



Village Panchayat Parra

Bardez-Goa

Ph: 2952089

Email: Panchayatparra@gmail.com

PROPOSED POLICY TO BE FOLLOWED BY THE PANCHAYAT IN RESPECT OF GRANT OF CONSTRUCTION LICENSES AFTER RECEIPT OF TECHNICAL CLEARANCE ORDER FROM THE TOWN AND COUNTRY PLANNING DEPARTMENT

AN INITIATIVE BY THE VILLAGE PANCHAYAT OF PARRA

This policy is approved and adopted by the Gram Sabha vide resolution No. 4 dated 26/01/2025 and reaffirmed in the fortnightly meeting held on 07/02/2025 9(42).

“Let us protect our culture, Safeguard our rich heritage and keep our village as a village. This is what we are elected for.”

**-Daniel Lobo
Sarpanch, Village Panchayat , Parra.**



Village Panchayat Parra

MESSAGE FROM THE SARPANCH

Dear Sir/Madam,

It is with great pride and a deep sense of responsibility that I enclose herewith the Policy adopted by the Village Panchayat of Parra in respect of the Grant of Construction Licenses after receipt of Technical Clearance Order from the Town and Country Planning Department.

This policy, duly approved by our Gram Sabha vide Resolution No. 4 dated 26/01/2025 and reaffirmed in our fortnightly meeting on 07/02/2025 (9/42), is not merely a procedural framework-it is a collective pledge to protect the soul of our villages.

In recent years, Goa has witnessed skewed and unbalanced development that has altered landscapes, disrupted ecosystems, and eroded the way of life that has long defined our local communities. Our villages are not just rural settlements; they are a living and breathing heritage. Preserving them means safeguarding our environment, honoring our roots, and ensuring a sustainable future that generations to come can be proud of.

Through this policy, we seek to ensure that a village remains a village. It is a conscious step to balance progress with preservation-development, yes, but never at the cost of our environment, culture, and identity.

We humbly urge you to review this policy in consultation with your Panchayat body and people, and to consider adopting it in your village, tailoring it to the unique character and needs of your community.

This initiative is not only about governance-it is about strengthening grassroots democracy, restoring faith in local leadership, and reaffirming the Panchayat as the true guardian of our shared heritage.

For any clarifications, you may kindly contact the undersigned or the designated officer from our Panchayat.

Let us join hands in this noble endeavor-so that our villages continue to remain vibrant, green, and deeply rooted in the traditions that make Amche Goem truly unique.

With warm regards and in the spirit of togetherness,

Daniel Lobo
Sarpanch
Village Panchayat of Parra





Village Panchayat Parra

PROPOSED POLICY TO BE FOLLOWED BY THE PANCHAYAT IN RESPECT OF GRANT OF CONSTRUCTION LICENSES AFTER RECEIPT OF TECHNICAL CLEARANCE ORDER FROM THE TOWN AND COUNTRY PLANNING DEPARTMENT

1) Background:

- a) In view of several complaints received by the members of the Panchayat of Parra in connection with development approvals for projects within the jurisdiction of the village; and the cumulative impact of these projects on the built and natural environment (*carrying capacity*) of the village, and in order to preserve the character of the village, as inherited by the present generation, in the interest of future generations, the Panchayat has evolved a policy for the consideration of issuance of construction license after the receipt of

technical clearance orders from the Town and Country Planning Department
Government of Goa.

- b) The aim of the policy is to ensure just use of resources and balance the development and the needs of the existing population of the village before permitting any new developments that would undoubtedly need to use the same resources.
- c) The powers of the Panchayat are established by the Panchayati Raj Act 1994. Articles 243G and 243W of the Constitution have established that the State Government must endow such powers to the local self-governing authorities to exercise their right of planning their economic and social development as per the 11th and 12th schedule under the 73rd and 74th Constitution Amendments which have been incorporated as a schedule in the Panchayat Raj Act 1994. These powers extend over issues relating to land, food, agriculture, health, environment, watersheds, drinking water, sanitation, services, community assets, etc. falling exclusively within the jurisdiction of the Panchayat.

