

Procedure for the grant of permission for the construction of buildings

GOA

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Rule

PROCEDURE-FOR-THE-GRANT-OF-PERMISSION-FOR-THE-CONSTRUCTION OF 2000

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Procedure for the grant of permission for the construction of buildingsPublished vide Notification No. 30/3/DP-99, dated 28-3-2000

30.

/3/DP-99. - In order to simplify the procedure for the grant of permission for the construction of buildings, the Government is pleased to issue the following instructions for strict compliance of the Panchayats as well as the concerned authorities:-

1.

Every person seeking permission for construction of building shall prepare four sets of building plans and drawings and submit the same to the Panchayats alongwith all the necessary documents as required by the Goa, Daman & Diu Village Panchayats (Regulation of Buildings) Rules, 1971.

2.

The Village Panchayat Secretary or any other person authorized by the Panchayat in this behalf shall acknowledge the applications. The Village Panchayat Secretary shall scrutinize the applications and place before the Sarpanch within 2 days from the date of receipt of the applications. In case the application is complete in all respect, the Sarpanch shall forward the plans and drawings to the Town Planner of the concerned Taluka in duplicate and simultaneously one set of plans and

drawings to the Assistant Engineer of P.W. D./Technical Officer. In case the application is incomplete, the Panchayat Secretary shall return the same to the Applicant within a week with the directions to resubmit the application after complying with the observations raised by the Panchayat.

3.

The Town Planner and the Technical Officer shall communicate their comments/views within 2 weeks from the date of receipt of the plans and drawings from the Panchayat.

4.

The Town Planner shall scrutinize the plans and drawings and convey their comments on the following aspects:-

- 1. The area of the Plot.**
- 2. The area allowed to be converted by the Dy. Collector.**
- 3. The permissible FAR.**
- 4. FAR proposed for construction.**
- 5. Height of the Building.**
- 6. Number of units allowed and their purpose.**
- 7. Total built up area.**
- 8. The area kept for car parking, open space etc.**
- 9. Set-backs approved North, South, East and West.**
- 10. Area of the existing structure, in case of reconstruction.**
- 11. Access to the proposed construction.**
- 12. Whether any traditional access or footpath are existing.**

13. The zone in which the proposed construction falls and any other information which may be relevant.

In case the Town Planner fails to communicate its decision within two weeks it will be presumed that the Town Planner has no objection for the grant of permission.

5.

The Technical Officer of Public Works Department shall scrutinize the plans and drawings and certify the R. C. C. drawings of the structure, cost of the building within 2 weeks. In case the Technical Officer fails to issue the necessary certificates, it will be presumed that the plans and drawings submitted by the Applicant duly certified by the Architect/Engineer will be taken as correct.

6.

The Panchayat on receipt of the report from the Town Planner and the Technical Officer shall place the matter before the meeting of the Panchayat Body and take appropriate decision within 2 weeks from the date of receipt of the report. In case of failure of receipt of the report from the Town Planner and or from the P. W. D., the Panchayat shall also take a decision on the application submitted by the Applicant. In any case, the Panchayat shall communicate its decision within a period of 30 days from the date of receipt of the application by the Panchayat.

7.

This order supersedes the Government order of even number dated 21-4-99.

8.

This order comes into force with effect from 1st April, 2000.