |
| (iii) _____ | 1 copy () |

I/We hereby declare that I/We am/are the owner/owners/authorized agent of the property to be built upon.

Yours faithfully,

Signature of the Architect/Engineer/Town Planner/
/Landscape Architect/Urban Designer

Name & Signature of Owner

(Seal with Name, Address, Reg. No.)

APPENDIX-A4

Application for recommendation for conversion sanad

Date: _____
From:- _____
(Name and address of Owner)

To,
The Member Secretary,
_____ Planning and Development Authority,
_____, Goa.

OR

To,
_____ Town Planner,
_____ Taluka Office, Town and Country Planning Dept.,
_____, Goa.

Sir,

I/We intend to carry out the under mentioned development in the site or plot of land bearing Chalta No.____ of P.T. Sheet No. ____/Survey No.____/Sub-divided Plot No.____of _____ City/Village on _____ road, in _____ ward.

Particulars of proposed development:- _____

I/We forward herewith the following:-

- | | | |
|---|----------|-----|
| (a) Survey Plan indicating the area to be converted | 5 copies | () |
| (b) Location Plan | 1 copy | () |
| (c) Copy of Index of Land (Form-III/I & XIV/Form-B/D) | 1 copy | () |
| (d) Document showing ownership of land | 1 copy | () |
| (e) Power of Attorney (if applicable) | 1 copy | () |

I/We request to issue "Recommendation for Conversion" to enable me/us to apply for Conversion Sanad from appropriate Revenue Authorities.

Name & Signature of Owner

APPENDIX-A5
Application for Completion Order

Date: _____

From:- _____
(Name and address of Owner)

To,
Member Secretary,
_____ Planning and Development Authority,
_____, Goa.

OR

To,
_____ Town Planner,
_____ Taluka Office, Town & Country Planning Dept.,
_____, Goa.

Sir,

I/We hereby give notice that I/We have completed the development work situated at _____ in Ward No. _____ in pursuance of the Development Permission/Technical Clearance granted vide letter No. _____ dated _____.

I/We am/are enclosing the following:-

- (a) Completion Certificate issued by Architect/Engineer.
- (b) Revised plans incorporating deviations made during the execution (if applicable).
- (c) Structural Stability Certificate alongwith a full set of "as built" structural drawings for records.

Kindly issue the Completion Order to enable me/us to obtain Occupancy Certificate.

Yours faithfully,

Signature, name and address of Owner or his authorized agent.

APPENDIX-A6

Application to Municipal Council/Village Panchayat ²⁵⁷[/Corporation]
for Occupancy Certificate

Date: _____

From:- _____
(Name and address of Owner)

To,

The Chief Officer,
_____ Municipal Council,
_____,
_____, Goa.

OR

To,

The Sarpanch,
_____ Village Panchayat of
_____, Goa.

Sir,

I/We hereby give notice that, I/We have completed the construction work situated at _____ in ward No. _____ in pursuance of the sanction granted by the Municipal Council/Village Panchayat ²⁵⁸[/Corporation] vide Licence No. _____ dated _____.

I/We am/are enclosing the following:-

- (a) Completion Order issued by PDA/TCPD.
- (b) Completion Certificate issued by Architect/Engineer/Town Planner/Landscape Architect/Urban Designer.
- (c) Revised plans incorporating deviations made during the execution (if applicable).
- (d) Structural Stability Certificate alongwith a full set of "as built" structural drawings for records.

Kindly issue Occupancy Certificate at the earliest.

Yours faithfully,

Signature, name and address of Owner or his authorized agent.

²⁵⁷ Inserted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

²⁵⁸ Inserted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

APPENDIX-A7

Application for Registration/Renewal of *Architect/Engineer/Structural Engineer/Town Planner/
/Landscape Architect/Urban Designer

Date: _____

From:- _____
(Name and address of the applicant)

To,
The Chief Town Planner,
Town and Country Planning Department,
Panaji, Goa.

Sir,

I, _____, desiring to be registered as required under the Goa Land Development and Building Construction Regulations, 2010, hereby submit my application alongwith the required processing fee:-

Name:-

Qualifications:-

Office address:-

Office Tel:-

Residence address:-

Residence Tel:-

I am enclosing the following documents in support of my qualifications:-

- a)
- b)
- c)

OR

I am already registered under the Goa Land Development and Building Construction Regulations, 2010, under Registration No. _____ dated _____, validity of which is expiring on _____.

Kindly issue Registration Certificate at the earliest/Renewal Order of my Registration Certificate, to enable me to sign plans and documents as required under the Goa Land Development and Building Construction Regulations, 2010.

Yours faithfully,

Signature of the applicant

* Strike out whichever not applicable

APPENDIX-A8

Registration/Renewal Certificate

Ref. No. _____

Date: _____

REGISTRATION/RENEWAL CERTIFICATE

This is to certify that Mr./Ms. _____ has been registered as a Professional Engineer/Structural Engineer/Architect/Town Planner/Landscape Architect/Urban Designer, and he/she is eligible to practice the above referred profession within the State of Goa, with effect from _____ for a period of 5 (five) years.

His/Her Registration number is _____.

OR

This is to certify that the validity of the Registration No. _____ dated _____ issued to Mr./Ms. _____, to practice as Professional Engineer/Structural Engineer/Architect/Town Planner/Landscape Architect/Urban Designer within the State of Goa, is extended for the further period of 5 (five) years, expiring on _____, unless renewed or revoked or suspended by competent authority.

Chief Town Planner
TCPD, Panaji, Goa.

Note:

1. You shall quote the Registration number on all the plans and documents to be submitted to the competent authority for obtaining approvals.
2. This Registration lapses on the expiry of appointed date unless renewed by the holder.
3. This Registration is liable to be suspended/revoked subject to the provisions provided under the Regulations.

APPENDIX-B1

Format of Questionnaire

QUESTIONNAIRE

(To be duly filled and enclosed to the application for
Development Permission/Technical Clearance/Building Licence)

PART-A

1. Full name and address of the owner:
2. Details of the property:-
 - (a) Chalta & PTS No./Survey No.
 - (b) Ward Name & No./Vaddo
 - (c) Town/Village
 - (d) Taluka & District
3. Is the property sub-divided? Yes/No
If 'Yes', give details of the sub-division, supported by the document
4. Total area of the property _____sq. meters.

5. Zone of the property as per ODP/ZP/RP
6. Intended use proposed in the Development
7. If the Zone indicated at (5) above is the result of subsequent change of Zone, give details of approval and enclose certified copy of the approval
8. Is the property accessible? Yes/No
If 'Yes', state –
 - (a) Width of the access _____ meters.
 - (b) Area of road widening: _____ sq. meters
9. If the property is in the vicinity (within 100 meters) of the Cemetery/Crematorium, give the distance from the boundary wall of Cemetery/Crematorium _____ meters.
10. If the property is in the vicinity (within 100 meters) of the National Highway/State bye-pass, give the distance from the centre line of Highway/bypass _____ meters.
11. If the property is in the vicinity (within 50 meters) of the Railway line, give the distance from the boundary of Railway property _____ meters.
12. If the property is in the vicinity of the High Tide Line (within 1,000 meters) of the sea, give the distance from HTL _____ meters.
13. If the property is in the vicinity (within 100 meters) of the river bank, give the distance from the river bank _____ meters.
14. If there are any underground, over ground, overhead telephones/ /electricity lines affecting or crossing the plot/property or within 15 meters distance of the plot/property, show on the plan and give:-
 - (a) Vertical clearance between the highest point of the Building and the electric lines _____ meters.
 - (b) Horizontal clearance between the proposed building and existing electric or any other lines _____ meters.
15. Whether any extra FAR is claimed on the basis of road widening/ /proposed road? Yes/No
If 'Yes', state:-
 - (a) Area under road widening _____ sq. meters.
 - (b) Whether such road widening area or area under proposed road has been gifted to the local body? Yes/No
(If yes, submit relevant document)

PART-B

(For buildings)

PLOT AREA

1. Area of the Plot _____ sq. meters.
2. Deduction for
 - (a) Area within road widening (proposed) _____ sq. meters.
 - (b) Area reserved for any other use _____ sq. meters.Total of (a) + (b) _____ sq. meters.

3. Net effective area (1) – (2) _____ sq. meters.
4. Covered area occupied by the existing building, if any _____ sq. meters.
5. Plot coverage of the existing building (in %) _____ percentage
6. Covered area of the existing building that is proposed to be demolished _____ sq. meters.
7. Plot coverage of the existing building that is proposed to be demolished (in %) _____ percentage
8. Covered area of the proposed building _____ sq. meters.
9. Plot coverage of the proposed building (in %) _____ percentage
10. Combined covered area of the existing building to be maintained and that of the proposed building _____ sq. meters.
11. Combined plot coverage of the existing building to be maintained and that of the proposed building (in %) _____ percentage.

FLOOR AREA:

12. Balcony area and covered area over footways floorwise and total on all floors _____ sq. meters.
13. Balcony area and covered area over footways, floorwise and total on all floors, consumed for FAR purpose _____ sq. meters.
14. Addition of set-back area and/or proposed road for FAR purpose _____ sq. meters.
15. Addition of garage area for FAR purpose _____ sq. meters.
16. Floor area consumed on Ground Floor _____ sq. meters.
17. Floor area consumed on First Floor _____ sq. meters.
18. Floor area consumed on Second Floor _____ sq. meters.
19. Floor area consumed on Third Floor _____ sq. meters.
20. Floor area consumed on any other floor or floors and any other area consumed for FAR purpose _____ sq. meters.
21. Existing floor area to be maintained _____ sq. meters.
22. Total floor area consumed:
(13+14+15+16+17+18+19+20+21) _____ sq. meters.
23. Floor area permissible _____ sq. meters.
24. FAR permissible _____ sq. meters.
25. FAR consumed _____ sq. meters.
26. Mezzanine area _____ sq. meters.
27. Loft area _____ sq. meters.
28. Basement area _____ sq. meters.
29. Garage area _____ sq. meters.
30. Details of areas and use, floorwise:

Floor (%) Reference	Use	Total Built up Area m2	Areas free from FAR			Net Floor Area m2	FAR
			Bal.	Bas.	Park.		

- | | | | |
|-----|---|-----|-------------------------------|
| 31. | Parking Details: | | |
| | Floor Area | Use | No. of Car Parks/Parking area |
| | | | Provided Required |
| 32. | Type of Zone to which the plot belongs to | | _____ Zone. |

SETBACKS:

33. Front setback from the center line of the road _____ meters.
34. Side setbacks:
- (a) _____ meters.
- (b) _____ meters.
35. Distance between two or more buildings on the same plot, if any _____ meters.
36. Height of the Plinth _____ meters.
37. Use to which the building is to be put to floor-wise:
- Basement Floor:
- Ground Floor:
- First Floor:
- Second Floor:
- Third Floor:
- Upper Floors:
38. Plot owned by with reference to the ownership certificate of land
39. Reference number and date of approval of sub-division of land, if the plot in question is part of sub-division
40. Any other information

***PART C**

(for sub-division of land)

1. Area of the Plot _____ sq. meters.
2. Deductions:
- (a) Area reserved for road widening _____ sq. meters.
- (b) Area reserved for any other purpose or un-developable _____ sq. meters.
3. Effective area of the Plot (1-2) _____ sq. meters.
4. Open Space required to be provided _____ sq. meters.

5. Open space provided

(a) _____ sq. meters.

(b) _____ sq. meters.

6. Plot details:

Plot No.

Area (in sq. meters)

7. Hierarchy of the roads used in the sub-division:

Road nomenclature

Width

Length

Area served

Note: The roads with above nomenclature are to be indicated on the plans.

8. Usewise areas for below mentioned purpose, if the plots are having area of five hectares and above:

(a) Schools _____ sq. meters.

(b) Community Centers _____ sq. meters.

(c) Public Utility areas _____ sq. meters.

* Strike out whichever is not applicable.

We, hereby declare that the information furnished above is correct to the best of our knowledge.

ARCHITECT/ENGINEER/STRUCTURAL ENGINEER/
/TOWN PLANNER/LANDSCAPE ARCHITECT/
/URBAN DESIGNER

OWNER OR AUTHORISED REPRESENTATIVE

Signature

Name:

Address:

Reg. No.

Date:

Signature

Name:

Address:

Date:

APPENDIX-B2

Certificate of conformity with Regulations

***CERTIFICATE OF CONFORMITY WITH REGULATIONS**

I, _____,
(Name and Reg. No. of the Architect/Engineer/Structural Engineer/Town Planner/ Landscape Architect/Urban Designer)
having been appointed by _____
(Name of the Owner)
do hereby certify that I have designed the project of _____
(Name of the Project)
in Plot No. _____, Chalta No. _____ of P.T. Sheet No. _____/ Survey No. _____ in
_____city/village and that the same is in conformity with the Goa Land Development and
Building Construction Regulations, 2010.

Place:-

Date:-

Signature of the Architect/Engineer/Structural
Engineer/ Town Planner/Landscape Architect/
/Urban Designer

Seal with Name, Address, Reg. No.

* to be issued on Letter Head

APPENDIX -B3

Structural Liability Certificate

***STRUCTURAL LIABILITY CERTIFICATE**

I, _____having been
(Name, address and Registration No. of the Engineer)
duly appointed as Engineer by Shri _____ for carrying out structural design
(Name of the Owner)
and supervision of the proposed construction of _____.
(Name of the project)

The plans for which have prepared by _____. (Name of
Architect/Engineer/Structural Engineer/Town Planner/Landscape Architect/Urban Designer) in
Plot No. _____/ Survey No. _____/ Chalta No. _____ of P.T. Sheet No.
_____, within the jurisdiction of Municipal Council of _____/Village
Panchayat of _____.

I do hereby certify as under:-

1. That I shall be responsible for the structural design and stability of the said building.
2. That the structural work shall be executed by the owner, as per the structural drawings prepared by me and under my supervision.
3. The provisions of the following BIS codes are made in the proposals;

This certificate is issued in respect of plans, one set of which is enclosed herewith, duly signed by the Architect/Engineer/Structural Engineer who has prepared the same.

Place:-

Date:-

Signature of the Structural Engineer
Seal with Name, Address, Reg. No.

* to be issued on Letter Head

I, Shri _____ hereby confirm that
(Name and address of Owner)

I have appointed the Engineer, Shri _____ to carry out the structural design and supervision of above mentioned project.

I further undertake to intimate him at the appropriate stage of construction of my project _____ to enable him to perform his functions as given in the above certificate.
(Name of Project)

(Signature of Owner or his authorized representative)

APPENDIX-B4

Affidavit to be sworn by the owner of the property and to be sworn before the Notary Public

AFFIDAVIT

I, _____, son of _____, aged _____ years, Indian National, marital status _____, occupation _____, resident of House No. _____, _____, Goa, do hereby state on oath as under:-

1. That I am the owner of the property bearing Plot No. _____, Chalta No. _____ of P.T. Sheet No. _____, /Survey No. _____, situated at _____, Goa.
2. That I intend to apply for development permission/technical clearance/building permission/ /sub-division permission in respect of the said property.
3. That the ownership documents submitted by me alongwith the application are true and correct.
4. That I have appointed Shri _____ as the Architect/ Engineer to plan and design the said development.

5. That I have also appointed Shri _____ as Engineer to carry out the structural design of the said development.
6. That I am aware that it is my responsibility to ensure that the development is properly supervised by the Architect/Engineer/Structural Engineer/Town Planner/Landscape Architect/Urban Designer who have signed the plans.
7. That I am also responsible to execute the development as per approved plans.
8. That in the event of the above mentioned Architect/Engineer/Structural Engineer/Town Planner/Landscape Architect/Urban Designer disassociates from the development, I shall appoint another Architect/Engineer/Structural Engineer/Town Planner/Landscape Architect/Urban Designer to be responsible for the development and intimate of such change to the Competent Authority.
9. That I shall not carry out any development until such time that appointment of Architect/Engineer/Structural Engineer/Town Planner/Landscape Architect/Urban Designer is made.
10. That what is stated above is true to the best of my knowledge and belief.

DEPONENT

APPENDIX-B5

Structural Stability Certificate

*STRUCTURAL STABILITY CERTIFICATE

I, _____ having
(Name, address and Registration No. of the Engineer)
been duly appointed as Engineer by Shri _____ for
(Name of the Owner)
carrying out structural design and supervision of the construction of _____
(Name of the project)
in Plot No. _____ / Survey No. _____/Chalta No. _____ of P.T. Sheet No. _____,
within the jurisdiction of Municipal Council of _____/Village Panchayat of _____
and having given the Structural Liability Certificate at the time
of obtaining building permission, do hereby certify as under:-

1. That I have carried out the structural design of the above referred project with the following BIS Codes;

2. That the structural work has been executed by the owner, as per the structural drawings prepared by me and under my supervision.

3. That the building is structurally safe and fit for occupation.

I am enclosing complete set of structural "as built" drawings for your records.

Place:-

Date:-

Signature of the Structural Engineer

Seal with Name, Address, Reg. No.

* to be issued on Letter Head

APPENDIX-B6
Completion Certificate

*COMPLETION CERTIFICATE

I, _____, (Name and Reg. No. of the Architect/Engineer/Structural Engineer /Town Planner/Landscape Architect/Urban Designer) having been appointed by _____

(Name of the Owner)

and having designed the project of _____

(Name of the Project)

in Plot No. _____, Chalta No. _____ of P.T. Sheet No. _____/ Survey No. _____ in _____city/village, do hereby certify that the said project has been supervised by me and has been built in accordance with the Licence No. _____ dated _____ and the same is complete and fit for occupation.

Place:-

Date:-

Signature of the Architect/Engineer/Structural Engineer/
Town Planner/Landscape Architect/Urban Designer
Seal with Name, Address, Reg. No.

* to be issued on Letter Head.

APPENDIX-C1

Development Permission from PDA

_____ Planning and Development Authority, _____, Goa.

Ref. No. _____

Date: _____

**Development Permission under Section 44 of
the Goa Town and Country Planning Act, 1974**

Development permission is hereby granted for carrying out the —

- *(a) Land sub-division (Provisional/Final)
- *(b) Construction of Building (Reconstruction/Extension/Alteration)
- *(c) Construction of compound wall
- *(d) Change of use of (building/land)_____/as per the enclosed approved plans in the property zoned as _____ in ODP/CDP/Regional Plan and situated at _____ Village/Town bearing Survey No./Chalta No. _____ of PTS No. _____ Plot No. _____ of approved sub-division reference No./development permission No._____ dated _____ with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
3. The permission shall be revoked if found expedient to such an action under the provision of Section 50 of the Goa Town and Country Planning Act, 1974.
4. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
5. The Developer/applicant should display a sign board of minimum size 1.00 mts. x 0.50 mts. with writing in black color on a white background at the site, as required under the regulations.
6. The applicant shall obtain Conversion Sanad under The Goa Land Revenue Code, 1968 before the commencement of any development/construction as per the permission granted by this order.
7. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
8. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
9. Completion certificate has to be obtained from this Authority before applying for Occupancy certificate from the licensing authority.
10. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
11. Adequate Utility space for the dustbin, Transformer etc. should be reserved within the plot area. In case of any cutting of sloppy land or filling of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained

before the commencement of the works per the provisions of Section 17(A) of The Goa Town and Country Planning Act, 1974.

12. In case of compound wall, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
13. The Ownership of the property shall be verified by the licensing body before the issuing of the licence.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED _____ UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, FROM SHRI/SMT. _____.

²⁵⁹ [THIS PERMISSION IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENCE, PROVIDED THE CONSTRUCTION LICENCE IS ISSUED WITHIN THE PERIOD OF THREE YEARS].

Member Secretary

To
Shri/Smt. _____

Copy to

- (a)* _____ Municipal Council
(b)* Village Panchayat of _____

* strike out which is not applicable

APPENDIX - C2

Technical Clearance Order from TCPD

Office of the Senior Town Planner/TP/Dy. TP*
Town and Country Planning Department,
_____, Goa.

Ref.

Date

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the

- *(a) Land sub-division (Provisional/Final)
- *(b) Construction of Building (Reconstruction/Extension/Alteration)
- *(c) Construction of compound wall
- *(d) Change of use of (building/Land) _____/as per the enclosed approved plans in the property zoned as _____ in ODP/CDP/Regional Plan and situated at _____ Village/Town bearing Survey No./Chalta No. _____ of PTS No. _____, Plot No. _____ of _____ approved sub-division reference No./Development Permission No. _____ dated _____ with the following conditions:-

²⁵⁹ Substituted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

1. Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
3. The permission shall be revoked if found expedient to such an action under the provision of Section 50 of The Goa Town and Country Planning Act, 1974.
4. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
5. The Developer/applicant should display a sign board of minimum size 1.00 mts. x 0.50 mts. with writing in black color on a white background at the site, as required under the Regulations.
6. The applicant shall obtain Conversion Sanad under The Goa Land Revenue Code, 1968, before the commencement of any development/construction as per the permission granted by this order.
7. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
8. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
9. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
10. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
11. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area. In case of any cutting of sloppy land or filling of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of The Goa Town and Country Planning Act, 1974.
12. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
13. The Ownership of the property shall be verified by the licensing body before the issuing of the licence.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION
DATED _____ FROM SHRI/SMT. _____.