- d) The scope of the rights of the local governing bodies to issue a construction license responsibly therefore includes its right to reject, curtail or insert conditions in a construction license.
- e) The Parra Panchayat has VP II status, with permissible coverage of 40 and FAR of 60 as per The Goa Land Development and Building Construction Regulations, 2010. The same is not a right. The right is bounded by social and environmental considerations including living spaces for future generations of local residents which the Panchayat must consider in the best interests of the village.
- f) The Technical Clearance issued to a project by the TCP department is limited in scope to only the technical aspect of whether the project conforms with the zoning of the plot in the Regional Plan 2021/ODP and the TCP Act and Building Regulations, 2010. The Technical Clearance order, as understood by this Panchayat, is not a final clearance in terms of whether the project meets all the norms for being located in the village. Therefore, the project proponent cannot claim an inherent right to obtain a construction license without further evaluation by the Panchayat of the supporting infrastructure status in the village. Such evaluation is, in fact, required by the conditions imposed in the

technical clearance. Therefore, the Technical Clearance is only a conditional clearance and confers no right to build.

- g) The Town and Country Planning Department evaluates the project without considering the burden the said project would create on the infrastructure of the particular village. To give the developer the full benefit of the permissible limits, the Town and Country Planning Department permits / clears a project – if demanded by the project proponent – up to its maximum limits as per the land use zoning, leaving it to the Panchayat to accept or reject these recommendations in the light of the needed infrastructural aspects of the village which will be applicable to the project.
- h) The Regional Plan being a proposed land use plan, the permissible density limits in the zone (especially the maximum permissible limits) must be supported by infrastructural planning by various other departments. Infrastructure includes water, power, roads, sewage arrangements, garbage management arrangements, open spaces, local environment including green area and conservation, etc. [Hence, the terms ‘proposed roads’ ‘proposed garbage site’ etc., found in the Regional Plan].

2) **Policy Outline:**

The policy covers the different aspects which have been identified as the major issues / concerns by the Village Panchayat body/villagers to apply in those cases where there is threat of significant or considerable extra or excess load on the existing village infrastructure. Specific points have been discussed by the Village Panchayat with due inputs of technical experts and experts.

a) **Village environment under 73rd Amendment and Panchayat Act**

Schedule:

- i) New developmental projects must be in harmony with the overall scale and existing density of the village avoiding skewed development. Hence, building height to be restricted to 2 storeys (ground+1) only, with 9.00m. building height (ground level to ridge top). Some of the new projects comprise buildings of 2 storeys with height exceeding the natural vegetation.
- ii) At village level, conservation of all waterbodies, command areas, heritage trees will be an important consideration while reviewing the plans.
- iii) No changing of zones by the Town and Country Planning Department, or change of height or F.A.R will be accepted without the prior consent of the Village Panchayat.

- iv) Multi-dwelling apartment projects which burden the village infrastructure are not to be approved. Any building which involves construction of any premises with several apartments in one building will be considered a multi-dwelling unit.
- v) Identify and maintain significant heritage zones and heritage homes in the village. (like the maddani road, Portuguese era houses in different wards of Parra specially in Bokyachi Aradi / Gama vaddo)

b) **Water:**

- i) Present insufficient water supply (wells and government supply) to the village will be an important consideration in approval, as is now required by Technical Clearance orders.
- ii) No domestic water supply to be used for swimming pools [existing proposals]. If the tanker source is used, then it should not be from within the village.
- iii) No NOC will be issued to Water Resources Department for bore wells due to lowering/depletion of the groundwater table.
- iv) Mandatory rain water harvesting for all new/under construction project proponents at their site shall be a requirement in the plans.
- v) No existing drains/ nullahs will be allowed to be disrupted by the project proponents.

c) **Power:**

- i) Demand cannot be met by current power infrastructure, therefore sufficient capacity expansion of power needs to be carried out before new projects are approved.
- ii) Even for those eventually approved, mandatory solar panels for premises/projects as well as common areas i.e. for light fixtures shall be imposed as conditions.
- iii) Project proponent be directed to install solar panels of a specified capacity sufficient to meet the average energy needs of the units/villas to be built in the said project, as a sustainable and cost-effective source of power considering the environmental impact of traditional energy sources.

d) **Sewage Disposal:**

- i) Due to large number of septic tanks and soak pits, there is serious threat of pollution of the water table which is quite high in this village. The Panchayat will therefore adopt a strict standard for approval of septic tanks and STPs.
- ii) The treated water from the STPs will have to be used for landscape irrigation, thereby reducing the water requirement on the project subject to zero discharge during monsoon.

e) **Waste and Garbage:**

- i) Proper segregation of waste at the projects in the village will be required.
- ii) Composting of wet waste will have to be carried out in the vicinity of the projects.

