



OFFICE OF THE CHIEF TOWN PLANNER (PLANNING)
TOWN AND COUNTRY PLANNING DEPARTMENT
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Ref No.: 21/1/TCP/GTCPACT/2023/987

Date: 27/03/2023

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In terms of rule 5 of the Goa (Town and Country Planning alteration/modification in Regional Plan for rectification of inadvertent errors and correction of inconsistent/incoherent zoning proposals) Rules, 2023, the extent of alteration/modification in the regional plan shall be as specified in the said Rules and as per the guidelines approved by the Government.

In pursuance of rule 5 of the Goa (Town and Country Planning alteration/modification in Regional Plan for rectification of inadvertent errors and correction of inconsistent/incoherent zoning proposals) Rules, 2023, Government of Goa has approved the following guidelines, namely:-

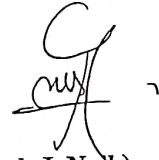
1. Applications/cases which can be considered as "inadvertent error" may include and not limited to the following:

"Inadvertent error" in the Regional Plan means and include errors like existing structures/past commitments which are not depicted in the Plan, land having less than 25% slope shown as "no development slope", wrong depiction of right of way of roads, non-feasible proposals for roads, depiction of internal roads and open spaces of plotted developments, error in depiction of CRZ boundaries, buffer zones, untenable identification of Garbage Management Site, Disaster Management Site, Micro Industrial Zone.

Note: Existing structures means structure reflected in the survey plan and structures constructed with legal permissions.

2. Applications/cases which can be considered as "Inconsistent/incoherent zoning proposals" and "alterations/modifications" may include and not limited to the following:
 - (i) Mismatch between Regional Plan-2001/old Outline Development Plan/ old Zoning Plan with the Regional Plan/Outline Development Plan in force.
 - (ii) Playground/open space shown in private properties without land acquisition proposals.
 - (iii) Land shown in non-settlement zones despite being located in the midst of larger settlement pockets or having development potential consistent with the development and infrastructure scheme.

- (iv) Land contiguous to settlement zone and land in close proximity to settlement zone, despite having identical topographical features and not included in the settlement zone.
- (v) Industrial land shown in the settlement zone and vice versa.
- (vi) Forest land shown under non forest zone and vice versa.
- (vii) Cases in respect of land whose zoning status have been reverted to agricultural and non-developable zone in the Regional Plan in force from settlement zone in the Regional Plan 2001.
- (viii) Past commitments/approvals/Sanads granted in respect of properties which have been not included in the respective land use zones.
3. Areas such as low lying paddy fields, water bodies, khazan lands, flood prone areas, land having slopes more than 25%, forest land including private forest land, land falling in the buffer zone of Wild Life Sanctuaries, tenanted agricultural lands shall not be considered under sub-clauses (vii) and (viii) of clause 2 above.
4. In case of land falling within CRZ areas, comments of the GCZMA shall be obtained.
5. In case of land falling under command area of Irrigation project, comments of CADA shall be obtained.
6. Comments from Forest Department and Agriculture Department and other relevant authorities shall be obtained wherever necessary.



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

To,

1. The Chief Town Planner (Admn.), TCP Dept., Panaji.
2. The Chief Town Planner (Landuse), TCP Dept., Panaji.
3. The Senior Town Planner (HQ), TCP Dept., Panaji.
4. The Dy. Town Planner (HQ), TCP Dept., Panaji.