²⁶⁰[THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF
CONSTRUCTION LICENCE, PROVIDED THE CONSTRUCTION LICENCE IS ISSUED
WITHIN THE PERIOD OF THREE YEARS]

Senior Town Planner/Town Planner/
/Dy. Town Planner

²⁶⁰ Substituted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

To

Shri/Smt. _____

Copy to

(a)*_____Municipal Council

(b)*Village Panchayat of _____

* strike out which is not applicable

APPENDIX - C3

Municipal Building Licence

_____ Municipal Council, _____, Goa.

CONSTRUCTION LICENCE

No. _____

Date: _____

Licence is hereby granted for carrying out the —

*(a) Land sub-division (Provisional/Final)

*(b) Construction of Building (Reconstruction/Extension/Alteration)

*(c) Construction of compound wall.

*(d) Change of use of (Building/Land)_____/as per the enclosed approval plan/plans in the property zoned as _____ in the ODP/CDP/Regional Plan and situated at _____ Village/town bearing Survey No./Chalta No.____ of PTS No. _____/Plot No. _____ of approved sub-division reference No./Development Permission Order No. _____ with the following conditions:-

1. The applicant shall strictly comply all the conditions imposed in the Development Permission/Technical Clearance Order No. _____ dated _____ issued by the _____ Planning and Development Authority/Town and Country Planning Department.
2. The applicant shall notify the Council for giving the alignment of the building.
3. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
4. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Municipal Council.
5. No material for construction or earth from excavation or any other construction material shall be stacked on the public roads.
6. The building should not be occupied unless the occupancy certificate is obtained from the Council.

7. The construction licence shall be revoked if the construction work is not executed as per the approved plans and the statements therein and whenever there is any false statement or misrepresentation of any material passed, approved or shown in the application on which the permit was based.
8. The applicant should construct a separate soak pit in order to derivate in the sullage water.
9. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
10. The ventilation pipe of the septic tank should be provided with a mosquito net.
11. The Applicant should connect the pipelines from their latrines/WC's to the sewerage line at their own cost, when the sewerage line is commissioned.
12. The applicant should fix a board at a prominent place whenever the construction is started, indicating the number, the date and the authority for which the licence for development work has been granted.
13. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy certificate.
14. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders wherever necessary.
15. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
16. The applicant should gift the road widening area to the council before applying for the Occupancy certificate, if the applicant has utilized the extra FAR in lieu of the road widening affecting the plot.
17. The applicant should plaster and paint the building internally as well as externally before applying for Occupancy certificate. Exposed brick/laterite/concrete/stone/ashlars masonry finish to buildings will also be permitted.
18. The applicant should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
19. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
20. Garages and Parking areas shown in the approved plan shall be strictly used for parking purposes only and should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.
21. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
22. Space for parking of vehicles is clearly demarcated on the ground.
23. No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
24. No commercial activities will be permitted in the shops unless a separate permission is obtained from this council.
25. All temporary sheds/existing buildings shown to be demolished in the plan are demolished before applying for Occupancy certificate.
26. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
27. All internal courtyards should be provided with drainage outlet.

28. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
29. No soak pit or other structures should come in the road widening area.
30. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
31. The construction of compound wall should not obstruct any pathway or any public access. The applicant shall make necessary arrangements for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose.
32. No gates shall open outwards on to the road.
33. The construction of the compound wall should be as per the approved plan. The applicant shall inform this council after the completion of the compound wall.
34. Drinking water well should be 15 meters away from any soak pit.

THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE. RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.

Chief Officer

_____Municipal Council

To,

Shri/Smt. _____

Copy to

*(a) Member Secretary, _____ Planning and Development Authority

*(b) Senior Town Planner TCP _____

* Strike out which is not applicable.

APPENDIX C-4

Village Panchayat Building Licence

Village Panchayat of _____,
_____, Goa.

CONSTRUCTION LICENCE

No. _____

Date: _____

Licence is hereby granted for carrying out the —

*(a) Land sub-division (Provisional/Final)

*(b) Construction of Building (Reconstruction/Extension/Alteration)

*(c) Construction of compound wall.

- *(d) Change of use of (Building/Land) _____/as per the enclosed approval plan/plans in the property zoned as _____ in the ODP/CDP/Regional Plan and situated at _____ Village/Town bearing Survey No./Chalta No. _____ of PTS No. _____/Plot No. _____ of approved sub-division reference No./Development Permission Order No. _____ with the following conditions:-
1. The applicant shall strictly comply all the conditions imposed in the Development Permission/Order No. _____ dated _____ issued by the _____ Planning and Development Authority/Technical Clearance Order issued by the Town and Country Planning Department, _____.
 2. The applicant shall notify the Panchayat for giving the alignment of the building.
 3. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
 4. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Panchayat.
 5. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads.
 6. The Building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
 7. The construction licence shall be revoked if the construction work is not executed as per the approved plans and the statements therein and whenever there is any false statement or misrepresentation of any material passed, approved or shown in the application on which the permit was based.
 8. The applicant should construct a separate soak pit in order to derivate in the sullage water.
 9. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
 10. The ventilation pipe of the septic tank should be provided with a mosquito net.
 11. The Applicant should connect the pipelines from their latrines/WC's to the sewerage line at their own cost, when the sewerage line is commissioned.
 12. The applicant should fix a board at a prominent place whenever the construction is started, indicating the number, the date and the authority for which the licence for development work has been granted.
 13. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy certificate.
 14. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders wherever necessary.
 15. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
 16. The applicant should gift the road widening area to the Village Panchayat before applying for the Occupancy certificate, if the applicant has utilized the extra FAR in lieu of the road widening affecting the plot.
 17. The applicant should plaster and paint the building internally as well as externally before applying for Occupancy certificate. Exposed brick/laterite/concrete/stone/ashlars masonry finish to buildings will also be permitted.

18. The applicant should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
19. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
20. Garages and Parking areas shown in the approved plan shall be strictly used for parking purposes only and should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.
21. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
22. Space for parking of vehicles is clearly demarcated on the ground.
23. No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
24. No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
25. All Temporary sheds/Existing buildings shown to be demolished in the plan are demolished before applying for Occupancy certificate.
26. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
27. All internal courtyards should be provided with drainage outlet.
28. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
29. No soak pit or other structures should come in the road widening area.
30. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
31. The construction of compound wall should not obstruct any pathway or any public access. The applicant shall make necessary arrangements for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose.
32. No gates shall open outwards on to the road.
33. The construction of the compound wall should be as per the approved plan. The applicant shall inform this Panchayat after the completion of the compound wall.
34. Drinking water well should be 15 meters away from any soak pit.

THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE. RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.

Sarpanch/Secretary
Village Panchayat of _____

To,

Shri/Smt. _____

Copy to

*(a) Member Secretary, _____ Planning and Development Authority

*(b) Senior Town Planner TCP _____

* Strike out which is not applicable

APPENDIX-C5
Completion Order by PDA

_____, Planning and Development Authority,
_____, Goa.

Ref. No. _____

Date: _____

COMPLETION ORDER

Completion is hereby certified for:—

1. *Construction of building (Reconstruction/Extension/Alteration)
2. *Compound wall

Constructed as per technical clearance granted by this department vide Order No. _____ dated _____, in Survey No. _____ of Village _____ Taluka _____ Goa subject to the following conditions.

1. The use of the building should be strictly as per the approval.
2. All parking spaces/garages should be used for parking of vehicles only and should not be converted for any other use.
3. No attachment/alteration to the building shall be carried out and the building shall not be occupied unless the occupancy certificate is obtained from the concerned Municipal Council/Village Panchayat ²⁶¹[/Corporation] on presentation of this order.

Member Secretary

To

Shri/Smt. _____

Copy for information to

*(a) The Chief Officer, _____ Municipal Council, _____, Goa.

*(b) The Sarpanch, Village Panchayat of _____, _____, Goa.

*Strike out which is not applicable

²⁶¹ Inserted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

APPENDIX-C6

Completion Order by TCPD

Office of the Senior Town Planner/TP/Dy. TP*
Town & Country Planning Department
_____, Goa.

Ref. No. _____

Date: _____

COMPLETION ORDER

Completion is hereby certified for:—

1. Construction of building (Reconstruction/Extension/Alteration)

2. Compound wall

Constructed as per Technical Clearance granted by this department vide Order No. ____
dated ____, in Survey No. _____ of Village _____ Taluka _____ Goa
subject to the following conditions:

1. The use of the building should be strictly as per the approval.
2. All parking spaces/garages should be used for parking of vehicles only and should not be converted for any other use.
3. No attachment/alteration to the building shall be carried out and the building shall not be occupied unless the occupancy certificate is obtained from the concerned Municipal Council/Village Panchayat ²⁶²[/Corporation] on presentation of this order.

Senior Town Planner/TP/Dy. TP*

To

Shri/Smt. _____

Copy for information to

*(a) The Chief Officer, _____ Municipal Council, _____, Goa.

*(b) The Sarpanch, Village Panchayat of _____, _____, Goa.

*Strike out which is not applicable

²⁶² Inserted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

APPENDIX-C7

Occupancy Certificate by Municipal Council

_____, Municipal Council, _____, Goa

Ref. No. _____

Date: _____

OCCUPANCY CERTIFICATE

Occupancy certificate is hereby granted for the building approved vide Licence No. _____ dated _____, in Survey No. _____ of Village _____ Taluka _____ Goa subject to the following conditions:-

1. All conditions stipulated in the completion Order of PDA/Technical clearance Order from PDA/TCP should be strictly adhered to.
2. This certificate shall be treated as NOC for obtaining water and power connection.

Chief Officer,

_____, Municipal Council, _____, Goa.

Copy for information to:-

1. Shri/Smt. _____ (Applicant).
2. Town and Country Planning Department*, _____, Goa.
3. _____ PDA,*, _____, Goa.
4. Asst Engineer, PWD, _____, Goa.
5. Asst Engineer, Electricity Department, _____, Goa.

* strike out which is not applicable.

APPENDIX-C8

Occupancy Certificate by Village Panchayat

Village Panchayat of _____, _____, Goa.

Ref. No. _____

Date: _____

OCCUPANCY CERTIFICATE

Occupancy certificate is hereby granted for the building approved vide Licence No. _____ dated _____, in Survey No. _____ of Village _____ Taluka _____ Goa subject to the following conditions:-

1. All conditions stipulated in the completion Order of PDA/Technical Clearance Order from PDA/TCP should be strictly adhered to.
2. This Certificate shall be treated as NOC for obtaining water and power connection.

Sarpanch/Secretary

Village Panchayat of _____, _____, Goa.

Copy for information to:-

1. Shri/Smt. _____ (Applicant)
2. Town and Country Planning Department*, _____, Goa.
3. _____ PDA,*, _____, Goa.
4. Asst. Engineer, PWD, _____, Goa.
5. Asst. Engineer, Electricity Department, _____, Goa.

*Strike out which is not applicable.

APPENDIX-C9

Refusal of Development Permission by PDA

_____ Planning and Development Authority, _____, Goa.
Ref. No. _____ Date: _____

ORDER

With reference to your application dated _____ for grant of development permission for the erection/re-erection of building/execution situated at _____, in Ward No. _____ in Plot No. _____/Chalta No. _____ of PTS No. _____/Survey No. _____, I have to inform you that the permission has been refused for the following reasons:-

- 1.
- 2.
- 3.
- 4.
- 5.
6. Specify any other.

Member Secretary

APPENDIX-C10

Refusal of Technical Clearance by TCPD

Office of the Senior Town Planner/TP*
Town and Country Planning Department

Ref. No. _____ Date: _____

To,

Dear Sir/Madam,

With reference to your application dated _____ for Technical clearance for the erection/ /re-erection of building/execution of works situated at _____, in Ward No. _____ in Plot No. _____/Chalta No. _____ of P.T. Sheet No. _____/Survey No. _____, I have to inform you that the technical clearance has been refused for the following reasons:-

- 1.
- 2.
- 3.
- 4.
- 5.
6. Specify any other.

Yours faithfully,

Senior Town Planner/TP/Dy.TP*

* Strike out whichever is not applicable.

APPENDIX-C11

Refusal of Building Licence by Municipal Council/Village Panchayat ²⁶³[/Corporation]

_____ Municipal Council*/*Village Panchayat ²⁶⁴[/Corporation] of _____
Ref. No. _____ Date: _____

To,

REFUSAL OF SANCTION

Dear Sir/Madam,

With reference to your application dated _____ for grant of sanction for the erection/re-erection of building/execution of works situated at _____, in Ward No. _____ in Plot No. _____ /Chalta No. _____ of P.T. Sheet No. _____ /Survey No. _____, I have to inform you that the sanction has been refused for the following reasons:-

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
7. Specify any other reasons.

Yours faithfully,

*Chief Officer, _____Municipal Council

*Sarpanch/Secretary, Village Panchayat of _____

Copy for information to

- 1.*Member Secretary, _____PDA, _____, Goa.
- 2.*Senior Town Planner, TCPD, _____, Goa.

* Strike out which is not applicable.

²⁶³ Inserted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

²⁶⁴ Inserted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

APPENDIX-D1

Intimation to Municipal Council/Village Panchayat ²⁶⁵[/Corporation]
about stages of construction

Date: _____

From:- _____
(Applicant's name and address)

To,

The Chief Officer,

_____ Municipal Council,
_____, Goa.

OR

To,

The Sarpanch,

Village Panchayat of _____,
_____, Goa.

Notice of commencement of the work

Sir,

I/We hereby give notice that I/We intend to commence the work in Survey No. _____ in accordance with the plans, elevations and sections, sanctioned vide Construction Licence No. _____ dated _____.

I/We request you to, therefore, to give necessary alignment.

Yours faithfully,

Signature of the Owner/Owners or
their authorized agent/agents.

APPENDIX-E 1

Application for the Technical Clearance to be made to Notary Architect/Engineer ²⁶⁶[for buildings and/or compound wall in plot area upto 500 sq. mts. and height of building limited to G+2 storeys including stilt floor in plots formed by way of finally approved subdivision layout plan approved earlier by competent authorities in both Planning and Development Authority areas/Non Planning and Development Authority areas in the State of Goa]

Date: _____

From:- _____
(Name and address of Owner)

²⁶⁵ Inserted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

²⁶⁶ Substituted vide Amendment Regulation, 2022.

To,
The Notary *Architect/Engineer,
_____,
_____, Goa.

Sir,

I/We intend to carry out the under mentioned development in the site or plot of land bearing Chalta No. _____ of P.T. Sheet No. _____/Survey No. _____/Sub-divided Plot No. _____ of _____ City/Village on _____ road, in _____ ward.

Particulars of proposed development:- _____ I/We forward herewith the following:- * Strike out which is not applicable.

1. Drawings:

- | | | |
|---|----------|-----|
| (a) Site Plan | 5 copies | () |
| (b) Detailed Plans, Elevations and Sections | 5 sets | () |
| (c) Location Plan | 5 copies | () |
| (d) *Parking Layout Plan | 5 copies | () |
| (e) *Contour Plans in case of sloping sites | 3 copies | () |

2. Documents duly authenticated/signed as prescribed:

- | | | |
|---|----------|-----|
| (a) Questionnaire | 3 copies | () |
| (b) *Survey Plan | 1 copy | () |
| (c) Copy of Index of Land (Form-III/I & XIV/Form-B/D) | 1 copy | () |
| (d) Document showing ownership of land | 1 copy | () |
| (e) Certificate from the Architect/Engineer who has planned the project and has signed the drawings | 1 copy | () |
| (f) Structural Liability Certificate from the Engineer responsible for the Structural Design of the Project | 1 copy | () |
| (g) Affidavit from the Owner | 1 copy | () |
| (h) *Power of Attorney (if applicable) | 1 copy | () |
| (i) Conversion Sanad/Application for recommendation for conversion | 1 copy | () |
| (j) *NOC from other agencies, if applicable:- | | |
| (i) _____ | | |
| (ii) _____ | | |
| (iii) _____ | 1 copy | () |

I/We request that the proposed development may be approved and that the Technical Clearance may be issued.

Yours faithfully,

Name & Signature of Owner

Signature of the Architect/Engineer
(Seal with Name, Address, Reg. No.)

APPENDIX-E2

Application for Completion Order to be made to the Notary *Architect/Engineer ²⁶⁷[for buildings and/or compound wall in plot area upto 500 sq. mts. and height of building limited to G+2 storeys including stilt floor in plots formed by way of finally approved sub division layout plan approved earlier by competent authorities in both Planning and Development Authority areas/Non Planning and Development Authority areas in the State of Goa]

Date: _____

From:- _____
(Name and address of Owner)

To,

The Notary Architect/Engineer,
_____,
_____, Goa.

Sir,

I/We hereby give notice that I/We have completed the development work situated at _____ in Ward No. _____ in pursuance of the deemed NOC from planning point of view vide letter No. _____ dated _____.

I/We am/are enclosing the following:-

- (a) Completion Certificate issued by Architect/Engineer.
- (b) Revised plans incorporating deviations made during the execution (if applicable).
- (c) Structural Stability Certificate along with a full set of “as built” structural drawings for records.

Kindly issue the Completion Order to enable me/us to obtain Occupancy Certificate.

Yours faithfully,

Signature, name and address of Owner or his authorized agent.

* Strike out whichever is not applicable.

²⁶⁷Substituted vide Amendment Regulation, 2022.

APPENDIX-E3

Application for Registration/Renewal of *Notary Architect/Engineer to issue the technical clearance ²⁶⁸[for buildings and/or compound wall in plot area upto 500 sq. mts. and height of building limited to G+2 storeys including stilt floor in plots formed by way of finally approved subdivision layout plan approved earlier by competent authorities in both Planning and Development Authority areas/Non Planning and Development Authority areas in the State of Goa]

Date: _____

From:- _____
Name and address of the applicant

To,
The Chief Town Planner,
Town and Country Planning Department,
Panaji, Goa.
Sir,

I, _____, desiring to be registered as Notary Architect/Engineer to issue the technical clearance over single family dwelling unit in approved sub-divided PLOT or a natural PLOT in Settlement Zone of up to 2,000 m² in area; with total contiguous coverage on ground not exceeding an area of 250 m², in Non PDA areas in the State of Goa, hereby submit my application for the same to enable me to sign plans and documents as Notary Architect/Engineer:-

Name:-

Qualifications:-

Office address:-

Office Tel.:-

Residence address:-

Residence Tel.:-

I am enclosing the following documents in support of my qualifications:-

- a)
- b)
- c)

OR

I am already registered as Notary Architect/Engineer, under Registration No. _____ dated _____, validity of which is expiring on _____.

Kindly issue Registration Certificate as Notary Architect/Engineer to issue the technical clearance over single family dwelling unit in approved sub-divided PLOT or a natural PLOT in Settlement Zone of up to 2,000 m² in area; with total contiguous coverage on ground not exceeding an area of 250 m², in Non PDA areas in the State of Goa at the earliest/Renewal Order of my Registration Certificate, to enable me to sign plans and documents as Notary Architect/Engineer.

Yours faithfully,

Signature of the applicant

* Strike out whichever not applicable.

²⁶⁸ Substituted vide Amendment Regulation, 2022.

APPENDIX-E4

Registration/Renewal Certificate of *Notary Architect/Engineer to issue the technical clearance²⁶⁹ [for buildings and/or compound wall in plot area upto 500 sq. mts. and height of building limited to G+2 storeys including stilt floor in plots formed by way of finally approved subdivision layout plan approved earlier by competent authorities in both Planning and Development Authority areas/Non Planning and Development Authority areas in the State of Goa]

Ref. No. _____

Date: _____

REGISTRATION/RENEWAL CERTIFICATE

This is to certify that Mr./Ms. _____ has been registered as a *Notary Architect/Engineer, and he/she is eligible to issue the technical clearance over single family dwelling unit in approved sub-divided PLOT or a natural PLOT in Settlement Zone of up to 2,000 M2 in area with total contiguous coverage on ground not exceeding an area of 250 m2, in Non PDA areas within the State of Goa, with effect from _____ for a period of 5 (five) years.

His/Her Registration number is _____.

OR

This is to certify that the validity of the Registration No. _____ dated _____ issued to Mr./Ms. _____, to the technical clearance over single family dwelling unit in approved sub-divided PLOT or a natural PLOT in Settlement Zone of up to 2,000 m2 in area with total contiguous coverage on ground not exceeding an area of 250 m2, in Non PDA areas as Notary Architect/Engineer within the State of Goa, is extended for the further period of 5 (five) years, expiring on _____, unless renewed or revoked or suspended by competent authority.