f) **Tree cover/ Greenery:**

- i) Due to the depleting tree cover across the village, a tree cutting report and permits from the Forest Department will have to be submitted henceforth to the Village Panchayat and so also the replantation plan indicating the number of trees to be replanted as provided in the tree felling order (which is normally three times the number felled).
- ii) Tree survey is to be carried out before issuance of the construction license to identify the important/ significant trees within property of the project proponent. No permit will be given for destruction of heritage trees. These will be identified by separate survey.
- iii) The locations for the trees to be planted by the project proponents are to be identified on the plans submitted for approval to the Town and Country Planning Department/Village Panchayat. The tree plantation is to be implemented on the site before occupancy is granted. Replanted saplings must be at least 6-8 feet tall at the time of plantation.

g) **Roads:**

- i) Road access and parking to be ensured and verified at every project location before issuance of the construction license/occupancy certificate.
- ii) A proposed road will not be entertained as indicative of road width. Road width existing at site will be the norm for Village Panchayat approval of the project.
- iii) Commercial use of premises approved for residential use shall be prohibited in order to avoid traffic congestion in the village as the change substantially increases the load on the infrastructure.

3) Implementation and Enforcement:

- a) The village panchayat body, will vet every project proposal before granting of construction license (on ground verification and based on technical reports). When the Panchayat assesses the infrastructure status with the growth permitted/cleared by the Town and Country Planning Department, it is clearly within its powers to put checks and balances on the development permitted in the village. Otherwise the existing components of the village – the population and the amenities it currently enjoys – will suffer from the new developments which will make additional demands on the already overloaded

existing infrastructure. The Panchayat is within its right to reject or curtail or issue a conditional construction license Reject; curtail/allow partly; conditional/give limited permission at present, subject to reconsideration later; OR impose several conditions to be complied with by the project proponent.

- b) Post- occupancy audits and village feedback after grant of occupancy will be carried out by the Panchayat body.
- c) Format specifying minimum requirements to be filled by project proponent at the time of applying for construction licensee to be annexed along with its application.
- d) By its own assessment of the existing situation based on communications / complaints it has received from the villagers from time to time regarding the water shortage, inadequate or errant electricity supply, narrow roads, traffic issues, air pollution, sewage overflows, non-clearance of garbage, etc. various conditions can be imposed by the village panchayat on the project proponent.
- e) By requests made to the Panchayat from its villagers seeking additional facilities to boost the existing infrastructure, the village panchayat will adopt measures to boost it infrastructure in the areas which it is lacking/falling short.

4) Action Plan

- a) At policy level: in terms of zoning and building rules in force in the State of Goa.
- b) At the Town and Country Planning Department level (before issue of Technical Clearance): That policy/ guidelines are followed and sufficient infrastructure in concerning the access roads, water, electricity is available for the project before issuance of Technical Clearance and payment of infrastructure tax.
- c) At the village level (before issue of construction license): template/ format to be submitted along with application which will be verified on ground by the Panchayat committee. Format specifying minimum requirements to be filled by project proponent at the time of applying for construction licensee to be annexed along with its application.
- d) Panchayat to independently verify the site conditions, availability of infrastructure and suitability of the building projects from the point of view of possible environmental degradation, pollution, etc. before grant of construction licenses.
- e) After Occupancy Certificate: post occupancy audit/ checks to ensure all conditions are complied with by the project proponent.

**This policy is approved and adopted by the Gram Sabha vide resolution
No. 4 dated 26/01/2025 and reaffirmed in the fortnightly meeting held on
07/02/2025 9(42).**

EXPRESSION OF GRATITUDE

On behalf of the Village Panchayat of Parra, I would like to place on record our sincere gratitude to the following distinguished professionals for their invaluable guidance, experience, and support in the drafting of the Policy for our Village:

- Senior Counsel Adv. Norma Alvares
- Adv. Nigel Da Costa Frias
- Adv. Vishal Sawant
- Adv. Bazilio Pacheco
- Arch. Darryl J. Fernandes

Their expertise, patience, and commitment have been instrumental in ensuring that the Policy is not only legally sound but also firmly aligned with the needs, values, and aspirations of our community. Each of them took the time to listen to our concerns, understand the local context, and translate these into a clear, comprehensive, and enforceable document.

We firmly believe that this Policy will play a significant role in strengthening transparency, accountability, and sustainable development within our Village.

The involvement and dedication of this legal and technical team have laid a strong foundation for its effective implementation.

As we now move into the implementation phase, we sincerely look forward to their continued collaboration and guidance.

On behalf of the Village Panchayat of Parra, I extend heartfelt thanks once again for their contributions towards safeguarding the interests of our Village and its people.

With respect and gratitude,

Daniel Lobo

Sarpanch

And all the Ward Members

Village Panchayat of Parra

