

12. *Amendment of regulation 12.7.*— In regulation 12.7 of the principal Regulations, after clause (c), the following clause shall be inserted, namely:—

“(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, sulabh shauchalaya, pollution control laboratories only if set by Pollution Control Board/Government.”.

13. *Amendment of regulation 13.1.*— In regulation 13.1 of the principal Regulations, after clause (c), the following clause shall be inserted, namely:—

“(d) In case of industrial estates/industrial areas, the height of walls above plinth level shall be 4.25 meters for sloppy sheet roof and 3.75 meters for RCC flat slab for production areas.”.

14. *Amendment of regulation 13.4.*— In regulation 13.4 of the principal Regulations, in clause (a), after sub-clause (vii), the following sub-clause shall be inserted, namely:—

“(viii) In case of industrial estates/industrial areas, minimum one toilet block each for ladies and gents. But one for every 25 upto 100 workers and thereafter one for every 50 workers. Urinals one for every 50 upto 500 and one for every 100 users thereafter.”.

15. *Amendment of regulation 14.3.2.*— In regulation 14.3.2. of the principal Regulations, the following shall be inserted at the end, namely:—

“Rain Water Harvesting in industrial estates and industrial areas: The GIDC shall setup a common storage tank for water in each industrial estate/industrial area through the model of Rain Water Harvesting for its reuse by the industries on payment of

fees to be fixed by the GIDC from time to time.”.

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

Dr. S. T. Puttaraju, Chief Town Planner & ex officio Joint Secretary (Town & Country Planning).

Panaji, 21st December, 2016.

### Notification

21/1/TCP/2015/Steering Comm/16/5145

Whereas, vide Notification No. 21/1/TCP/2015/Steering Comm/16/2326 dated 27-05-2016, published in the Official Gazette, Series I No. 9, dated 02-06-2016, draft regulations (hereinafter referred to as “the said draft regulations”) were pre-published as required by section 5 of the Goa (Regulation of Land Development and Building Construction) Act, 2008 (Goa Act 6 of 2008) (hereinafter referred to as the “said Act”) inviting objections and suggestions to the said draft regulations within 30 days from the date of publication of the said draft regulations in the Official Gazette;

And whereas, the Government of Goa received a number of objections and suggestions on the said draft Regulations;

And whereas, the Steering Committee, constituted under sub-section (1) of section 6 of the said Act, vide Notification No. 21/1/TCP/2015/SC/1323 dated 31-03-2015, published in the Official Gazette, Series II No. 1, dated 02-04-2015 submitted its report and recommendations to the Government.

And whereas, the Government of Goa has considered the report and recommendations of the Steering Committee and directed the Chief Town Planner to notify the same in the Official Gazette.

Now, therefore, in exercise of the powers conferred by sub-sections (1) and (2) of section 4 read with section 7 and 8 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 so as to further amend the Goa Land Development and Building Construction Regulations, 2010, namely:—

1. *Short title and commencement*— (1) These regulations may be called the Goa Land Development and Building Construction (Amendment) Regulations, 2016.

(2) They shall come into force from the date of their publication in the Official Gazette.

2. *Amendment of regulation 2*.— In regulation 2 of the Goa Land Development & Building Construction Regulations, 2010 (hereinafter referred to as the “principal Regulations”),—

(i) for clause (16), the following clause shall be substituted, namely:—

“(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;”

(ii) in clause (43), for sub-clause (a), the following sub-clause shall be substituted, namely:—

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

(iii) in clause (63),—

(a) after sub-clause (b), the following sub-clause shall be inserted, namely:—

“(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.”.

(b) for sub-clause (g), the following sub-clause shall be substituted, namely:—

“(g) 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.”.

3. *Amendment of regulation 3*.— In regulation 3 of the principal Regulations, for the title, the following title shall be substituted, namely:—

“Procedure and Requirements for Securing Development Permission, Sub-division Permission, Technical Clearances, Construction License and Completion Certificate/Occupancy Certificate”.