Chief Town Planner
TCPD, Panaji, Goa.

Note:

1. You shall quote the Registration number on all the plans and documents to be submitted to the competent authority for obtaining approvals.
2. This Registration lapses on the expiry of appointed date unless renewed by the holder.
3. This Registration is liable to be suspended/revoked subject to the provisions provided under the Regulations.

* Strike out whichever is not applicable.

²⁶⁹ Substituted vide Amendment Regulation, 2022.

APPENDIX-E5

Certificate of conformity with Regulations to be issued along with the technical clearance by the Notary Architect/Engineer ²⁷⁰[for buildings and/or compound wall in plot area upto 500 sq. mts. and height of building limited to G+2 storeys including stilt floor in plots formed by way of finally approved subdivision layout plan approved earlier by competent authorities in both Planning and Development Authority areas/Non Planning and Development Authority areas in the State of Goa]

*CERTIFICATE OF CONFORMITY WITH REGULATIONS

I, _____, having studied the proposal submitted
(Name and Reg. No. of the Notary Architect/Engineer)
to me by _____ do hereby certify the project of
(Name of the Owner)
_____ in Plot No. _____, Chalta No. _____ of P. T. Sheet No. _____/
(Name of the Project)
/Survey No. _____ in _____ city/village and that the same is in conformity with the Goa
Land Development and Building Construction Regulations, 2010.

This certificate is issued in respect of plans, one set of which is enclosed herewith, duly signed by the Architect/Engineer who has prepared the same.

Place:-

Date:-

Signature of the Notary Architect/Engineer
Seal with Name, Address, Reg. No.

* to be issued on Letter Head.

APPENDIX-E6

Technical clearance to be issued by the Notary Architect/Engineer ²⁷¹[for buildings and/or compound wall in plot area upto 500 sq. mts. and height of building limited to G+2 storeys including stilt floor in plots formed by way of finally approved sub division layout plan approved earlier by competent authorities in both Planning and Development Authority areas/Non Planning and Development Authority areas in the State of Goa]

Notary Architect/Engineer

_____,
_____, Goa.

Registration No. _____

Ref.

Date:

Technical Clearance

Technical clearance is hereby granted for carrying out the

²⁷⁰Substituted vide Amendment Regulation, 2022.

²⁷¹Substituted vide Amendment Regulation, 2022.

*(a) Construction of Building (Reconstruction/Extension/Alteration)

*(c) Construction of compound wall

As per the enclosed approved plans in the property zoned as.....in ODP/CDP/Regional Plan and situated at_____ Village/Town bearing Survey No./Chalta No. _____ of PTS No. _____, Plot No._____ of approved sub-division reference No./Development Permission No._____ dated_____ with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
3. The permission shall be revoked if found expedient to such an action under the provision of section 50 of The Goa Town and Country Planning Act, 1974.
4. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
5. The Developer/applicant should display a sign board of minimum size 1.00 mts. x 0.50 mts. with writing in black color on a white background at the site, as required under the Regulations.
6. The applicant shall obtain Conversion Sanad under The Goa Land Revenue Code, 1968, before the commencement of any development/construction as per the permission granted by this order.
7. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
8. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
9. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
10. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
11. Adequate Utility space for the dustbin, transformer, etc. should be reserved within the plot area. In case of any cutting of sloppy land or filling of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of section 17(A) of the Goa Town and Country Planning Act, 1974.
12. In case of compound walls, the gates shall open inwards only and traditional access, if any, passing through the property shall not be blocked.
13. The Ownership of the property shall be verified by the licensing body before the issuing of the license.

THIS TECHNICAL CLEARANCE IS ISSUED WITH REFERENCE TO THE APPLICATION DATED_____ FROM SHRI/SMT. _____.

THIS Technical clearance IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE.

NOTARY ARCHITECT/ENGINEER

Registration No. _____

To,
Shri/Smt. _____

Copy to

(a) The Senior Town Planner, T&CPD North*/South Goa DO, Mapusa*/Margao Goa.

(b) * _____ Municipal Council.

(c) *Village Panchayat of _____.

* Strike out which is not applicable.

APPENDIX-E7

Completion Order by Notary Architect/Engineer ²⁷²[for buildings and/or compound wall in plot area upto 500 sq. mts. and height of building limited to G+2 storeys including stilt floor in plots formed by way of finally approved sub division layout plan approved earlier by competent authorities in both Planning and Development Authority areas/Non Planning and Development Authority areas in the State of Goa]

Office of the Notary Architect/Engineer*

_____, Goa.

Ref. No. _____

Date: _____

COMPLETION ORDER

Completion is hereby certified for:-

1. Construction of building (Reconstruction/Extension/Alteration).
2. Compound wall.

Constructed as per technical clearance granted by this Notary Architect/Engineer* vide Deemed NOC No. _____ dated _____, in Survey No. _____ of Village _____ Taluka _____ Goa subject to the following conditions:

1. The use of the building should be strictly as per the approval.
2. All parking spaces/garages should be used for parking of vehicles only and should not be converted for any other use.
3. No attachment/alteration to the building shall be carried out and the building shall not be occupied unless the occupancy certificate is obtained from the concerned Municipal Council/Village Panchayat ²⁷³[/Corporation] on presentation of this order.

Notary Architect/Engineer*

²⁷²Substituted vide Amendment Regulation 2022.

²⁷³Inserted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

To,

Shri/Smt. _____

Copy for information to

(a) The Senior Town Planner, T&CPD North*/South Goa DO, Mapusa*/Margao Goa.

*(b) The Chief Officer, _____ Municipal Council, _____, Goa.

*(c) The Sarpanch, Village Panchayat of _____, _____, Goa.

*Strike out which is not applicable.

APPENDIX-E8

Refusal of deemed NOC from planning point of view/technical clearance by Notary Architect/Engineer ²⁷⁴[for buildings and/or compound wall in plot area upto 500 sq. mts. and height of building limited to G+2 storeys including stilt floor in plots formed by way of finally approved subdivision layout plan approved earlier by competent authorities in both Planning and Development Authority areas/Non Planning and Development Authority areas in the State of Goa]

Office of the Notary Architect/Engineer*

_____,

_____,Goa

Registration No. _____

Ref. No. _____

Date: _____

To

Dear Sir/Madam,

With reference to your application dated _____ for technical clearance for the erection/re-erection of building/compound wall and execution of works situated at _____, in Ward No. _____ in Plot No. _____/Chalta No. _____ of P. T. Sheet No. _____ /Survey No. _____, I have to inform you that the technical clearance has been refused for the following reasons:-

- 1.
- 2.
- 3.
- 4.
- 5.
6. Specify any other.

Yours faithfully,

Notary Architect/Engineer*

* Strike out whichever is not applicable.

²⁷⁴Substituted vide Amendment Regulation, 2022.

ANNEXURE-I

²⁷⁵[**27.I.** Notifications on Environment and CRZ Regulations as notified from time to time by the Ministry of Environment, Forest and Climate Change, Government of India, shall be applicable to all permissions under these regulations.]

ANNEXURE-II

27.II. ²⁷⁶[Procedure for obtaining conversion sanad and guidelines for calculating conversion fees shall be as per the provisions of The Goa Land Revenue Code, 1968.]

²⁷⁷[ANNEXURE-III

27.III.

1. Lift:

The requirements for lift shall be as per provisions of section 5 of Part 8 of the National Building Code of India, 2016.

2. Fire Lift:

The requirements for fire lift shall be as per provisions of section 5 of Part 8 of the National Building Code of India, 2016.

3. Basement: As provided under Annexure-VI at 27.VI.

3.1 Requirements:

- (a) Basement exits shall be sufficient to provide for the capacity of the basement as determined in accordance with 15.9.3. In no case there shall be less than two independent basement exits.
- (b) Basements having incidental occupancies to main occupancy shall be planned with exit requirements of the basements for the actual occupancy within the basement.
- (c) Where basement is used for car parking and also there is direct approach from any occupancy above to the basement, door openings leading to the basement shall need to be protected with fire doors with 120 min fire rating, except for exit discharge doors from the basement.
- (d) The basement shall be partitioned and in no case compartment shall be more than 500 sq. m. and less than 50 sq. m. area except parking. Each compartment shall have ventilation standards as laid down in Regulations separately and independently. The partition shall be made in consultation with the Director, Directorate of Fire and Emergency Services.
- (e) The first basement (immediately below ground level) can be used for services/parking/other permissible services. Lower basement, if provided, shall exclusively be used for car parking only.
- (f) Each basement shall be separately ventilated. Vents with cross-sectional area (aggregate) not less than 2.5 percent of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable starboard lights or pavement lights or by way of shafts. Alternatively a system of air inlets shall be provided at basement floor level and smoke

²⁷⁵ Substituted vide Amendment Regulations, 2019.

²⁷⁶ Substituted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

²⁷⁷ Substituted vide Amendment Regulations, 2023.

outlets at basement ceiling level. Inlets and extracts may be terminated at ground level with starboard or pavement lights as before. But ducts to convey fresh air to the basement floor level have to be laid. Starboard and pavement lights should be in positions easily accessible to the firemen and clearly marked “SMOKE OUTLET” or “AIR INLET” with an indication of area served at or near the opening.

- (g) The staircase of basement shall be of enclosed type having fire resistance of not less than two hours and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper storeys of the building and shall communicate with basement through a lobby provided with fire resisting self closing door of one hour rating. In case of basement being used as car parking only, the travel distance shall be 45 meters.
- (h) In multi-storeyed basements, intake duct may serve all basements levels, but each basement and basement compartment shall have separate smoke outlet duct or ducts. Mechanical extractors for smoke venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of smoke, heat sensitive detectors/sprinklers, if installed, and shall have a considerably superior performance compared to the standard units. It shall also have an arrangement to start it manually.
- (i) Mechanical extractors shall have an internal locking arrangement so that extractors shall continue to operate and supply fans shall stop automatically with the actuation of fire detectors. Mechanical extractors shall be designed to permit 12 air changes per hour in case of fire or distress call. However, for normal operation, only 12 air changes or any other convenient factor can be maintained. (i) Mechanical extractors shall have an alternate source of power supply.
- (j) Ventilating ducts shall be integrated with the structure and made out of brick masonry or RCC as far as possible and when this duct crosses the transformer area of electrical switchboard, fire dampers shall be provided.
- (k) Kitchens working on gas fuel shall not be permitted in basement/sub-basement.
- (l) If cutouts are provided from basement to the upper floors or to the atmosphere, all side cutout openings in the basements shall be protected by sprinkler heads at closed spacing so as to form a water curtain in the event of a fire.
- (m) Dewatering pump shall be provided in all basements.
- (n) Additional provisions shall apply to parking structures of the closed or open type, within buildings above or below grade as per Annex H of Part 4 of the National Building Code of India, 2016.

4. All high-rise buildings having height above 200 meters shall have provision for a Helipad on the terrace for specific requirements like landing of fire equipment and support facilities or other emergencies. The same shall be subject to approval of the Airport Authority and Structural Safety from Indian Institute of Technology/National Institute of Technology.

5. Service Ducts/Refuse Chute:

Service Ducts/Refuse Chute shall be as per Clauses 3.4.5.4 and 3.4.5.5 of Part 4 of the National Building Code of India, 2016.

6. Electrical Services:

Electrical Services shall be as per Clause 3.4.6 to Clause 3.4.6.2 of Part 4 of the National Building Code of India.

7. Staircase and Corridor Lights:

The staircase and corridor lighting shall be as per Clause 3.4.7 to 3.4.7.2 of Part 4 of the National Building Code of India, 2016.

8. Air-Conditioning:

Air-conditioning shall be as per Clause 3.4.8 to 3.4.9 of Part 4 of the National Building Code of India, 2016.

9. Fire Dampers:

Fire Dampers shall be as per Clause 3.4.8.4 of Part 4 of the National Building Code of India, 2016.

10. Boiler Rooms:

Boiler Rooms shall be as per Clause 3.4.9.2 of Part 4 of the National Building Code of India, 2016.

11. Alternate Source of Electric Supply:

Alternate Source of Electric Supply shall be as per Clause 3.4.6.4 of Part 4 of the National Building Code of India, 2016.

12. Safety Measures in Electric Sub-Station:

Safety Measures in Electric Sub-Station shall be as per Clause 3.4.6.3 to 3.4.6.3.2 of Part 4 of the National Building Code of India, 2016.

13. Control room:

Control room/Fire Command Centre shall be as per Clause 3.4.12 of Part 4 of the National Building Code of India, 2016.].

²⁷⁸[Omitted]

²⁷⁹ [ANNEXURE - V

27.V.— ADDITIONAL REGULATIONS TO PROVIDE FOR RAIN WATER HARVESTING IN BUILDING FROM ROOF TOP FOR STORAGE/RE-USE OR LAND BASED CATCHMENT AREA FOR RECHARGING OF GROUND WATER/STORAGE/RE-USE:

1. Definitions:— (a) “Harvesting Structure” means a system of structures built in the building site to collect, filter and channel the rain water from roof tops/terrace or any paved or unpaved surface within the building site and to store collected rain water for percolation or recharge or storage in underground or over ground tank and re-use in non-monsoon seasons. Harvesting Structure has broad meaning and shall include ground water recharge system for percolation of water into the ground to augment the ground water stock or/to recharge the aquifers and to avoid flooding.

(b) “Harvesting Tank” means a water tight underground tank to collect and store rain water collected from roof tops/terraces or any paved or unpaved surface within the building site after screening through filter beds/mediums for re-use in non-monsoon seasons.

²⁷⁸ Annexure IV omitted vide Amendment Regulations, 2023.

²⁷⁹ Substituted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

(c) “Harvesting Reservoir” means a water tight open to sky reservoir to collect and store rain water collected from roof tops/terraces or any paved or unpaved surface within the building site after screening through filter beds/mediums for re-use in non-monsoon seasons.

(d) “Permeable Trench” means a trench dug along the compound wall/contours filled with gravel/sand mixture for recharging the ground water with rain water collected from roof tops/terraces or any paved or unpaved surface within the building site after screening through filter beds/mediums. Permeable Trench/Pit may also include trench dug on any other appropriate spot within the building sites or recharging of the ground water.

(e) “Recharge Well” means a well with filter bed structure built around existing well/abandoned bore well to recharge the ground water with rain water collected from roof tops/terraces or any paved or unpaved surface within the building site after screening through filter beds/mediums for re-use in non-monsoon seasons. In the case of hard rock strata, boreholes are to be made with filter arrangement to percolate water into the ground.

2. Structures for Rain Water Harvesting.— (a) Rain water harvesting shall be either in form of collection of rain water from roof tops/terraces or any paved or unpaved surface within the building site through pipes/gutters into a filter bed, built around a bore well or a well for ground water recharge or through a filter bed into a underground harvesting tank or open to sky reservoir for storage and use in non-monsoon periods.

(b) Any structures proposed for installation of Rain Water Harvesting (Built underground tank or Reservoir or filter beds or bore well or permeable trench) for storage for re-use shall be permitted free of FAR, Coverage, and height rules and shall be exempt from the setback rules provided these structures shall not come in way of circulation nor interfere with the parking space as per the statute. All the storage structures created for rain water harvesting has to abide by the provisions of the design and specifications as laid down in Goa Public Health Act, 1985 for prevention of Vector Borne Diseases.

3. Rain Water Harvesting System.— (a) Rain water harvesting is a system of collection, transportation and storage of rain water collected from roof tops/terraces or any paved or unpaved surface within the building site which otherwise goes as waste as run off to the natural drain/river/sea. This resource can be harvested to recharge and replenish the ground water and or is stored in harvesting tanks (Closed underground/over ground containers or built open to sky reservoir) for use after treatment in the non-monsoon periods. The on line pollution of the rainwater shall be prevented by appropriate filter beds/mediums.

(b) The harvesting tank over ground or underground shall be water tight, properly covered over and shall be constructed of RCC, GI, Steel, PVC/FRP, stone, masonry or bricks in cement mortar and shall be rendered inside with cement plaster. All building complexes especially group housing societies having a minimum discharge of 10,000 liters and above per day shall install and incorporate waste water recycling system. The recycled water shall be used for horticultural purposes only. The plans submitted to the authority shall indicate the harvesting system along with points of collection of rain water in surface reservoirs or in recharge wells or in underground tanks. All the storage structures created for rain water harvesting has to abide by the provisions of the design and specifications as laid down in Goa Public Health Act, 1985 for prevention of Vector Borne Diseases.

(c) In case of underground tank, the design shall be such so as to provide drainage of tank when necessary and water shall not be allowed to collect around the harvesting tank. The tank shall be provided with a draw off that shall be so located and fitted to prevent the entry of any animal/insects and shall have an open end to permit the overflow pipe to serve as warning pipe. All the storage structures created for rain water harvesting has to abide by the provisions of the design and specifications as laid down in Goa Public Health Act, 1985 for prevention of Vector Borne Diseases.

(d) The harvesting tank shall be provided with mosquito proof lids and all the vents shall be covered with mosquito proof nylon mesh. All the collection pipes for rainwater collection system shall be thoroughly and efficiently disinfected before being put to use at the beginning of the rainy season and after every season/major repairs. All the storage structures created for rain water harvesting has to abide by the provisions of the design and specifications as laid down in Goa Public Health Act, 1985, for prevention of Vector Borne Diseases.

(e) The extent of the rain water to be collected and stored in the harvesting tank shall be proportionate to the number of users; the following design criteria are recommended:—

(i) Length/breadth: The length shall be twice the breadth.

(ii) Depth: Minimum 1.5 meters.

(iii) Air space: There should be a minimum air space of 30 centimeters between water level and the under surface of the cover.

(iv) Capacity: A capacity of 200 liters per person is recommended, the minimum capacity of harvesting tank shall be 10 cubic meters.

4. Harvesting Reservoirs.— (a) The Harvesting Reservoir shall be open to sky with an out flow weir, the overflow shall be directed to existing natural drainage channel/nallah. The reservoir shall be made water tight to prevent percolation. The reservoir tank shall be fenced to prevent any misuse by stray animals/people and prevent drowning accidents.

(b) The harvesting reservoir shall not be used for any other purposes other than storage of water and re-use for irrigation/augmenting supply of water for residential/commercial/industrial use in non-monsoon periods.

5. Applicability.— As per Water Resources Department, Government of Goa's Policy notified in 2008; only Roof Top Rain Water Harvesting i.e; rain water falling on roof tops, terrace or any paved or unpaved surface on the top of the building shall be used for storage and re-use purpose.

Roof Top Rain Water Harvesting Tank for storage and re-use purpose shall be mandatory for private buildings in case the plot area is more than 4000 m² and having 40 units and more for secondary use such as flushing of WC, landscaping, car washing, etc. through a separate parallel line in the plot premises. Similarly, Public/Institutional Buildings/Complexes in plots above 4000 m² and having a floor area of more than 2000 m² and all commercial/industrial development in plots more than 4000 m² shall provide roof top rain water harvesting tank for storage and re-use. In all other constructions, it shall be recommendatory. For availing subsidies, the provisions of rain water harvesting policy notified by the Water Resources Department shall be complied with.

However, users of this Group who incorporate Sewerage Treatment Plant (STP) or Waste Water recycling processes in their plot/premises shall be exempted from the mandatory provision of roof top rain water harvesting structures in their buildings. It is advisable that waste water available from waste water recycling process is used for secondary uses such as flushing of WC, gardening/landscaping car washing etc. through a separate parallel line in the plot/premises.

The payment of subsidy on reimbursement basis to the owners of the building on the expenditure incurred for cost of structures constructed for roof top rainwater harvesting structures shall be done by the Water Resources Department as per their Notified Policy for Roof Top Rain Water Harvesting Scheme.

Rain Water Harvesting for storage and re-use purpose shall be recommendatory for all the other buildings who are encouraged to incorporate such a system. It is advisable that water available from such storage facility is used for secondary uses such as flushing of WC, gardening/landscaping car washing etc. through a separate parallel line in the plot/premises.

However, Rain Water Harvesting for recharging of ground water especially deep aquifers shall be permitted in areas identified and designated for the purpose in the State of Goa by the Water Resource Department, Government of Goa.]

ANNEXURE-VI

27.VI.

Additional Regulations to provide for Multi-Level Basement Floors in Buildings for Parking, Building Services, etc.

1. Basement floor:

The construction of the basement floor shall be allowed by the Authority in accordance with the land use and other provisions specified under the ODP/Zoning Plan for the following uses:

- (a) Basement floors shall not be used for purposes other than parking and for locating machines for services and utilities for the building. When used for parking, convenient entry and exit shall be provided to the basement floors from road with a minimum width of 10 meters. Access to the basement floors when used for other uses other than parking purposes can be from inside the building.
- (b) Strong rooms in case of banks shall be allowed.
- (c) Installation of Radiology and X-Ray equipments only in case of hospital buildings having capacity of more than 50 beds can be allowed. The area to be used for this purpose shall not be reckoned for FAR purpose.
- (d) Installation and running of machines for services and utilities for the building. The area to be used for this purpose shall not be reckoned for FAR purpose.
- (e) When used as office space, sufficient number of exit ways and access ways shall be provided with a travel distance not more than 15.0 m. The travel distance in case of dead-end shall be 7.5 m. The basement floor may be partitioned and in no case compartment shall be more than 500 sq. m. and less than 50 sq. m. area except when used for parking. Each compartment shall have ventilation standards as laid down in Regulations separately and independently. The partition shall be made in consultation with Chief Fire Officer. The area to be used for this purpose shall be reckoned for FAR purpose.

