

# AGRO BASED ECO-TOURISM POLICY

## BACKGROUND

Regional Plan for Goa 2021 promotes two eco-tourism policies, one for coastal and hinterland ecotourism for less developed talukas for sites which are already marked in Regional Plan for Goa 2021 and other being a general agro based eco-tourism to supplement agricultural income through an alternate revenue source. As far as the coastal and hinterland tourism is concerned, the Regional Plan prescribed minimum plot size of 2 lakhs sq. mtrs. besides coverage, FAR and height restrictions. It also mandate that the structure shall be subject to green building regulations.

Whereas, for the Agro based eco-tourism policy, it just prescribed to follow farm house guidelines and use of eco-friendly structures and it can be encouraged in cultivable land (excluding wetfields and khazan lands), Orchard/ Kulagars, spice farms, plantations etc.

In the above background, a need was felt to further fine tune the policy, for implementing them, practically.

## GUIDELINES FOR AGRO BASED ECO-TOURISM

- 1) Minimum area of property -- 10,000 m<sup>2</sup>
- 2) Minimum width of access road -- 6.00 mts.  
However for built up area not exceeding 1000 m<sup>2</sup>.  
3.00 mtrs. wide motorable road may also be considered.
- 3) Maximum permissible Coverage -- 5%
- 4) Maximum permissible FAR -- 5 up to 10,000 m<sup>2</sup> of land area and an incremental 200 sq. mtrs. For every additional 10,000 sq. mtrs. Of land area.
- 5) Setbacks -- Front 30 mtrs. or  $\frac{3}{4}$  the depth of property wherever is less.  
Side / rear-minimum 10.00 mtrs.
- 6) Height of structure -- 5.50 mtrs. upto ridge and shall only be a ground floor structure.

### OTHER RESTRICTIONS

- ✓ 1. Agro based eco-tourism projects are not permitted in Eco- I zones which are Forest (Protected, reserved , national park, wild life), mangrove forest, Private forest, water bodies/ nallas, Ponds, low lying Paddy fields, Khazan land, salt pan, fish farm/ mud flats.
- ✓ 2. Eco-tourism related structure shall have traditional/ Goan architecture and shall be constructed with locally available building materials. Structure shall be load bearing structure and no RCC shall be used. Roof style shall be sloping roof with mangalore tiles cladding or thatched roof.
3. Amalgamation of additional areas contiguous to the property is permissible. However once the approval is obtained under this scheme, subdivisions of the project land and fragmentation of the project land shall not be permissible.
- ✓ 4. The project proponent shall have valid Krishi card issued by Directorate of Agriculture and shall undertake to bring the entire property under cultivation and plantations.
5. Project should use scientific collection and disposal of solid waste.
6. Project should give emphasis on water conservation measures like rain water harvesting, recycling and use of grey water etc.
7. Projects having area more than 2000 sq. mtrs. of built up shall adopt green building initiatives and obtain at least Gold category rating from recognized agencies like IGBC or TERI.

### APPROVAL MECHANISM

Project falling under these guidelines shall be evaluated by the Committee constituted to implement Regional Plan for Goa 2021, and all proposals have to be approved by the Government.