4. *Amendment of regulation 4.4.1*.— In regulation 4.4.1 of the principal Regulations, for the existing NOTE, the following note shall be substituted, namely:—

“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.”.

5. *Amendment of regulation 4.4.2*.— In regulation 4.4.2 of the principal Regulations, for clause (a), the following clause shall be substituted, namely:—

“(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."

6. *Amendment of regulation 4.11.*— In regulation 4.11 of the principal Regulations, for clause (c), the following clause shall be substituted, namely:—

"(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."

7. *Amendment of regulation 5.*— In regulation 5 of the principal Regulations, for clause (a), the following clause shall be substituted, namely:—

"(a) When a plot, having an area of more than 4000 m<sup>2</sup> but less than 20000 m<sup>2</sup>, 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."

8. *Amendment of regulation 6A.3.1.*— In regulation 6A.3.1 of the principal Regulations,—

(a) for clause (j), the following clause shall be substituted, namely:—

"(j) 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."

(b) For clause (5), the following clause shall be substituted, namely:—

"(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."

9. *Amendment of regulation 6A.4.*— In regulation 6A.4 of the principal Regulations, in Table-VIII, for all the entries under word "COMMERCIAL:", the following shall be substituted, namely:—

"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
CS	10.00m	40%	250	10.00m	28.00m."

10. *Amendment of regulation 12.4.*— In regulation 12.4 of the principal Regulations, for clause (b), the following clause shall be substituted, namely:—

"(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).”.

11. *Amendment of regulation 12.8.*— For regulation 12.8 of the principal Regulations, the following regulation shall be substituted, namely:—

“12.8 *Amalgamation of sub-divided plots.*— In case where sub-divided plots are amalgamated, except for those in Industrial zone/Goa Industrial Development Corporation’s plots, the FAR permissible shall be reduced by 20% of the permissible FAR in respective zone.”.

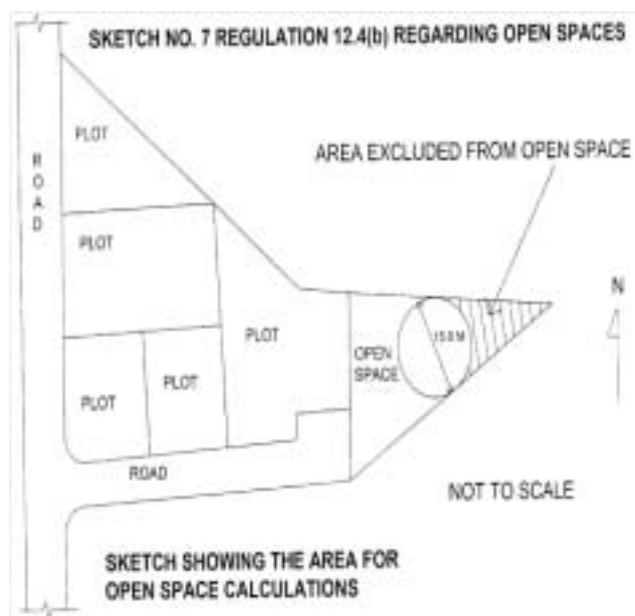
12. *Insertion of regulation 14.1.5.*— After regulation 14.1.4 of the principal Regulations, the following regulation shall be inserted, namely:—

“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.”

13. *Amendment of Annexure XIII.*— In Annexure XIII of the principal Regulations, in clause (2), for item (12), the following item shall be substituted, namely:—

“(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.”

14. *Insertion of sketch pertaining to Regulation 12.4(b).*— After sketch 6 of the principal Regulations, the following sketch shall be inserted, namely:—



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

Dr. S. T. Puttaraju, Chief Town Planner & ex officio Joint Secretary (Town & Country Planning).

Panaji, 21st December, 2016.

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