2. The basement floors shall have the following requirement:

- (a) Every basement floor shall be in every part at least 2.5 m. in height from the floor to underside of the roof slab or ceiling and with maximum height not more than 4.5 m.
- (b) In case of high rise building/3 Star/5 Star hotel buildings where extra height is necessary for installation and running of the machinery or for purpose of double storied parking lot where mechanical lifts are used for car parking at least for one level, the basement floor may be lowered so as to increase the height upto 4.5 meters. The increase in height shall be limited to the area actually required for the machinery for

car parking lifts. NOC from fire services shall be furnished by the applicant for permitting such increase in height.

- (c) Adequate artificial light and ventilation shall be provided for the each of the basement floor. The standard of artificial light and ventilation shall be the same as required by the particular occupancy according to these Regulations. Any deficiency in ventilation may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans (one exhaust fan for 50.00 square meters basement area), air-conditioning system, etc.
- (d) The minimum height of the ceiling of any basement floor shall be 0.90 meters and maximum of 1.20 meters above the average road level on the front side of the building.
- (e) Adequate arrangement shall be made such that surface drainage does not enter the basement floors. De-watering pumps are installed on each basement floor to prevent flooding.
- (f) The walls and floors of the basement floors shall be watertight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is done.
- (g) The access to the basement floors shall be either from the main or alternate staircase providing access to the building. No direct entry from the road shall be permitted to the basement except when used for parking purposes, convenient entry and exit ramps shall be provided to the basement floors from road with a minimum width of 10.00 meters.
- (h) Basement floor in an individual plot touching the adjacent property shall be allowed subject to following:
 - (i) In all cases the owners shall have to indemnify the local body against any damage caused by her/him/them to the adjacent property.
 - (ii) In case the portion of the basement floor projecting out of the building line that shall flush with the ground.
- (i) In case partition in the basement floors are allowed by the Authority, no compartment shall be less than 50.00 square meters in area and each compartment shall have ventilation standards as laid down in sub-clause (c) above, separately and independently. The basement floor partition shall however, conform to the norms laid down by Fire Services.

²⁸⁰[(j) Fire and Safety requirements as applicable to each basement floor shall be as per Annexure-III, regulation 27.III.];

²⁸¹[]

²⁸⁰ Substituted vide Amendment Regulations, 2023.

²⁸¹ Omitted vide Amendment Regulations, 2023.

ANNEXURE-VII

27.VII.

ADDITIONAL GENERAL BUILDING REQUIREMENTS. From the National Building Code 2005
is placed in these Regulations for reference and information only

1. General:

This part sets out the standard space requirements of various parts of a building and those of light and ventilation. Some of these items depend on the number of persons who would normally occupy the building, for which the occupant load should be worked out from table hereunder:

TABLE-VII.1 - Occupant Load

Sl. No.	Type of Occupancy	Occupant Load per 100 sq. m. of Plinth or Covered Area
1	Residential	8.0
2	Educational	25.0
3	Institutional	6.60
4	Assembly	
	(a) with fixed or loose seats and dance floor	166.6
	(b) without seating facilities including dining rooms	66.6
5	Mercantile	
	(a) street floor and sales basement	33.3
	(b) upper sale floor	16.6
6	Business and industrial	10.0
7	Storage	3.3
8	Hazardous	10.0

- The occupant load in dormitory portions of homes for the aged, orphanages or mental hospitals etc. where sleeping accommodation is provided shall be calculated at not less than 13.3 persons per 100 sq. m.
- The plinth or covered area shall include, in addition to the main assembly room or space, any occupied connecting room or space in the same storey or in the storeys above or below where entrance is common to such rooms and space and the area available for use by the occupants of the assembly place. No deduction shall be made in the plinth/covered area for corridors, closets and other sub-divisions; that area shall include all space serving the particular assembly occupancy.

2. Space requirement for different parts of building:

2.1 Main Building:

The plinth or any part of a building or outhouse shall be so located with respect to average road level from site so that adequate drainage of the site is assured but with a height not less than 45 cm.

2.2 Interior Courtyards, Covered Parking Spaces and Garages:

These shall be raised at least 15 cm. above the surrounding ground level and shall satisfactorily drained.

2.3 Habitable Rooms Size and Width:

The minimum size and width shall be as given in Table VII.2

TABLE-VII.2 - Minimum Size and Width of Different Components of Residential Premises.

Sl. No.	Component of Building	Minimum requirement for dwelling up to 50 sq. mts.		Minimum requirement for dwelling above 50 sq. mts	
1	2	3	4	5	6
1.	Habitable Room	Area	7.50 sq. m	Area	9.50 sq.m
		Width	2.10 m	Width	2.40 m.
		Height	2.75 m.	Height	2.75 m.
2.	Kitchen	Area	3.30 sq. m.	Area	4.50 sq.m
		Width	1.50 m.	Width	1.50 m.
		Height	2.75 m.	Height	2.75 m.
3.	Pantry	Area	N.A.	Area	3.00 sq. m.
		Width	N.A.	Width	1.40 m.
		Height	N.A.	Height	2.75 m
4.	Bath Room	Area	1.20 sq. m.	Area	1.80 sq.m
		Width	1.00 m.	Width	1.20 m.
		Height	2.20 m.	Height	2.20 m.
5.	W. C.	Area	1.00 sq. m.	Area	1.10 sq.m
		Width	0.90 m.	Width	0.90 m.
		Height	2.20 m.	Height	2.20 m.
6.	Combined Bath & W.C. (Toilet)	Area	1.80 sq. m.	Area	2.80 sq.m
		Width	1.00 m.	Width	1.20 m.
		Height	2.20 m.	Height	2.20 m.
7.	Store	Area	No restriction	Area	No restriction
		Width	No restriction	Width	No restriction
		Height	2.20 m	Height	2.20 m
8.	Projections	Permitted within the setbacks up to 0.75 m. width		Permitted within the setbacks up to 0.75 m. width	
9.	Canopy	See Clause 4.9.6		See Clause 4.9.6.	
10	Garage	—		Area	14.85 sq. m.
				Width	2.75 m.
				Length	5.40 m.
				Height	2.40 m.
11	Passages	—		Width	1.00 m.
12.	Doorways Habitable rooms	Width	0.80 m.	Width	0.90 m.
		Height	2.00 m.	Height	2.20 m.
13.	For kitchen, bath, W.C. etc.	Width	0.75 m.	Width	0.75 m.
		Height	2.00 m.	Height	2.00 m.
14.	Staircase	Width	0.75 m	Width	0.90 m.
		No restriction for internal ladder		—	

Note:

- (1) Provided that the minimum clear head way under any beam shall be not less than 2.4 m.
- (2) Maximum height permissible for all the components of the building mentioned above is 4 m.

3. Group Housing:

- (a) Building requirement in respect of dwelling units up to 45 square meters in size will correspond to Table VII.2 and as applicable to column-3 of the said Table.
- (b) Building requirement in respect of dwelling units above 45 sq. m. may be referred from the Table VII.2 and as applicable to column-4 of the said Table.
- (c) Projection into setbacks without counting towards FAR:
 - (i) All open spaces provided either in interior or exterior shall be kept free from any erections thereon and shall open to the sky. Nothing except cornice, chhajja or weather shade (not more than 0.75 m. wide) shall overhang or project over the said open space so as to reduce the width to less than minimum required.

Note: Such projections shall not be allowed at height less than 2.2 m. from the corresponding finished floor level:

- (ii) One canopy per block on the ground floor not exceeding 4.5 m. in length and 2.4 m. in width.
- (iii) Balcony at roof slab level of 1.5 m. width and area not exceeding 3.5 sq. m. per bedroom but not exceeding 3 in number per flat.
- (iv) Balcony having entrance from the toilet/bathroom and width as 1.5 m. for drying clothes.

4. Non-Residential Buildings:

The minimum area for office room/shop or any other space to be used as workspace shall not be less than 6.0 sq. m. with a minimum width of 2.1 m.

5. Other General Requirements:

5.1 Kitchen:

Every room to be used as a kitchen shall have—

- (a) Unless separately provided in a pantry, means for washing of kitchen utensils, which shall lead directly or through a sink to a grated and trapped connection to the waste pipe.
- (b) An impermeable floor.
- (c) At least a window not less than 1 sq. m. in area open directly to an interior or exterior open space, but not into a shaft, and
- (d) In residential building 15 m. or more in height, refuse chutes.

5.2 Bathroom and W.C.C.:

Every bathroom or water closet compartment shall—

- (a) Be so situated that atleast one of its walls shall open to external air and shall have a minimum opening in the form of window or ventilation to the extent of 0.37 sq. m.
- (b) Not be directly over any room other than another latrine, washing place, bath or terrace unless it has a watertight floor.
- (c) Have the platform or seat made of watertight non-absorbent material.

- (d) Be enclosed by walls or partitions and the surface of every such wall partition shall be finished with a smooth impervious material to a height of not less than 1.0 m. above the floor of such a room.
- (e) Be provided with an impervious floor covering, sloping towards the drain with a suitable grade and not towards verandah or any other room.
- (f) No room containing water closet compartments shall be used for any purpose except as a lavatory.
- (g) Every water closet compartment and/or a set of urinals shall have flushing cistern of adequate capacity attached to it.
- (h) A toilet on terrace having a maximum of 2.2 mt. height shall be permitted subject to condition that the area of toilet be counted in FAR.
- (i) All the sewage outlets shall be connected to the Municipal Sewerage system. Where no such system exists, a septic tank with soak pit shall be provided within the plot conforming to the requirements of the Health Department.

5.3 Loft:

Lofts shall be permitted in residential building and shops only. Area of such loft shall be restricted to 25% of the covered area or respective floor. Minimum height between loft and ceiling shall be 1.75 m. and the clear height below the loft shall be as stipulated in these Regulations for the space below it.

5.4 Mezzanine Floor:

Mezzanine floor may be permitted with the minimum height of 2.75 m. between any two floors above ground in all types of building provided the same is counted as part of total permissible floor area ratio and height of the building.

5.5 Garage:

- (a) The plinth of garage located at ground level shall not be less than 15 cm. above the surrounding ground level.
- (b) The garages shall be setback behind the building line of the street/road on to which the plot abuts and shall not be located affecting the access ways to the building. If the garage is not setback as aforesaid, the Authority may require the owner or occupier of the garage to discontinue its use as such or to carry out such structural alterations to the premises or to take such other measures as the Authority may consider necessary in order to prevent danger or obstruction to traffic along the street.

6. Requirement in respect of building sites:

6.1 Damp Sites:

Wherever the dampness of a site or the nature of the soil renders such precautions necessary, the ground surface of the site between the walls of any building erected thereon shall be rendered damp-proof to the satisfaction of the Authority.

6.2 Distance from Electric Line:

The distance in accordance with the current electricity rules and its amendments from time to time is to be provided between the building and overhead electric supply line.

TABLE-VII. 3

	Vertically	Horizontally
a) Low and medium voltage lines and service lines	2.50 m.	1.20 m.
b) High voltage lines up to and including 11,000 volts	3.70 m.	1.20 m.
c) High voltage lines above 11,000 volts and up to and including 33,000 volts	3.70 m.	2.00 m.
d) Extra high voltage lines additional 33,000 volts	Plus 0.3 mt. for every additional 33,000 V or part thereof	Plus 0.3 m. for every additional 33,000 V or part thereof

6.3 Minimum size of site:

The minimum size of sites for the construction of different types of building or different use groups shall be in accordance with provisions of the Plan and any land development Rules and Regulations.

7. Means of Access:

- 7.1 No Building shall be erected as to deprive any other building of its means of access.
- 7.2 Every person who erects a building shall not at any time erect or cause or permit to erect or re-erect any building, which in any way encroaches upon or diminishes the area set apart as means of access.
- 7.3 For buildings identified in these Regulations-9, the following provisions of means of access shall be applicable.
 - (a) The width of the main street on which the building abuts shall not be less than 12.0m.
 - (b) If there are any bends or curves in the approach road, sufficient width shall be permitted at the curve to enable the fire tenders to turn, the turning circle shall be at least of 9.0 m. radius.
 - (c) The approach to the building and open spaces on its all sides up to 6.0 m. width and the layout for the same shall be done in consultation with the ²⁸²[Director, Directorate of Fire and Emergency Services] and the same shall be of hard surface capable of taking the weight of fire tender, weighing up to 22 tones for low rise building and 45 tones for building 15 m., and above in height. The said open space shall be kept free of obstructions and shall be motorable.
 - (d) Main entrance to the premises shall be of adequate width to allow easy access to the fire tender and in no case it shall measure less than 5 m. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of the fire service vehicles. If archway is provided over the main entrance, the height of the archway shall not be of height less than 5.0m.

²⁸² Substituted vide Amendment Regulations, 2023.

- (e) For multi-storeyed group housing schemes on one plot, the approach road shall be 20.0 m. or as per Master Plan/Development Plan provisions and between individual buildings, there shall be 6.0 m. space around.
- (f) In case of basement extending beyond the building line, it shall be capable of taking load of 45 tones for a building of height 15.0 m. and above and 22 tones for building height less than 15.0 m.
- (g) The external window shall not be blocked by louvers etc. In such case provisions shall be made so that one can enter the building to be rescued through the window by using hydraulic platform etc.

8. Exit Requirements:

8.1 General: The following general requirement shall apply to exits:

- (a) Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants in case of fire or other emergency.
- (b) In every building exit shall comply with the minimum requirement of this part, except those not accessible for general public use.
- (c) All exits shall be free of obstructions.
- (d) No buildings shall be altered so as to reduce the number, width or portion of exits to less than required.
- (e) Exits shall be clearly visible and the routes to reach exits shall be clearly marked and signs posted to guide the occupants of floor concerned.
- (f) All exit ways shall be properly illuminated.
- (g) Fire fighting equipment where provided along exits shall be suitably located and clearly marked but must not obstruct the exit way and there should be clear indication about its location from either side of the exit way.
- (h) Alarm devices shall be installed to ensure prompt evacuation of the occupants concerned through the exits, wherever required.
- (i) All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street.
- (j) Exits shall be so arranged that they may be reached without passing through another occupied unit, except in the case of residential buildings.

9. Projections into set-back areas:

- (a) Every interior or exterior open space shall be kept, free from any erection thereon and shall be open to the sky. Nothing except cornice, chajja or weather shade (not more than 0.75 m. wide) shall overhang or project over the said open spaces so as to reduce the width to less than the minimum required.

Note: Such projections shall not be allowed at a height less than 2.20 m. from the corresponding finished floor level.

- (b) A canopy or canopies each not exceeding 4.50 m. in length and 2.40 m. in width in the form of cantilever or cantilevers, over the main entrance/entrances, providing a minimum clear height of 2.50 m. below the canopy.

In single storeyed residential building, only one such canopy shall be permitted for each individual detached block. In more than one storeyed residential building, two canopies shall be permitted over ground floor/higher floor entrances. In buildings of other occupancies, the permissibility of canopy, canopies shall be as decided by the Authority on its merits.

- (c) In case of residential building only, a balcony or balconies at roof level of a width of 1.50 meters overhanging in set backs within one's own land and courtyards provided the minimum area required shall not be reduced by more than 30% of such set back areas.
- (d) The projections (cantilever) of cupboards and shelves shall be permitted and are exempted from covered area and FAR calculations in case of residential buildings only. Such projection shall be up to 0.75 m. depth provided.
 - (i) That no cupboard shall project in the side set back on the ground floor.
 - (ii) That outer length of cupboard overhanging in the set backs shall not exceed 2.0 m. per habitable room. In addition to this, cupboard under the above and windows can be provided.

Note: Cupboard means a space used for storage of household goods/clothes, having shelves/partitions not more than 1.5 m. apart.

- (iii) Only one pergola on each floor shall be permitted in a residential building if constructed in the exterior open spaces or terrace. Such pergola shall not exceed 3.50 sq. m. in area on which 40% shall be void and shall have a clear height 2.20 m.

10. In addition to above, the following shall not be included in covered area and FAR calculations:—

- (a) Machine room for lift on top floor as required for the lift machine installation.

Note: The shaft provided for lift shall be taken for covered area calculations only on one floor.

- (b) Rockery, well and well structures, plant nursery, water pool, swimming pool (if uncovered), platform round a tree, tank, fountain, bench, chabutara with open top and/or unenclosed sides by walls, open ramps, compound wall, gate, slide swing door, uncovered staircase (uncovered and unclosed on three sides except for a 0.90 m. high railing/wall, overhead water tank on top of building/open shafts.
- (c) A mumty over staircase on top floor.
- (d) Culvert on Municipal drains.

11. Height Limit:

The height and number of storeys shall be related to provisions of Zoning given in Regulation 6A.4 and the provisions of set-back given in these Regulations, subject to the following:

- (a) The height of building shall depend upon the Zone and as given in Regulation 6A.4.
- (b) If a building abuts on two or more streets of different width, the building shall be deemed to face upon the street that has the greater width and the height of the building shall be regulated by the width of that street. Height shall however, not exceed the maximum height as provided in the Master Plan.
- (c) For buildings in the vicinity of the aerodromes the maximum height of such buildings shall be subject to clearance from the Civil Aviation Authorities from time to time and to this effect a no objection certificate issued by that Authority shall be submitted by the applicant along with plans to the sanctioning Authority.

Note: The location of slaughter house/butcher house and other areas for activities like depositing of garbage dumps which would attract high flying birds like eagles/hawks etc. shall not be permitted within a radius of 10 km. from aerodrome reference point.

12. Height Exemptions:

The following structures shall not be included in the height of building covered under these Regulations.

Roof tanks and their supports not exceeding 1.0 m. in height, ventilating, air conditioning and lift rooms and similar service equipments, stair covered with Mumty not exceeding 3.00 m. in height. Chimneys and parapet wall and architectural features.

13. Lighting and Ventilation of Rooms:

- 13.1 All habitable rooms shall have for the admission of light and air, one or more apertures, such as window, glazed door and fan lights, opening directly to the external air or into a open verandah not more than 2.40 meters in width. In case light and ventilation to habitable space area are through an internal courtyard, the minimum dimensions of such courtyard shall not be less than 3.00 mts. x 3.00 mts. for buildings up to 12.50 meters in height. For buildings with higher heights, the minimum dimensions of the internal courtyard shall be as per these Regulations.

- 13.2 Where the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as given in part-VII building services Section-1 lighting and Ventilation of National Building Code of India published by the Bureau of Indian Standards. The latest version of the National Building Code of India shall be taken into account at the time of enforcement of the Building Regulations.

Notwithstanding the above, the minimum aggregate area of openings of habitable rooms and kitchens excluding doors shall be not less than 1/10 of the floor area.

No portion of a room shall be assumed to be lighted if it is more than 7.50 m. from the opening assumed for lighting that portion.

13.3 Ventilation Shaft:

For ventilating the spaces for water closets and bathrooms, if not opening on the front side, rear and interior open spaces, shall open on the ventilation shaft, the size, of which shall not be less than the values given below:

TABLE-VII.4:

Height of Building in meters	Size of ventilation shaft in sq. meters	Minimum size of shaft in meters
9.0	1.5	1.0
12.5	3.0	1.2
15 and above	4.0	1.5

*For commercial buildings, mechanical ventilation system shall be installed besides the provision of minimum ventilation shaft.

14. Parapet:—

Parapet walls and handrails provided on the edges of roof terrace, balcony etc. should not be less than 1.0 m. and more than 1.5 m. in height.

Note: The above shall not apply where roof terrace is not accessible by a staircase.

ANNEXURE-VIII

27. VIII

ADDITIONAL SPECIAL REQUIREMENTS FOR OCCUPANCY/LAND DEVELOPMENT
(From the National Building Code of India, 2005 placed in these Regulations for reference and information only)

1. Industrial Buildings (Factories, Workshops etc.).—

- (a) The relevant provisions contained in the Factory Act, 1948 shall apply for the construction of factory buildings. The minimum internal height of workrooms shall not be less than 4.5 m. measured from the floor level to the lowest point in the ceiling provided that this bye-law shall not apply to room intended for storage, go-downs and the like purposes but only in rooms occupied by workers for purposes of manufacture.

In case of small factories, employing less than 50 workers for purposes of manufacturing and carrying on a class of manufacturing covered under the flatted factories and service industries, as given in the Master Plan/Development Plan, the Authority may allow minimum height up to 3.66 m.

- (b) Parking space provisions as provided in development code of Master Plan/Development Plan.
- (c) Requirements of water supply, drainage and sanitary installation shall be as per the National Building Code of India Part-4 Fire & Life Safety, but in no case less than 1 W.C. and one urinal shall be permitted.
- (d) (i) Notwithstanding the provision of exits requirements as per the National Building Code of India Part-4 Fire & Life Safety, each working room shall be provided with adequate number of exits not less than two in number.
- (ii) No exit shall be less than 1.2 m. in width and 2.1 m. in height and doors of such exit shall be so arranged that it can be opened easily from inside.

No staircase, lobby corridors or passage shall be less than 1.20 meters in width. In addition to the requirement in this part, provisions contained in National Building Code of India shall be followed.

- (e) There shall be provided at all time for each person employed in any room of factory at least 3.50 square meters of floor space exclusive to that occupied by the machinery and a breathing space of at least 15 cum. (Further the provision of Part-8 Section-1 lighting and ventilation of National Building Code of India shall be followed).
- (f) The effluent from industries (industrial and biological in nature) shall be treated and shall be of quality to the satisfaction of the concerned local bodies before letting out the same into a watercourse or municipal drain.

2. Educational Building (School/Colleges).—

- (a) No basement or cellar room shall be designed, constructed, altered, converted or used for the purpose of study or instruction.
- (b) Every such building, exceeding two storeys in height shall be constructed of fire resisting material throughout.
- (c) The minimum size of a cellar room, study room or room used for purposes of instruction shall be 5.50 mts. x 4.50 mts. and no part of such room shall be distant more than 7.50 meters from an external wall abutting on the requisite open space. Every such room shall have minimum ventilation to the extent of 1/5th of its floor area.

- (d) A minimum of 1.0 sq. m. of net floor space per student shall be provided. A central hall will not be counted in the accommodation, nor will a class room for cookery, laundry, manual instruction, drawing or science. The number of students in such building shall be calculated on this basis for the purpose of this clause.
- (e) Every assembly room, gymnasium shall have a clear height of 3.60 meters except under a girder which may project 0.60 meters below the required ceiling height.
A clear internal height under balcony or a girder shall not be less than 3.00 meters.
A minimum room height for classroom in all schools and other institutions shall not be less than 3.00 meters. The minimum head room under beams shall be 2.75 meters.
- (f) Exit requirements shall conform to these Regulations 15.5 (a) (vi). No door shall be less than 1.20 meters in width and 2.20 meters in height.
- (g) Requirement of water supply, drainage and sanitary installation shall conform to Building Services at 14.
- (h) Playground shall be provided as per norms.

3. Assembly Building (Cinema, Theatres, etc.).—

- (a) The relevant provisions of the Cinematographic Rules/Acts of the particular States and IS: 4878 code for construction of Cinema Building shall apply for planning, design and construction of Cinema Building.
- (b) Parking spaces wherever not specifically given shall conform to the Regulation 10.
- (c) Requirements of water supply, drainage and sanitation shall conform to Building Services at 14.
- (d) Buildings for religious worship shall not be erected on a site, which has not been previously approved by the Authority.

4. Burial and Cremation Grounds.—

The Authority shall under the provisions of their Regulations/Acts, regulate the location and area limits of the burial and cremation grounds, including cemetery. Further, the Authority shall prohibit certain burial and cremation grounds to be located in certain area, which in their opinion is dangerous or likely to be dangerous to the health and well being of the persons living in the neighborhood or to be offensive to such persons.

5. Building in mining area.—

Building in mining area shall not be constructed to a height more than one storey without the special prior approval of the Authority.

6. Poultry Farms (wherever allowed as per Plan).—

- 6.1. The coverage for poultry farms shall be as allowed in case of farmhouses.
- 6.2. Setback: The setback for farm building from the right of way shall be as under:

TABLE: 8.1

Road(R/W)	Front Setback
National Highway (90 m.)	60 m.
State Highway (60 m.)	37 m.
Major District Road (30 m.)	22 m.
Village Road (18 m.)	13 m.

6.3 Space Planning:

- (a) There should be a minimum distance of 6.0 mt. between sheds in the farm.
- (b) The minimum distance of any farm building from the property line should be 4.5 m.
- (c) The minimum distance of any farm shed or farm building from the dwelling unit should be 7.5 m.

6.4 Farm Shed:

See REGULATIONS FOR FARM HOUSE AND OTHER AUXILIARY STRUCTURES FOR POULTRY OR ANIMAL SHEDS IN Agricultural lands at Annexure XI.

6.5. Farm House:

See REGULATIONS FOR FARM HOUSE AND OTHER AUXILIARY STRUCTURES FOR POULTRY OR ANIMAL SHEDS IN Agricultural lands at Annexure XI.

ANNEXURE-IX

27. IX

Regulation for Conservation

1. **Definitions.**— In this part, unless the context otherwise requires,

- (a) “Conservation Zone” shall mean an area, precinct or group of buildings, site, artifact, boulevard, promenade, or any such super imposed area on any zone as earmarked in the statutory plans which has architectural, cultural, social, archaeological, historic, landscape, aesthetic value or has value as an open space, skyline, roofscape, point of view or vista for the community or is associated with a person prevent of local, regional, national importance as may be decided by the Government with the approval of the Conservation Committee.
- (b) “Government” means Government of Goa.
- (c) “Conservation Committee” means the Conservation Committee constituted by the Government.
- (d) “Heritage building” means an individual or religious or institutional building, structure, artifact, site, promenade, boulevard, piece of street, furniture or specific ornamentation or portion thereof that is considered to be of architectural, cultural, social, archaeological, historic, landscape, aesthetic or has value as open space, skyline, roofscape point of view or vista, promenade, boulevard for the community or being associated with a person or event of local, regional, national importance as may be decided by the Government with the approval of the Conservation Committee constituted by the Government.
- (e) “Heritage Precinct” means any group of buildings or an area or site/s, roofs capes, skylines, street line, point of view or vista for the community or portion thereof that is considered to be of architectural, cultural, social, archaeological, historic, aesthetic and landscape value or being associated with a person or event of local, regional, national importance as may be decided by the Government with the approval of the Conservation Committee.
- (f) “Chairperson” means Chairperson appointed by the Government having prescribed qualifications and status as defined in the Rules.
- (g) “Member” means Member appointed by the Government having prescribed qualifications and status as defined in the Rules.
- (h) “Member Secretary” means Member Secretary appointed by the Government.

2. General Instructions.—

1) Applicability:— These instructions will apply to those buildings, artifacts, areas, precincts, zones, promenades, boulevards, etc. (herein and thereafter referred to as “listed buildings” or “listed precincts” or “conservation zones”) of architectural, cultural, social, archaeological, historic, aesthetic, natural value or of value as open spaces, skylines, roof scapes/precincts, view or vista for the community or being associated with a person or event of local, regional, national importance which will be listed in a notification to be issued by the Government. These regulations will also be applied to those buildings/precincts which are not listed/not falling within the Conservation areas but where the Conservation Committee feels that these buildings/precincts have intrinsic heritage value.

2) Restriction on Development/Redevelopment/Repairs:— No development or redevelopment or engineering operation or additions, alterations renovations including the painting of buildings, replacement of special features or demolition of the whole or any part thereof or plastering of said listed buildings or listed precincts or conservation zone/zones shall be allowed except with the prior written permission of the Chairperson, Conservation Committee. This will also be applicable to those buildings/precincts which are not listed/not falling within the Conservation areas but where the Conservation Committee feels that these buildings/precincts have intrinsic heritage value.

The Chairperson shall act on the advice of or in consultation with the Conservation Committee as appointed by the Government (herein and thereafter called the “Conservation Committee”).

2(a) Procedures for obtaining permission shall be as per 6B.1.7 of Goa Land Development and Building Construction Regulations, 2010. The guidelines for design to be followed are given at 6B 1.8 of the same regulations.

2(b) For Archaeological sites/monuments declared protected sites and monuments in GOA and within a minimum area up to 300 meters from the Protected monuments notified under the Ancient Monuments and Archaeological Sites and Remains Act, 1958 (Central Act 24 of 1958) -a NOC from the designated authority of the Director General, Archaeological Survey of India, New Delhi is required in addition to 2(a).

2(c) For Archaeological sites/monuments under the Goa, Daman and Diu Ancient Monuments and Archaeological Sites and Remains Act, 1978 a NOC from the Director of Archives/Archaeology, Panaji-Goa, are required in addition to 2(a).

3) In relation to religious buildings in the said list, the changes, repairs, additions, alterations and renovations required on religious grounds mentioned in the sacred texts, as part of holy practices laid down in specific religious codes shall be treated as permissible, subject to their being in accordance and in consonance with the original structure and architecture; designs, aesthetics and other special features thereof. This will also be applicable to religious buildings outside the said list/conservation areas where the Conservation Committee feels that these religious buildings/precincts have intrinsic heritage value.

4) Preparation of list of heritage buildings and heritage precincts/conservation areas/zones:— The said list of individual buildings, artifacts, areas, precincts, zones, promenades, boulevards, etc. (hereinafter referred to as “listed buildings” or “listed precincts” or “Conservation zones”) of architectural, cultural, social, archaeological, historic, landscape, aesthetic value or of value as open spaces, skylines, roof scapes, view or vistas for the community or being associated with a person for the community or being associated with a person or event of local, regional, national importance to which this part apply shall form part of these Regulations read with the Goa Town and Country Planning Act, 1974.

This list may be supplemented, altered, deleted or modified from time to time by Government on receipt of proposals from the Chairperson or from the said Conservation Committee or by Government suo motto, provided that before the said list is supplemented, altered, deleted or modified, objections and suggestions are invited from the public and duly considered by the Chairperson, Conservation Committee and by Government.

5) Power to alter, modify or relax the Conservation Committee Regulations:— After consultation with the said Conservation Committee, the Government shall have the power to alter, modify or relax the provisions of other Regulations if that is required for the protection, preservation and/or conservation of the historic, cultural, landscape, aesthetic, recreational, architectural, archaeological, social quality of any listed building/buildings or listed precinct/precincts or areas/areas or zone/zones.

6) Hearing to persons likely to be affected:— Provided that in case any alterations, modifications or relaxation of any of the provisions of the Goa Land Development and Building Construction Regulations, 2010 will cause undue losses to the owners/leases of heritage buildings/precincts/conservation's zones, the Chairperson shall give an opportunity of hearing to the said owner/owners/leases and to the public.

7) Grant of Transferable Development Rights in cases of loss of Development Rights:— If any application for development is refused under this part or conditions imposed while permitting such development, which deprive the owner/lessee of any unconsumed FAR (Floor Area Ratio), the said owner/lessee shall be compensated by a grant of a Development Rights Certificate (hereinafter referred to as "TDR"/"TRC") of the nature set out in the Appendix and as may be prescribed by Government from time to time. The extent of "TDR"/"TRC" certificates to be granted may be determined in consultation with the Conservation Committee and will not be awarded unless sanctioned by the Government.

8) Maintaining Skyline/Roof scape:— Buildings included in listed Heritage Precincts or Conservation Zones shall maintain their skyline or roof scape in the precinct. No high rise development which in the opinion of the Conservation Committee will be detrimental to the skyline or roof scape or land scape in the heritage precinct or conservation zone shall be allowed as may be existing in the surrounding area, so as not to diminish or destroy the value and beauty of the said listed heritage building or precinct or conservation zone. Development within the precinct shall be in accordance with the guidelines framed by the Conservation Committee.

9) Provision of repeals of other Acts/Rules in force and Restrictive Covenants:— Restrictions existing as on the date of this notification imposed under covenants, terms and conditions on plots held either by the State Government or by the Mormugao Port Trust or by any of the Corporation of City of Panaji/Municipal Councils shall continue to be imposed in addition to the Goa Land Development and Building Construction Regulations, 2010. However, in case there is any conflict with the heritage protection, preservation or conservation interest, then the Conservation Committee Regulations will prevail.

10) Repair Fund:— All buildings, artifacts, structures and sites shall be repaired by the owners/lessees of these properties themselves. A fund may be created; however, to be kept at the Chairperson's disposal who may make disbursements from these funds in consultation with the Conservation Committee to carry out the repairs if needed in public interest.

4. Grading of listed buildings, precincts or Conservation Zones in State of Goa by the Conservation Committee :

It would be considered mandatory to indicate a grade for every listed building or listed precinct or conservation zone. Grade I, Grade II A, Grade II B or Grade III would be the standard

accepted norm for grading of all listed buildings and/or precincts and/or Conservation zones. The meanings of these Grades and basic guidelines for development permissions are as follows:

Grade I:

1. Definition: Grade I comprises of buildings and precincts of national or historic importance embodying excellence in architectural style, design, technology and material usage; they may be associated with a great historic event, personality movement or institution. They may have been or currently are Urban or Rural landmarks.

2. Objective: Grade I deserves careful preservation.

3. Scope for changes: No interventions would be permitted on the exterior or the interior unless it is necessary in the interest of strengthening and prolonging the life of a building or precinct or any parts or features thereof. For this purpose, absolutely essential and minimal changes would be allowed which must be in accordance with the originality of the structure.

4. Procedure: Development permissions for changes would be given by the Statutory Authority on the advice of the Conservation Committee to be appointed by the GOA Government.

5. Vistas and Surrounds: All development in areas surrounding Grade-I buildings and precincts shall be regulated and controlled, ensuring that this development does not mar the grandeur of or views from the Grade I building or precinct.

Grade II A & Grade II B:

1. Definition: Grade II A and II B comprise of buildings of regional or local importance, possessing special architectural or aesthetic merit, cultural or historic values although of a lower scale than Grade I. These are local landmarks, contributing to the image and identity of the region. They may be the work of master craftsman or may be models of proportion and ornamentation or designed specially to suit a particular climate.

2. Objective: Grade II A & II B deserves intelligent conservation.

3. Scope for change:

Grade II A

Internal changes and adaptive re-use will be generally allowed but external changes will be subject to scrutiny. Care will be taken to ensure the conservation of all the aspects for which the building or precinct is on the list and graded as Grade II A.

Grade II B

In addition to the above extension of additional buildings in the same plot could, in certain circumstances, be allowed provided that the extension/additional building is in harmony with and does not detract from the existing building or buildings or precincts especially in terms of façade, scale and height.

4. Procedure: Development permission for the changes would be given by the Statutory Authority in consultation with the Conservation Committee.

Grade III:

1. Definition: Grade III comprises of buildings and precinct of importance from the point of view of their being part of a townscape. They might evoke an architectural, aesthetic or sociological interest although not as much as Grade I and Grade II A or II B. These contribute to determine the character of the locality and can be representative of a lifestyle of a particular

community or region. They may also be distinguished by a setting on a street line or special character of their façade and uniformity of height and scale.

2. Objective: Grade III deserves protection of unique features and attributes.

3. Scope for changes: External and internal changes and adaptive re-use would generally be allowed. Changes can include extensions additional buildings in the same plot or compound provided that these extensions or additional buildings are in harmony with and do not detract from the existing heritage building or precinct especially in terms of height and/or façade.

Reconstruction may be allowed when the building is structurally weak or unsafe or when it has been affected by accidental fire or any other natural calamity or if reconstruction is required in order to consume the permissible FAR and no option other than reconstruction is available. However, unless absolutely necessary, nothing should spoil or destroy any special features or attributes for which it has.

4. The composition of Conservation Committee:

There shall be a Conservation Committee under these Regulations, consisting of following 13 (Thirteen) members as follows:

- | | |
|--|-----------------------|
| 1. Minister (Town and Country Planning)
Secretariat, Porvorim, Goa | - Chairman |
| 2. Chief Secretary
Secretariat, Porvorim, Goa | - Vice
Chairman |
| 3. Secretary (Town and Country Planning)
Secretariat, Porvorim, Goa | - Member |
| 4. Chief Architect, PWD, Altinho, Panaji, Goa | - Member |
| 5. Superintending Archaeologist, A.S.I, GOA Circle, Old Goa | - Member |
| 6. Director of Archives & Archaeology, Panaji, Goa | - Member |
| 7. Nominee of Indian Institute of Architects (Goa Chapter) | - Member |
| 8. Nominee of Institute of Engineers - India (Goa Local Center) | - Member |
| 9. Nominee of Institute of Town Planners - India
(Goa Regional Chapter) | - Member |
| 10. Nominee of CREDAI Goa | - Member |
| 11. Architect nominated by Government | - Member |
| 12. Civil Engineer nominated by Government | - Member |
| 13. The Chief Town Planner T&CPD, Panaji, Goa | - Member
Secretary |

5. Conduct of the Conservation Committee:

a) Special powers:—

- i) The Committee shall have the powers to co-opt up to 2 (two) additional members who may have special knowledge of the subject, and who may be Experts of repute on Heritage/Conservation/History/Landscape/Natural History and other related fields to seek expertise on a specific proposal before the Commission if required.

- ii) The Committee shall have office in GOA with necessary administrative/technical staff as per staff pattern recruitment rules and account code as may be defined by the Government.
 - iii) The Committee shall have powers to invite special invitees based on location of the proposals under its consideration from the concerned Local self Governments/ /Authorities viz; City Corporation/Municipal Council/Village Panchayats, Planning and Development Authority, Taluka/District level Town and Country Planning Department Offices and/or MLA of the area where the project is proposed in their constituency.
 - iv) The Committee shall have powers to notify/publish and direct Executive Officer of the local authority/body/local self Government not below the rank of Collector to execute orders on behalf of the Committee to remove/demolish unauthorized constructions in the Conservation zone in public interest.
 - v) The Committee shall have powers to make and seek financial provisions for funds in form of grant in aid/soft loan from the Government of Goa or other National or International Agency to manage the finances, audit and accounts of the Committee.
- b) Term of office and Tenure of Members:—
- i) Save as otherwise provided in these rules the Chairperson and the Members of the Committee shall hold office for a period of three years from the date of their appointment by notification unless the term of office is terminated earlier by the Government. The State Government has powers to supersede and reconstitute the Committee by a general or special order and any such direction shall be complied with by any or all.
 - ii) The tenure of the members in the category, 4, 5, 6, 7, 11 and 12, above shall change after three years provided however that the same person is eligible for reappointment as member. In case of Chairperson who is nominated by the Government the tenure of the membership is three years and that the same person is eligible for reappointment for another term of three years period with maximum tenure of six years only.
- c) Membership roll:— The Chairperson or Committee or Member Secretary of the Committee shall keep a record of the names of the members and their addresses.
- d) Change of address:— If a member changes his address, he shall notify his new address to the Member Secretary, who shall thereupon enter his new address in the official records (but if he fails to notify his new address the address in the official records shall for all purposes be treated as his correct address).
- e) Honorarium, allowance payable to members of the Committee:—
- i) The Chairperson in case of non-official as per definition shall be paid a fixed monthly honorarium of Rupees one thousand only. The other terms and conditions of service of the Chairperson, including allowances payable shall be as may be specified in the order of appointment and in absence of being so specified, such terms and conditions shall be as far as may be, the same as are applicable to Senior Class I Officer of the GOA Government.
 - ii) Non-official member of the Conservation Committee who attend the meeting/ /inspection shall be paid a sitting allowance of Rupees 500/- per sitting for each day of the actual meeting/site inspection carried out by them. No other TA/DA will be payable.

- iii) An official member of the Conservation Committee shall be paid daily and travelling allowance as permissible under the relevant rules of their respective Government under whom he is serving according to his grade under the Supplementary and Fundamental Rules.
- f) Notice of Meetings:—
 - i) The meeting of the Committee shall ordinarily be held in GOA on such dates as may be fixed by the Chairperson; provided that it shall meet at least once in every three months.
 - ii) The Chairperson shall, upon the written notice of not less than 7 (seven) members of the Committee shall call a special meeting.
 - iii) 15 (fifteen) clear day's notice of an ordinary meeting and 5 (five) clear day's notice of an special meeting specifying the time and the place at which such meeting is to be held and the business to be transacted thereof shall be given by the Member Secretary to the Members.
 - iv) Notice of the meeting shall be given to the members by delivering the same by a messenger/or by courier or by sending it by post/Fax/E-mail or telephonic message to his last known place of residence or business in any such manners the Chairperson may in the circumstances think fit.
- g) Conduct of meeting:—
 - i) No member shall be entitled to bring forward for the consideration of the meeting any matter of which he has not given 10 (ten) clear day's notice to the Member Secretary, unless the Chairperson, in his discretion permits him to do so.
 - ii) The Committee may adjourn its meeting from day to day or any particular day; where the meeting of Committee is adjourned from day to day, notice of such adjourned meeting shall be given to the members available at the place where the meeting is adjourned, if held and it shall not be necessary to give notice of the adjourned meeting to the other members.
 - iii) Where the meeting of the Committee is adjourned not from day to day but from the date on which the meeting is to be held to another day, notice of such meeting shall be given to the members as provided in the sub-rule (f) of the rule.
- h) Presiding officer:— The Chairperson shall preside at every meeting and in his absence the Member Secretary shall hold the meeting or in absence of both the members present shall elect any one of the members to preside at the meeting.
- i) Quorum:—
 - i) One-half of the total members as per the notification of the Committee shall form the quorum for any meeting.
 - ii) If at any time fixed for the meeting or during the course of any meeting less than one half of the total number of members are present, the Chairperson may adjourn the meeting to such date and time on the following or on some other future date and time as he may fix.
 - iii) No quorum shall be necessary for the adjourned meeting.

- iv) No matter which has not been on the agenda of the ordinary or the special meeting, as the case may be, shall be discussed at the adjourned meeting.
- v) where the meeting of the Conservation Committee is adjourned under sub-rule (ii) above for want of quorum to the following day, notice of such adjourned meeting shall be given to the members available at the place where the meeting which is adjourned is held by messenger and it shall not be necessary to give the notice of the adjourned meeting to other members.
- vi) Where the meeting of the Conservation Committee is adjourned under sub-rule (ii) above for want of quorum not to the following day and time but to with sufficient gap, notice of such adjourned meeting shall be given to all members as provided in the sub-rule (iv) of (f) above.
- j) Minutes:—
 - i) Record shall be kept of the names of the members who attended the meeting and the proceedings of the meeting in a book to be maintained for the purpose by the Member Secretary.
 - ii) The minutes of the previous meeting shall be read at the beginning of every succeeding meeting and shall be confirmed and signed by the Chairperson/Presiding Officer at such meeting.
 - iii) The proceedings shall be open to inspection by any member at the office of the Member Secretary during office hours.
- k) Maintaining order at the meeting:—The Presiding Officer shall maintain order at the meeting.
- l) Business to be transacted at the meeting:—
 - i) Except with the permission the Presiding Officer, no business which is not entered in the agenda or for which notice has not been given under rule (v) of (f) shall be transacted at any meeting.
 - ii) At any meeting, business shall be transacted an order in which it is entered in the agenda unless otherwise resolved in the meeting with the permission of the Presiding Officer.
 - iii) Either at the beginning the meeting or after the conclusion of the debate on a motion during the meeting, the Presiding Officer or a member may suggest a change in the order of the business as entered in the agenda and if the Chairperson agrees, such a change shall take place.
- m) Decision by Majority:— All questions other than those not covered in the set of Regulations/or not in tune with the rules framed under the regulations or have peculiar situation or speak for interpretations when considered at a meeting of the Conservation Committee shall be decided by a majority of votes of the members present and voting and in event of equality of votes, the Chairperson or in absence of the Chairperson, the member presiding at the meeting as the case may be, shall have a second or a casting vote as per (h) above.
- n) Disqualification of Member/Barring of member from proceedings:—

A member shall cease to be member of the Committee if he—

 - i) is declared to be of unsound mind by a competent Court; or
 - ii) is adjudged insolvent; or

- iii) has been convicted by any Court in India of any offence, and sentenced to imprisonment for not less than two years; or
- iv) is absent without the permission of the Committee in writing from three consecutive meetings thereof or from all the meetings of the Committee for six consecutive meetings;
- v) A member, who is directly or indirectly concerned or interested in any proposal before the Committee, or is professionally interested on behalf of a principal or other person in any manner concerning the Committee, or is engaged at the time in any proceedings against the Committee, shall at the earliest possible opportunity, disclose the nature of his interest to the Committee and the disclosure shall be recorded in the minutes of the Committee. The said member shall not be present at any meeting of the Committee when such a proposal is discussed, unless his presence is required by the other members for purpose of eliciting information, but no member so required to be present shall vote on such proposal.
- o) Filling of vacancies:— In event of a vacancy in the office of any member of the Committee, the vacancy shall be filled by the Government and the person so appointed shall hold office so long as the member in whose place he is appointed would have held office, if the vacancy had not occurred.
- p) No proceeding to be invalid due to vacancy or any defect:— No proceeding of the Committee shall be invalid by reasons of existence of any vacancy in or any defect in the constitution of the Committee.
- q) Staff and office setup of the Conservation Committee:—
 - i) The number of officers and staff to be appointed by the Committee shall be as such as may be approved by the Government in this behalf.
 - ii) The designation, qualifications, pay, allowances and the methods of recruitment of the officers and staff of the Committee shall be such as may be approved by the Government in this behalf and the terms and conditions of service shall be such as applicable to a GOA Government servant. The Committee shall draw budgetary provision under the Town and Country Planning Budget head with account code, pattern of assistance defined staff pattern with recruitment rules thereof as may be defined by the Government.
- r) Power and duties of the Chairperson of the Committee:—
 - i) The Chairperson shall have overall control over day to day activities of the Commission.
 - ii) The Chairperson may undertake tours within Goa and outside Goa after obtaining permission of the Committee, provided that the Chairperson may order delegate any of his powers or functions under these rules to the Member Secretary subject to such restrictions and conditions as may be specified in the order, provided further that whenever the chairperson is unable to discharge his function owing to absence, illness or any other cause or in event of any vacancy in his office by reason of death, resignation, disqualification or otherwise, the Member Secretary shall exercise the powers and perform the functions of the Chairperson under these rules until the date on which the Chairperson resumes his duties or a new Chairperson assumes office.

- s) Power and duties of the Member Secretary:— The Member Secretary shall be subordinate to the Chairperson and shall, subject to the control of the Chairperson, exercise the following powers.
- i) The Member Secretary shall be in charge of all confidential papers of the Committee and shall be responsible for preserving them,
 - ii) The Member Secretary shall produce such papers whenever so directed by the Chairperson and shall make available such papers to any member of the Committee,
 - iii) The Member Secretary shall be entitled to call for the services of any officer or employee of the Committee and files, papers and documents for study as also to carry out inspections with other Members of the Commission at anytime including checking of accounts, vouchers, bills and other records and stores pertaining to the Committee,
 - iv) The Member Secretary shall make all arrangements for holding the meetings, inspections of the Committee and meetings of sub-committees constituted by the Committee,
 - v) All orders or instructions to be issued by the Committee shall be over the signature of the Member Secretary who shall authorize, sanction pass all payments against all allotments made or estimates sanctioned by the Committee,
 - vi) The Member Secretary shall exercise such other powers and perform such other functions as may be delegated to him from time to time by the Commission or by the Chairperson, Conservation Committee.

6. The terms of reference of the Conservation Committee (CC) shall be, inter alia.—

1) To recommend to the Local Authority whether development/building/demolition permission/sanction should be granted under the Heritage Regulations and conditions thereof in Heritage Precincts/Buildings/Conservation areas as shown in the Statutory plans or for buildings/group of buildings outside the Conservation areas but having explicit heritage value as deemed by the Committee. The permission/sanction shall be valid for a period of three years and renewals shall be issued on one year basis. To direct to remove/demolish unauthorized construction in Conservation Zone.

2) To prepare or oversee the preparation of a list (therein and thereafter referred to as “the list”) of individual buildings, areas, precincts or groups of buildings, sites, artifacts, boulevards, promenades, or any such area earmarked in the Statutory Plans (herein and thereafter referred to as “listed buildings/precincts/conservation zones”) which has architectural, cultural, social, archaeological, historic, landscape, aesthetic value or as an open space, skyline, roof scape, view or vista for the community or is associated with a person or event of local, regional, national importance to which the Heritage Regulations could apply. In this regard the Committee shall have powers to appoint Consultants/Sub-committee of Members of the Committee to oversee and prepare the list within a specified time frame.

3) To advise on the delisting/redefinition and reuse of listed structures in Conservation Zone in event of fire/collapse with approval of the Government. To take over individual buildings, areas, precincts or groups of buildings, sites, artifacts, boulevards, promenades, or any such area earmarked in the Statutory Plans (herein and thereafter referred to as “listed buildings/precincts/conservation zones”) which has architectural, cultural, social, archaeological, historic, landscape, aesthetic value or as an open space, skyline, roof scape, view or vista for the

community or is associated with a person or event of local, regional, national importance in event of inability of the owner to maintain the building with the approval of the Government.

4) To advise whether any relaxation, modification, alteration or variance of any of the Goa Land Development and Building Construction Regulations, 2010 is called for under the Conservation Committee Regulations, case by case or general as a whole.

5) To advise in the operation of the above mentioned Heritage Conservation Regulations to regulate, eliminate/remove and demolish outdoor advertisements/hoarding/signage on the Façade of a listed building individual buildings, areas, precincts or groups of buildings, sites, artifacts, boulevards, promenades, or any such area earmarked in the Statutory Plans (herein and thereafter referred to as “listed buildings/precincts/conservation zones”) which has architectural, cultural, social, archaeological, historic, landscape, aesthetic value or as an open space, skyline, roof scape, view or vista for the community or is associated with a person or event of local, regional, national importance and to recommend guidelines to be adopted by private parties who sponsor beautification programs under Sponsorship Scheme in Conservation Zone and give approval for such proposals.

6) To advise whether to allow the consumption of the Transfer of Development Rights Certificate in a Heritage precinct/area/Conservation zone to designated receiving areas in the statutory plans as per the laws to be framed by the Government and identify such receivable areas for TDR, from time to time.

7) To advise in cost of repairs to be given to owners of existing building should need to arise to help a listed building owner to bring his listed building back to its original shape. For this purpose the Conservation Committee may also try to keep raise funds through private sources/by way of soft loans for completion of works with terms and conditions as specified in Special Vehicle Schemes of the Government.

8) To prepare or oversee the preparation of design guidelines for listed buildings/precincts/conservation zones from the point of view of height control, maintenance of essential façade characteristics and other design elements, of style and to suggest suitable designs adopting new materials for replacements keeping the old form intact as far as possible and with universally accepted conservation principles in special sensitive areas identified by the Committee.

9) To advise on any other issue as may be required from time during the course of scrutiny of proposals that may come before the Conservation Committee and in the overall interest of protection, preservation and conservation of the state heritage.

10) To appear before Government either independently or collectively or through or on behalf of the Chairperson in cases of proposals for listed buildings/precincts/conservation areas or zones been placed on the heritage list.

7. Procedure for obtaining Development permission.—

Development permission would be given by the Statutory Authority itself but in consonance with guidelines that are laid down by Government in consultation with the Conservation Committee.

The guiding factors for Drawing/Designing of any structure in Conservation areas shall be:

- a) Overall Architectural features in the area.
- b) Architectural elements used in the Buildings in that street.
- c) Overall façade pattern of the generally/universally appreciated buildings in that area.

- d) Socio cultural profile of the area; and
- e) The on-going commercial activities with special reference of traditionally followed trade in terms of mixed land-use or single land-use.

It is expected that the Designer will attempt to enhance the aesthetical beauty of the area or at least attempt to retain the same in terms of architectural, socio-cultural and historic forms and values. It is also expected that when a design is conceived the same is not inconsistent in character with the rest of the area. It is also expected that the sky line and the important elements of design used in the façade of the buildings are picked up from the generally adopted elements in the said areas especially when designing the masonry work as well as the wood work (thresholds, window frames, etc.). It is also highly desirable to consider the landform for achieving better results in site planning of the structures and cutting and filling of land is avoided. The vegetation in the backdrop of the proposed buildings with special reference to the trees is also to be taken into consideration while designing the roofscape of the building. It is also worthwhile to consider the color scheme for the building in advance to blend with the ambience of the said area and street.

²⁸³[ANNEXURE-X

Rules for Notary Architect and Notary Engineer for risk based classification of approvals

(1) Notary Architect and Notary Engineer registered shall be authorized to issue third party certification for low risk buildings in plots formed by way of finally approved sub-division layout and partitioned plot forming part of finally approved subdivision layout approved by competent authorities for residential buildings in plot area upto 500 sq.mts. having maximum built up area of 500 sq. mts. and height limited to G+2 storeys including stilt floor.

(2) Procedure for empanelment and registration shall be as specified.

²⁸⁴{(3) Duties and responsibilities of Notary Architect and Notary Engineer:— (a) For issue of Third Party or self Technical Clearance/Development Permission/ Completion Order, the Notary Architect/ Notary Engineer shall,—

(i) obtain all documents including certificate of conformity with these Regulations/Affidavits, Structural liability/Stability Certificate as the case may be; conduct site inspection as may be necessary and ²⁸⁵{remit the Infrastructure Tax} to the Government treasury.

(ii) sign the formats and building plan/Completion order of low risk buildings for issue of building license by respective Village Panchayat/Municipal Council/Corporation.

(iii) maintain register of applications received towards Technical Clearance/Development Permission/Completion Order and also retain a set of all the documents for his record and for inspection of the designated officer of the Town and Country Planning Department/Planning and Development Authority.

(iv) in case of any complaints and Court cases arising out of the Technical Clearance/Development Permission/Completion Order, it shall be the responsibility of the Notary Architect or Notary Engineer to defend himself and the Town and Country Planning

²⁸³ Substituted vide Amendment Regulation, 2019.

²⁸⁴ Substituted vide Amendment Regulation, 2022.

²⁸⁵ Corrected vide Corrigendum No. 21/1/TCP/2022/GLDBCR/840 dated 31-05-2022.

Department or Planning and Development Authority shall not be responsible/liable in any manner whatsoever.

(v) the Town and Country Planning Department or Planning and Development Authority shall not be responsible for any disputes arising between the Notary Architect or Notary Engineer and/or the Architect or Engineer who has prepared the Plan and/or the owner/project proponent.

(b) For issue of Third Party or self Certification to enable the Town and Country Planning Department or Planning and Development Authority to issue Technical Clearance/Development Permission/Completion Order, the Notary Architect or Notary Engineer shall,—

(i) to scrutinize the applications received for issue of Third Party or self Certification under these rules and in accordance with the Regulations by conducting site inspection as may be necessary.

(ii) sign the formats and building plan of low risk buildings as required under the Regulations by obtaining all documents including certificate of conformity with Regulations, Affidavits, Structural liability/Stability Certificate, as the case may be; and submit it to the Town and Country Planning Department/Planning and Development Authority, as the case may be.

(iii) maintain register of applications received for Third Party or self Certification towards issue of Technical Clearance/Development Permission/Completion Order and also retain a set of all documents for his record and for inspection of the designated officer of the Town and Country Planning Department/Planning and Development Authority, as the case may be.

(iv) in case of any complaints and Court cases arising out of the Technical Clearance/Development Permission/Completion Order, it shall be the responsibility of Notary Architect or Notary Engineer to defend himself and the Town and Country Planning Department or Planning and Development Authority shall not be responsible/liable in any manner whatsoever.

(v) the Town and Country Planning Department or Planning and Development Authority shall not be responsible for any disputes arising between the Notary Architect or Notary Engineer and/or the Architect or Engineer who has prepared the Plan and/or the owner/project proponent. }

(4) Power of designated Chief Town Planner to act against Notary Architect/Notary Engineer in case of default/complaint.

If any Notary Architect or Engineer, as the case may be, fails to discharge his duties and responsibilities, the Chief Town Planner, may after giving him/her a reasonable opportunity of being heard in the manner as such as may be prescribed, and by an order remove his name from the Records of NOTARY Architect or Engineer authorized to issue third party certification.

The Licencing Authority i.e. Corporation/Municipal Council in Municipal areas and Village Panchayat in respective panchayat areas shall take note of the discharged Notary Architect or Engineer and shall not honour any third party certification issued by them, thereafter.]

ANNEXURE-XI

27. XI

**Regulations for Farm House and other Auxiliary Structures for Residence of Farmer,
Poultry or Animal Sheds in Agricultural lands**

1. Minimum area of plot : 4,000 m².
2. Maximum permissible Coverage : ²⁸⁶[10% subject to a maximum built up area of 1000m² per holding. The maximum built up area permissible for a farm house irrespective of the area of plot will be ²⁸⁷{1000m²}]
3. Maximum permissible FAR. : ²⁸⁸[10 where area of plot exceeds 10,000 m² with maximum built-up area of 1,000 m²].
4. Maximum permissible height : 7.60 meters from the ground level to the eaves of the roof, including stilts if any.
* Relaxation in height can be considered for specific requirements in case of smoke houses and the like.
5. Access : Farm house shall be accessible by a road of width not less than 6.0 meters (R/W) or a katcha carriageway of not less than 3.0 meters width. The access to the farm house shall not have the gradient of above 1:6.
6. Compound Wall : The compound wall for Farm House to be limited to the height of 1.50 meters [0.90 meter (solid type) and 0.60 meter above to be of wire mesh type] on the side abutting the road and may be solid for other sides.
- ²⁸⁹[7. Setbacks : Front 30 meters or 3/4th depth of the plot whichever is less from the right of way line, if abutting a main road, i.e. MDR/SH/NH and main village road. All other setbacks should be minimum 5.00 meters with no projections in setback areas. For plots abutting SH/NH, prescribed setbacks as applicable shall have to be maintained.
*The front setback can however be relaxed in case depth of the plot is not sufficient to maintain the 30 meters or ¾ depth of the plot guideline].

²⁸⁶Substituted vide Amendment Regulations, 2023.

²⁸⁷Corrected vide Corrigendum No. 21/1/TCP/2021-23/Steering Committee/113 dated 11-08-2023.

²⁸⁸Corrected vide Corrigendum No. 21/1/TCP/2021-23/Steering Committee/113 dated 11-08-2023.

²⁸⁹Substituted vide notification No. 21/1/TCP/2011/Part file/3252 dated 1-8-2011.

NOTE:

- ☐ Farm house shall be used as residence of the owner and farm workers, for storage of agricultural produce, storage of agricultural equipments, manure, pesticides for the use of farming, smoke houses, parking of owners tractors and vehicles and other uses allied to agriculture. In case of single Farm House proposal in a property, the minimum access (R/W) required may be 6.0 meters (R/W) only. It shall not be used as a godown or for other any commercial purpose like club/hotel/casinos etc.
- ☐ Farm houses are not permitted in low lying agricultural lands recorded as rice in the survey records or Forest lands as per Forest Act. However, pump houses of maximum area of 6 sq. meters and of height 1.8 meters may be permitted in such areas.
- ☐ No hill cutting shall be allowed for construction of Farm house. Farm houses are not permitted in sloping land having slope above 25%. Farm houses shall be located and constructed in the flatter portion of the land not having slope of more than 25% slope and cutting shall be restricted to only for the plinth, foundation and for footing only.
- ☐ Only one farm house per holding will be permitted. However for holdings above 20,000 m² of area, additional auxiliary structures of non-habitable nature will be permitted not exceeding the maximum permissible coverage of 5%.
- ☐ The design of the farm house should be in harmony with the surroundings and compulsorily have sloping roof with Mangalore tile cladding. However for farm sheds, poultry sheds/animal sheds etc., asbestos sheet and other kind of roofing materials would be permitted. As far as possible local materials should be made use for the construction.
- ☐ The development in form of access, structures, retaining walls and compound wall should not cause blockage of the natural drainage system.

²⁹⁰[ANNEXURE – XI-A

For Agro Based Activities in Cultivable/Agriculture Zone/Orchards, etc.

Sr. No.	Schemes of the Agriculture Department	Minimum area of the structure	Type of structure	Proposed FAR in percentage to net plot area
(1)	Protected cultivation for growing flowers and vegetables. The farmer gets 100% assistance against standard construction costs. Back ended programmer with a ceiling of maximum assistance for plot area of 4000 sq. mts. per individual green houses, shade, net houses, plastic tunnel	500. mts.	(1)Tubular structure (steel or plastic) (2)Wooden Structure (3) Plastic tunnels	50
(2)	Grading and packing house (As per project)	—	Temporary/Permanent structure	5

²⁹⁰ Inserted vide Amendment Regulations, 2015.

(3)	Pre-cooling/primary proceeding unit (as per project)	200 sq. mts.	Temporary/Permanent structure	5
(4)	Cold storage	As per project	Temporary/Permanent structure	15
(5)	Mushroom production unit	As per project	Temporary/Permanent structure	30
(6)	Pump house with storage for tools and inputs	30 sq. mts.	Temporary/Permanent structure	30 sq. mts. permitted
(7)	Water storage tank -10 cu. meter storage	—	Temporary/Permanent structure	—
(8)	Dairy/Poultry/Piggery	300 sq. mts.	Temporary/Permanent structure	20

Note: ²⁹¹{(1) For all above activities, minimum size of land/plot has to be 4000 sq.mts. except in case of pump houses and dairy farming. In case of dairy farming the minimum plot requirement can be relaxed provided that a minimum plot size of 1000 sq.mts. shall be maintained and the area of structure on such plot shall be restricted to 100 sq.mts., provided further that the plot is surrounded by agriculture areas and preferably away from dense human habitation.}

(2) Prior approval of Director of Agriculture/Director of Animal Husbandry (as the case may be) shall be obtained and accompanied by a project report.

(3) The activities listed at Nos. 2, 3, 4 and 8 may not be permitted in wet cultivated paddy fields.

(4) The activities listed at No. 1 and 5 may be permitted in wet cultivated paddy fields provided the structures are of temporary nature only.

(5) Front set-back for such activities is relaxable to 10.00 mts. from the right of way line and all other set-backs shall remain the same as per farm house guidelines.

(6) A residence for staff/labourers, having a ground floor only and not exceeding 6.00 mts. height upto ridge may be permitted but only as auxiliary to the main use. However, the same shall not be permitted in wet cultivated paddy fields. Also, toilet facilities may be permitted for the activities listed at Nos. 1, 2, 3, 4, 5 & 8.

(7) The area under the residential use for the staff/labourers shall be restricted to 50.00 sq. mts. maximum of the total built up area proposed in the plot.

(8) The structure permitted for the activities listed at Nos. 1 to 8, shall be in addition to any other structure as permitted under Goa Land Development and Building Construction Regulations, 2010, in the same plot.]

²⁹¹ Substituted vide Amendment Regulations, 2019.

²⁹²[ANNEXURE-XII

27.XII

The requirement of minimum width of road for various residential buildings, commercial buildings (Resort/hotels) and Industrial buildings with restrictions shall be as follows:

Minimum width of road and extent of units/floor area in respect of residential buildings

Minimum width of existing road required in meters.**	No. of units	Total Maximum floor area of entire/all building
3 mts. or more, but public road	1 (single dwelling)	500 m2
PUBLIC ROADS		
> 3 upto 4 mts.	2 units	400 m2
> 4 upto 5 mts.	4 units	600 m2
> 5 upto 6 mts.	8 units	1000 m2
6 mts. or greater	180 units	20,000 m2
8 mts. or greater	More than 180 units	> 20,000 m2

** The project proponents shall leave the road widening area as prescribed in the Regional Plan/Outline Development Plan, and other roads not less than 6.0 mts. Most restrictive criteria among no. of units and floor area shall be considered for fixing the minimum width of access.

Minimum width of road and extent of rooms/floor area in respect of Resorts/hotel buildings

(1)	(2)	(3)	(4)	(5)
Sl. No.	Type of Occupancy	Total floor area of the building in sq. mts.	Number of rooms	**Minimum width of existing road required in meters.
1	Resorts/Hotel	Up to 2000	40	6
		Above 2000	More than 40	8

** The project proponents shall leave the road widening area as prescribed in the Regional Plan/Outline Development Plan and the Resorts/Hotels shall be allowed on proposed road widths of atleast 8.0mts. Most restrictive criteria among no. of rooms and floor area shall be considered for fixing the minimum width of access.

Minimum width of access and extent of floor area and number of storeys in respect of Industrial buildings

Sl. No.	Type of Occupancy	Total floor area of the building in sq. mts.	Number of storeys	**Minimum width of existing road required in meters
(1)	Small Industry	1000	2	6
(2)	Small Industry	2000	2	8
(3)	others	Any area	As per permissible height in Regulations	10

²⁹²Substituted vide Amendment Regulations, 2023.

****** The project proponents shall leave the road widening area as prescribed in the Regional Plan/Outline Development Plan and small industry buildings shall be allowed on proposed road widths of atleast 10.0 mts. Most restrictive criteria among Number of storeys and floor area shall be considered for fixing the minimum width of access.

Note: Small scale industrial unit means an industrial unit carrying on small scale industry classified by Government from time to time for this purpose, but does not include an industry included in first schedule of the Factories Act, 1948.].

²⁹³[**ANNEXURE - XIII**

For granting additional FAR of ²⁹⁴[30%] for 4 and 5 star hotels in the State of Goa.

(1) Any existing hotel or hotel under construction or new proposals of 4 star and 5 star categories of hotels are eligible to avail this benefit.

(2) The project proponent has to submit details to the office of the Chief Town Planner, Town and Country Planning Department, Panaji, Goa, comprising of the following:

(i) A Copy of approved plans of the project (applicable to existing hotels).

(ii) A copy of construction licence from the local body (applicable to existing hotels).

(iii) A copy of conversion Sanad.

(iv) A letter confirming star category of hotel, issued by the Ministry of Tourism, Government of India.

(v) The detail report pertaining to infrastructure to be made available such as sewerage treatment plant, solid waste disposal details by taking into consideration additional area being added.

(vi) Plans indicating additional FAR, complying with other prevailing regulations of parking, set-back, access, etc.

(vii) A certificate from consultant that building confirms to the guidelines of 4 and 5 star rating hotels, both for new hotels and for the hotels under constructions.

(viii) A bank guarantee as specified by the Government from time to time shall be issued by the project proponent, guaranting compliance of requirement of 4 and 5 star rating criteria. In case the project proponent fails to submit star category certificate from the specified Competent Authority within 2 years of completion of the hotel, the bank guarantee is liable to be forfeited in favour of the Government.

(ix) The maximum permissible height of the building shall be relaxed for one additional floor only and shall not exceed the building height of 24.00 mts. The building height may be relaxed by the Government to 28.00 mts. in commercial (C-1) zone, on merit of the case, subject to fulfilling the requirement of parking, fire safety measures, etc.

(x) In case of existing buildings, relaxation of 5% additional coverage may be considered by the Government.

(xi) The calculation of ²⁹⁵[30%] additional FAR shall be on total net effective plot area.

²⁹⁶[(xii) The payment of Rs. 20,000/- per square meter for additional FAR shall be deposited within 30 days of issue of demand note for payment]

²⁹³ Inserted vide Amendment Regulations, 2015.

²⁹⁴ Substituted vide Amendment Regulations, 2023.

²⁹⁵ Substituted vide Amendment Regulations, 2023.

²⁹⁶ Substituted vide Notification No. 21/1/TCP/2015/Steering Comm/16/5145 dated 21-12-2016.

(xiii) Adequate additional parking provision to commensurate with the additional built-up area permitted depending on categories of land use and size of development, as specified at Regulation No. 10 (parking) of the Goa Land Development and Building Construction Regulations, 2010.

(xiv) The requirement of access road shall be as per the width specified under the Goa Land Development and Building Construction Regulations, 2010.

(xv) For the buildings above 15.00 mts. height, Fire Department Clearance shall be required as provided under the Goa Land Development and Building Construction Regulations, 2010.

(xvi) Affidavit/Certificate from the Consultant Engineers shall be insisted regarding safety aspect, including structural safety and earthquake resistance, while considering the applications.

ANNEXURE XIV

For allowing additional FAR to the education institutions

(1) The educational institutions recognized by Education Department/Goa University/University Grant Commission/All India Institute of Technical Education/Directorate of Higher Education/ Directorate of Technical Education and Government of Goa are eligible to avail additional FAR for this facility. However, they shall obtain prior no objection certificate for the additional FAR from the concerned Department of the Government of Goa.

(2) Such educational institutes shall have minimum plot area of 2,000 sq. mts.

(3) Such educational institutions are eligible for additional FAR of upto 20% of the standard FAR permissible.

(4) The additional FAR shall not involve any relaxation in other planning parameters except height requirement subject to approval of the Government on a case to case basis.

(5) Only one additional floor is allowed.

(6) The benefit cannot be availed for any leased or rented premises. However, leased land with building owned by the school will be permitted provided the lease is in force for at least 10 years from the date of application.

(7) The proposal shall be submitted to the respective Senior Town Planner's office for scrutiny and submission.

(8) All proposals have to be approved by the Government.

(9) New buildings shall be permitted only on the recommendations of the Department of Education/Higher Education.

(10) An undertaking will need to be issued by the applicant to the effect that the benefit of additional FAR availed shall be strictly for the permitted institutional use only.

(11) A penalty as specified by the Government from time to time shall be levied on the defaulters for, failing to comply with condition No. 10 above.

(12) The Fire Department Clearance shall be insisted for all the cases wherever benefit of additional FAR is availed, irrespective of any height of the building.

(13) Affidavit/Certificate from the Consultant Engineers shall be insisted regarding safety aspect, including structural safety and earthquake resistance, while considering the applications.

ANNEXURE XV

For allowing construction, etc. under “Atal Asra Yojana”

(1) The construction/re-construction/repair of tribal houses shall as far as possible confirm to the land use i.e. Settlement Zone in Regional Plan of Goa 2021.

(2) No new construction shall be permitted in Eco-I category of land uses as per Regional Plan of Goa 2021. However, in case of repairs, renovations and reconstruction of existing houses located in forest lands or in 1 kms buffer zone, the re-construction/renovations/repair may be permitted after obtaining no objection certificate from the Forest Department.

(3) In case the existing houses does not have minimum required access roads, set-backs, the same may be relaxed in case of repair and renovations.

(4) Re-construction and new construction shall still need to have at least 1.50 mts. of access road and 1.00 mts. side set-back, only in such cases where the set-backs are not possible due to ground condition or plot size.

(5) All constructions shall be restricted up to 100 sq. mts. plinth and ground plus one floor and total built-up area shall not exceed 150 sq. mts.

(6) No conversion Sanad, license copy of existing structures shall be insisted for repair, renovations and re-construction proposals.

(7) In case of new construction/re-construction, technical clearance can be granted subject to condition that Sanad is obtained from Competent Authority, unless it is exempted under the Goa Land Revenue Code, 1968.

(8) In case the existing houses are not reflected in survey plan, the Town Planning Officer of the concerned branch office shall inspect the site and submit his report with a sketch plan to the Senior Town Planner by confirming the existence of the structure.

(9) Relaxations in minimum required set-backs as required under the regulations shall be granted subject to obtaining necessary no objection certificates from the immediate plot owner on the affected site.

(10) The applicant should be the owner of the land on which he plans to construct the house, failing which, an irrevocable no objection certificate should be obtained from the owner. Alternatively, the applicant should possess any document to prove that he is a Mundkar or he should be in receipt of a license issued by a Competent Authority. In the absence of the above, any other document could be submitted which proves that applicant can construct the house on a land to the satisfaction of Senior Town Planner.

(11) Minimum plot area, in case of new constructions shall not be less than 60 sq. mts. and the coverage of re-construction shall not exceed 60% of effective plot area.

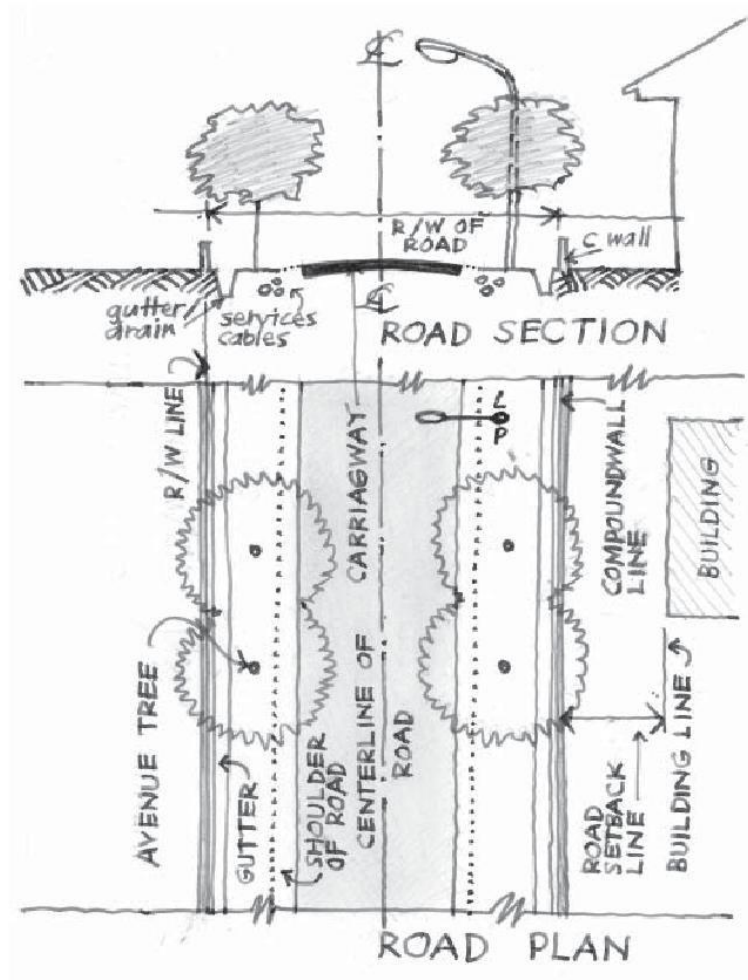
(12) Infrastructure tax shall not be applicable for the construction under the Atal Asra Yojana.

(13) No other fees shall be applicable for the construction under the Atal Asra Yojana.

(14) These provisions for construction/re-construction/repair of tribal houses under these Regulations shall not be applicable to municipal areas, coastal villages except the villages of Cola, Agonda and Velim and for the planning areas under the jurisdiction of respective Planning and Development Authorities.]

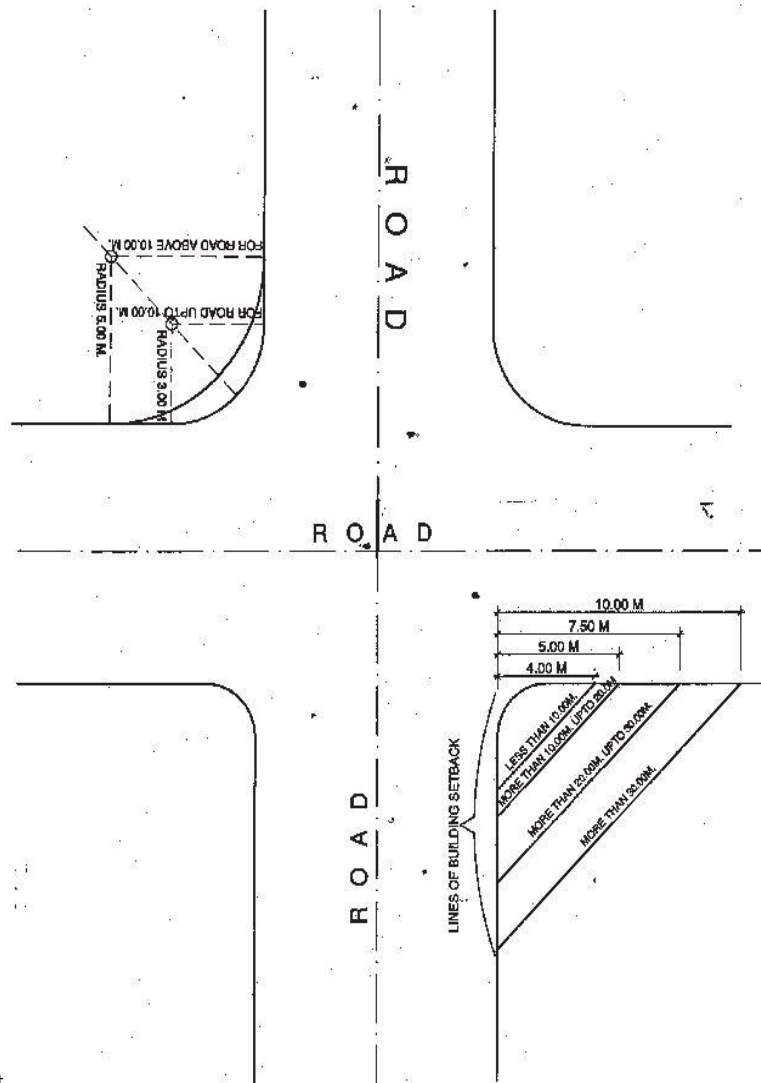
Chapter 28 Sketches for clarification

Sketch No. 1 Definition (113) & Regulation 12.1 R/W section with components.



²⁹⁷ [***]

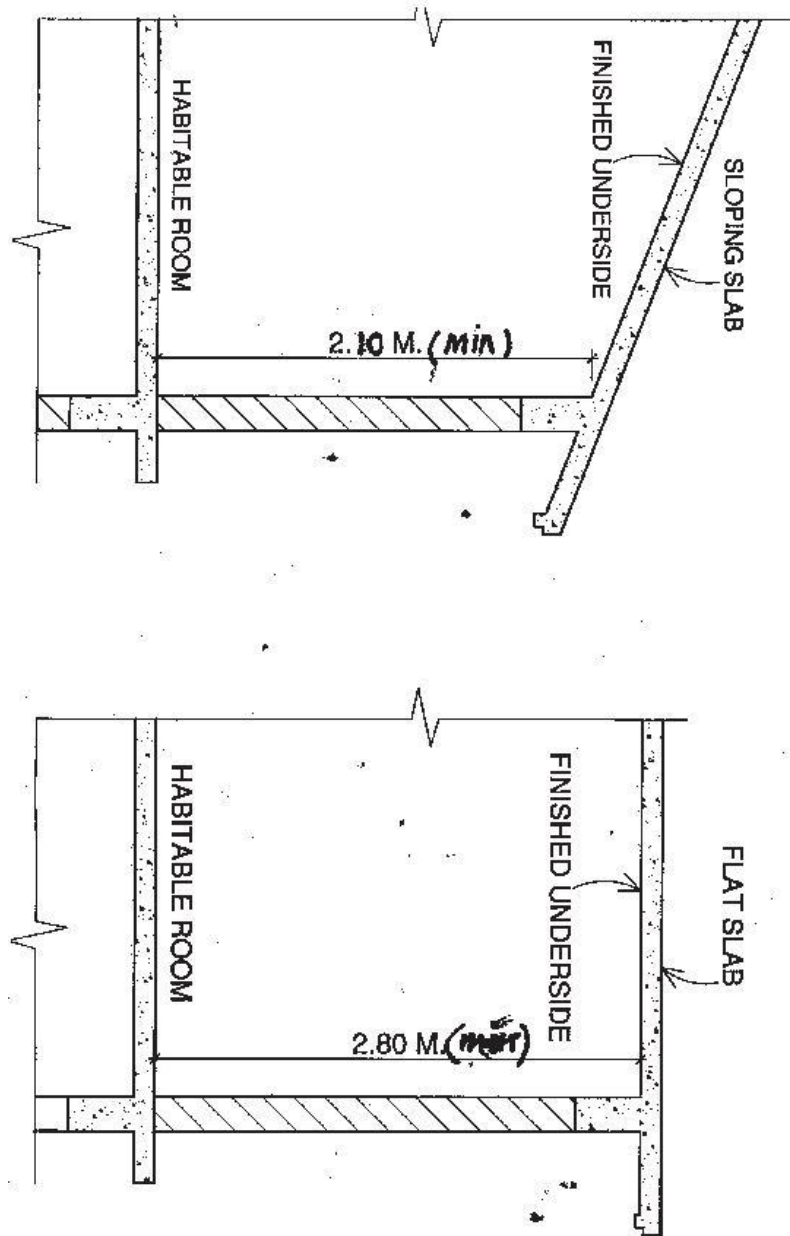
Sketch No. 3 Regulation 4.3 Restriction on Development within line of



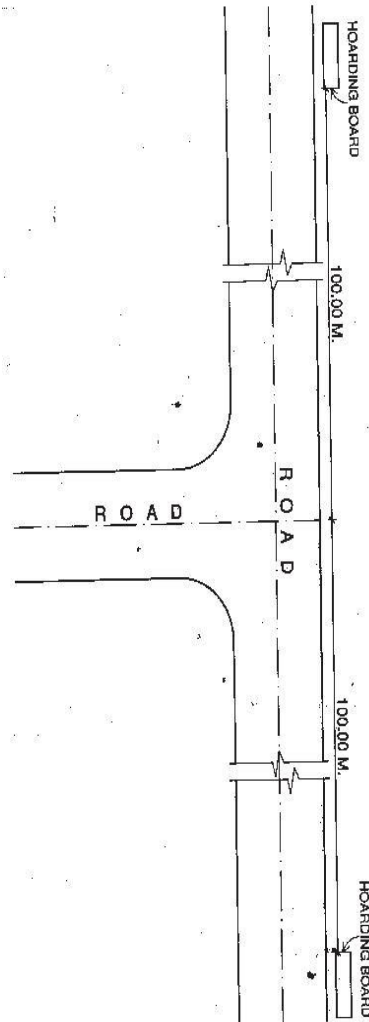
sight

²⁹⁷ Omitted vide Notification No. 21/1/TCP/2011/Part File/3252 dated 1-8-2011.

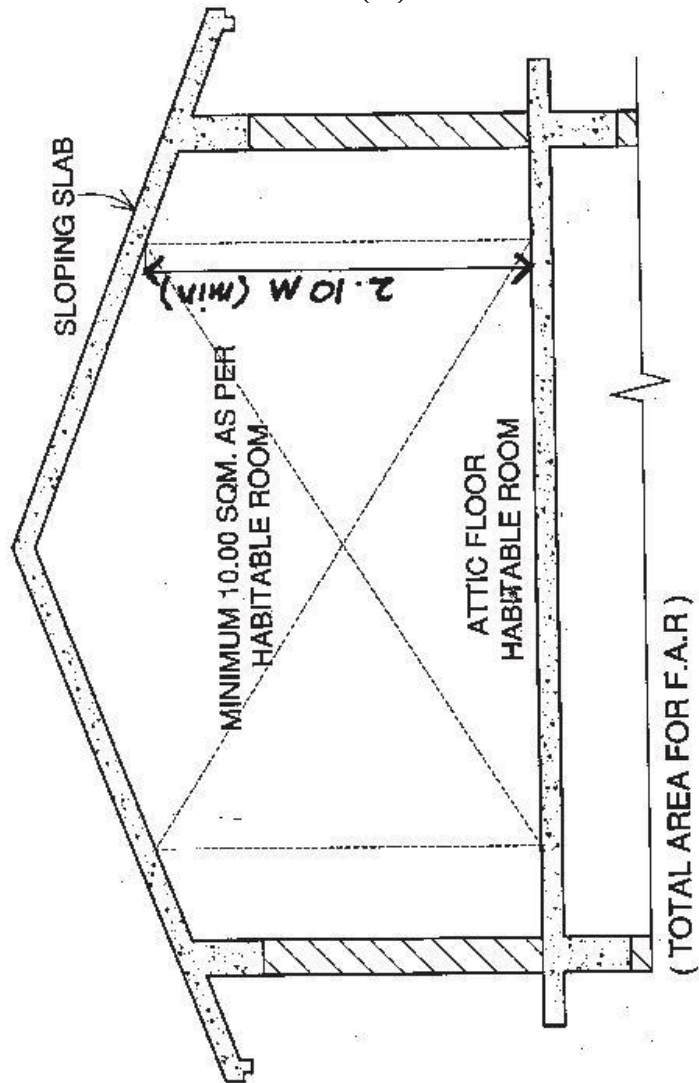
Sketch No. 4 Regulation 13.1(a) Minimum selling height of room



Sketch No. 5 Regulation 17.6 Location of Hording along road.

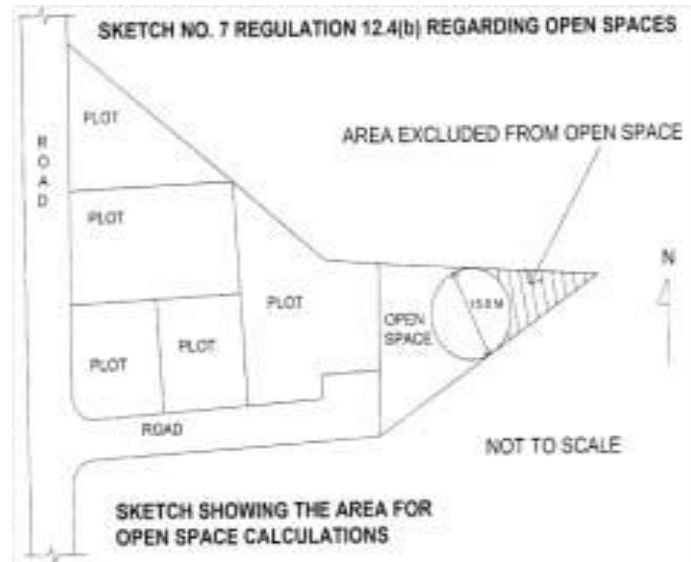


Sketch No. 6. Definition (15) Attic

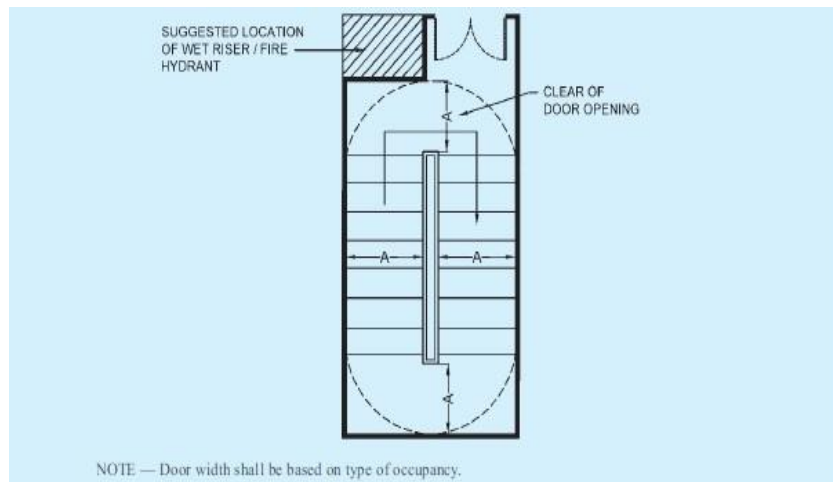


storey/Floor

²⁹⁸[Sketch No.-7 Regulation 12.4(b) Regarding Open Space



²⁹⁹[Sketch No. 8.A Door Location at Landing in Fire Exits
(See Regulation 15.9.2 (h))

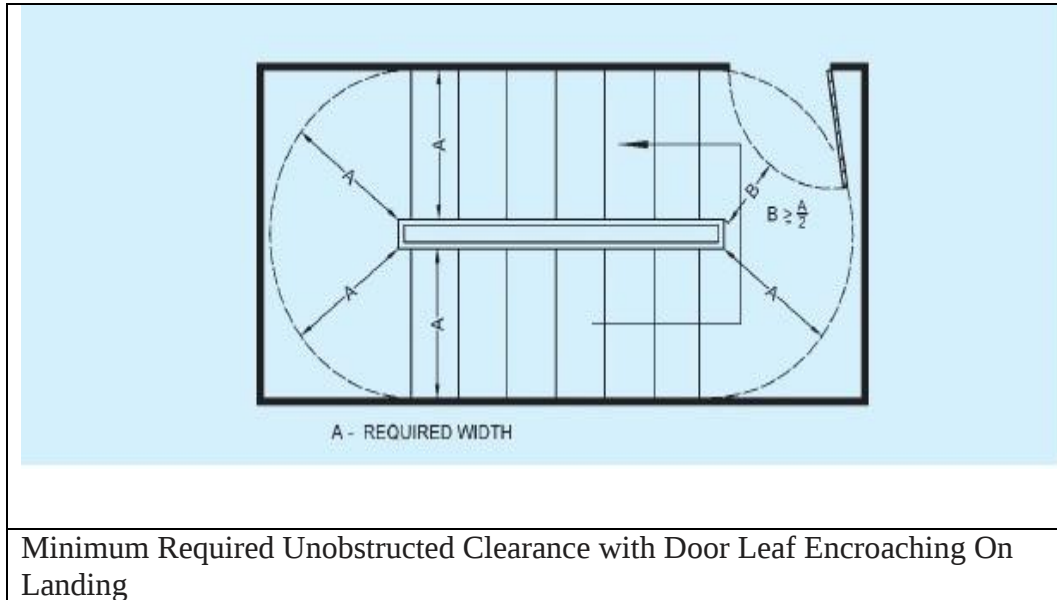


Minimum Required Unobstructed Clearance with Door Leaf Encroaching on Landing
In Institutional and Assembly Buildings

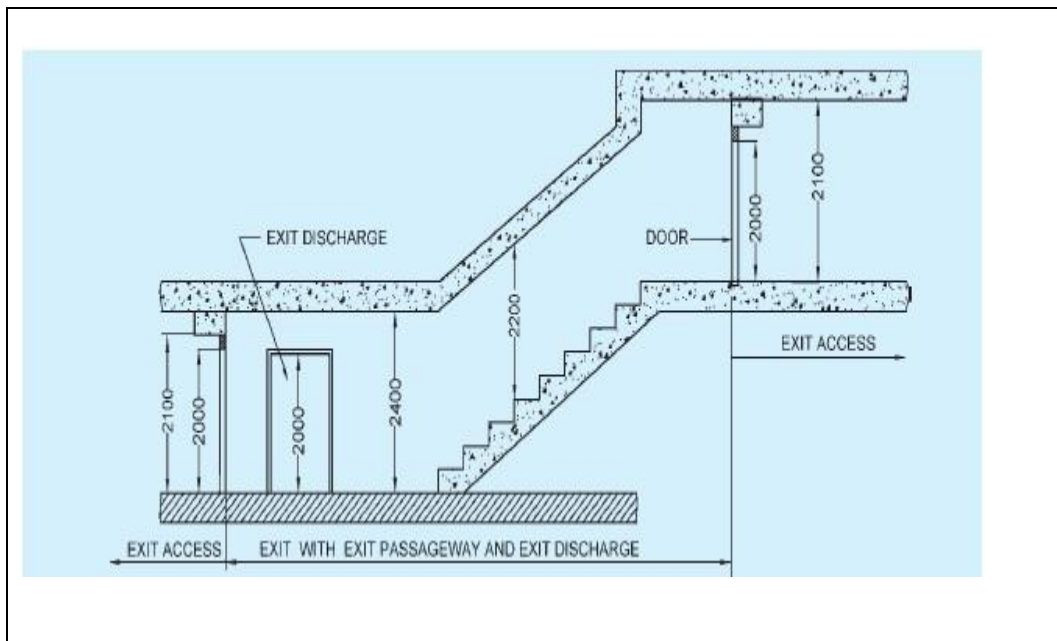
²⁹⁸Inserted vide Notification No. 21/1/TCP/2015/Steering Comm/16/5145 dated 21-12-2016.

²⁹⁹Sketch No. 8 to 14 inserted vide Amendment Regulations, 2023.

Sketch No. 8B. Door location at Landing in Fire Exists (See Regulation 15.9.2 (h))



Sketch No. 9. Minimum Head Room Measurement
(See Regulation 15.9.2 (j))



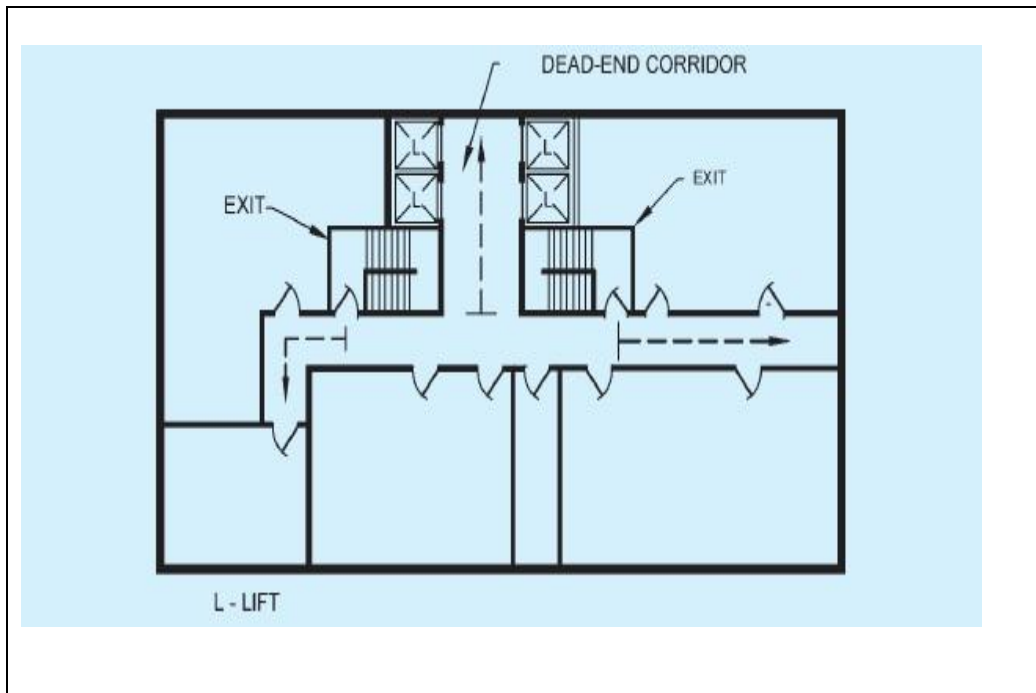
Sketch No. 10. Display Board Regarding Maximum Occupancy

(See Regulation 15.8.4)

MAXIMUM OCCUPANCY ____ PERSONS PERMITTED WITHIN THIS SPACE/ROOM IT IS CONFIRMED THAT THE FIRE EXITS ARE PLANNED FOR EGRESS OF THE OCCUPANCY AS MENTIONED ABOVE AND OCCUPANCY MORE THAN THE ABOVE IS NOT PERMITTED IN THE SPACE/ROOM AS FOLLOWS: SPACE/ROOM DETAIL: _____ FLOOR NO. _____ SIGN: _____ DATE: _____ (MANAGER/AUTHORIZED SIGNATORY)
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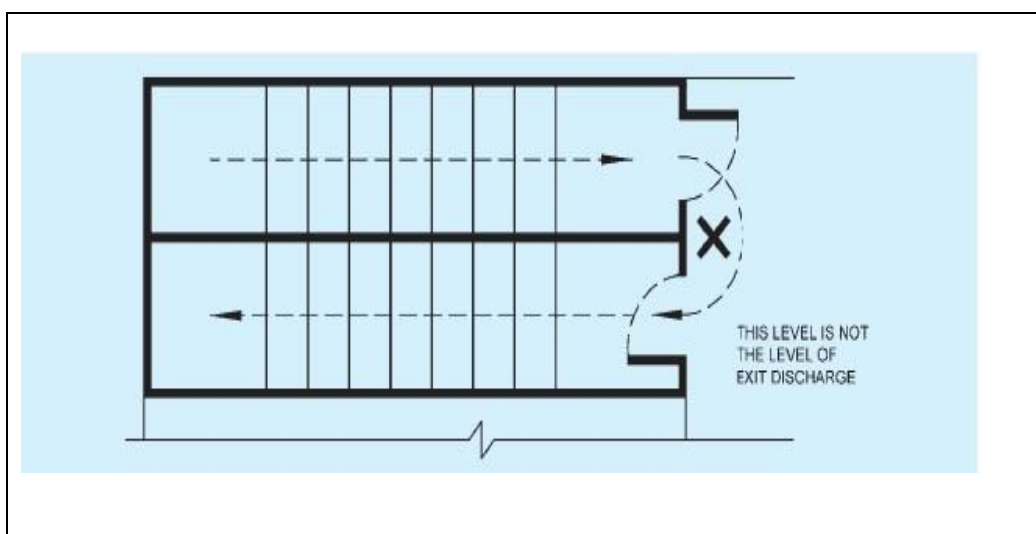
Sketch No. 11. Dead End Corridor

(See Regulation 15.9.4 (c))



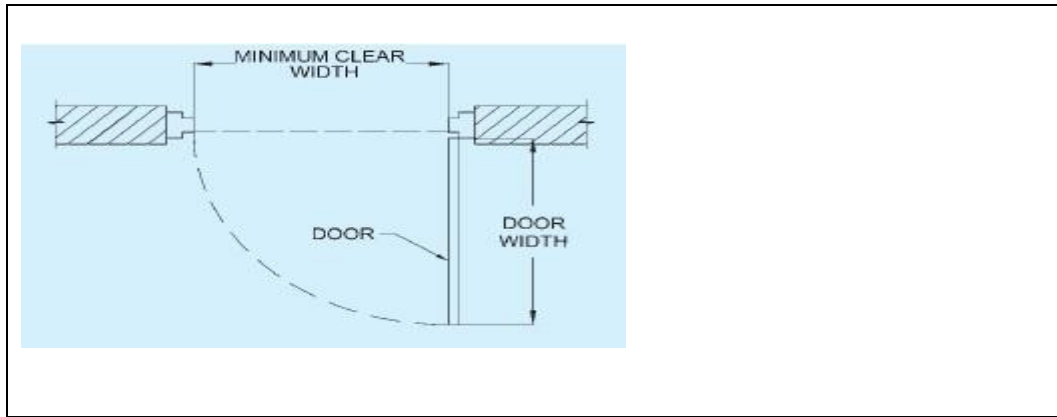
Sketch No. 12. Unacceptable Arrangement for Enclosing a Stair Serving as Required Exit

(See Regulation 15.9.7 (a))



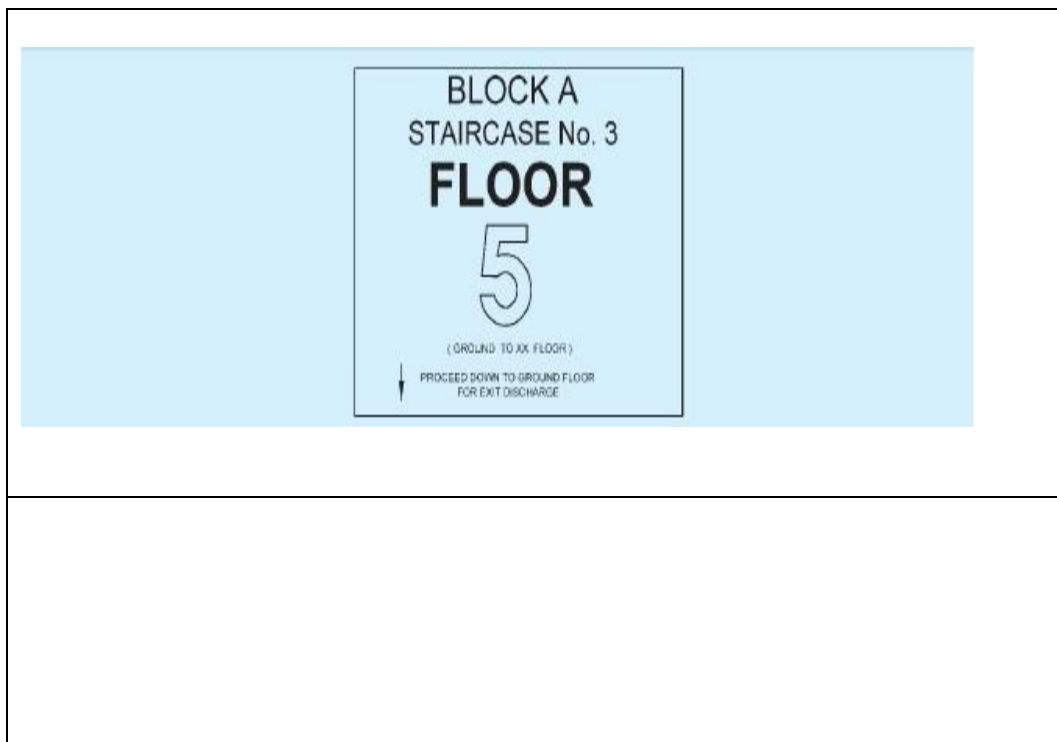
Sketch No. 13. Minimum Clear Door Width

(See Regulation 15.9.7 (b))

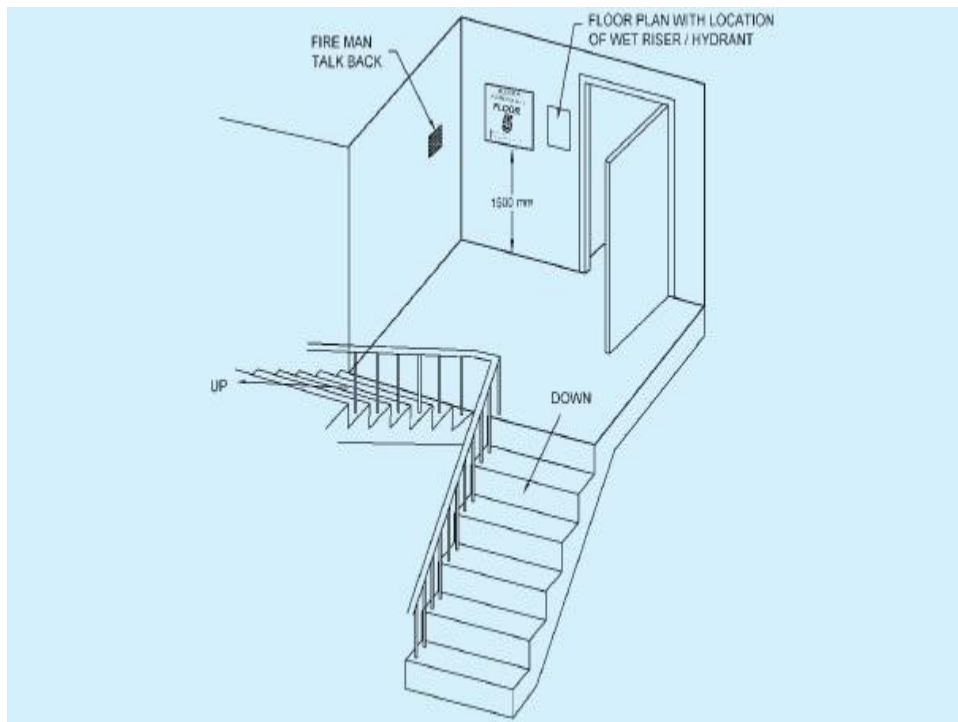


Sketch No. 14. Floor indication Board

(See Regulation 15.11)



14a. Example of a Stairway Marking Sign (Floor Indication Board)



14b. Stair Sign Placement

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

Morad Ahmad, Chief Town Planner & ex officio Jt. Secretary.

Panaji, 6th September, 2010.

