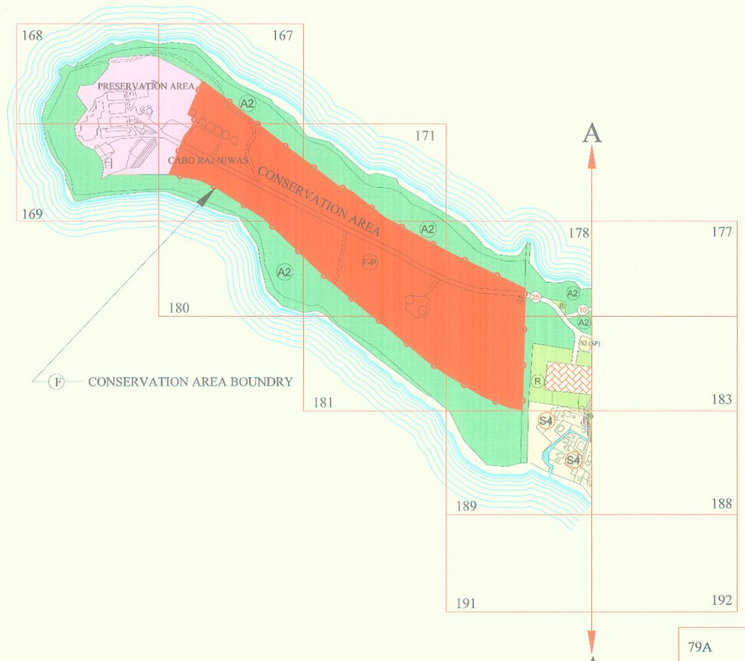
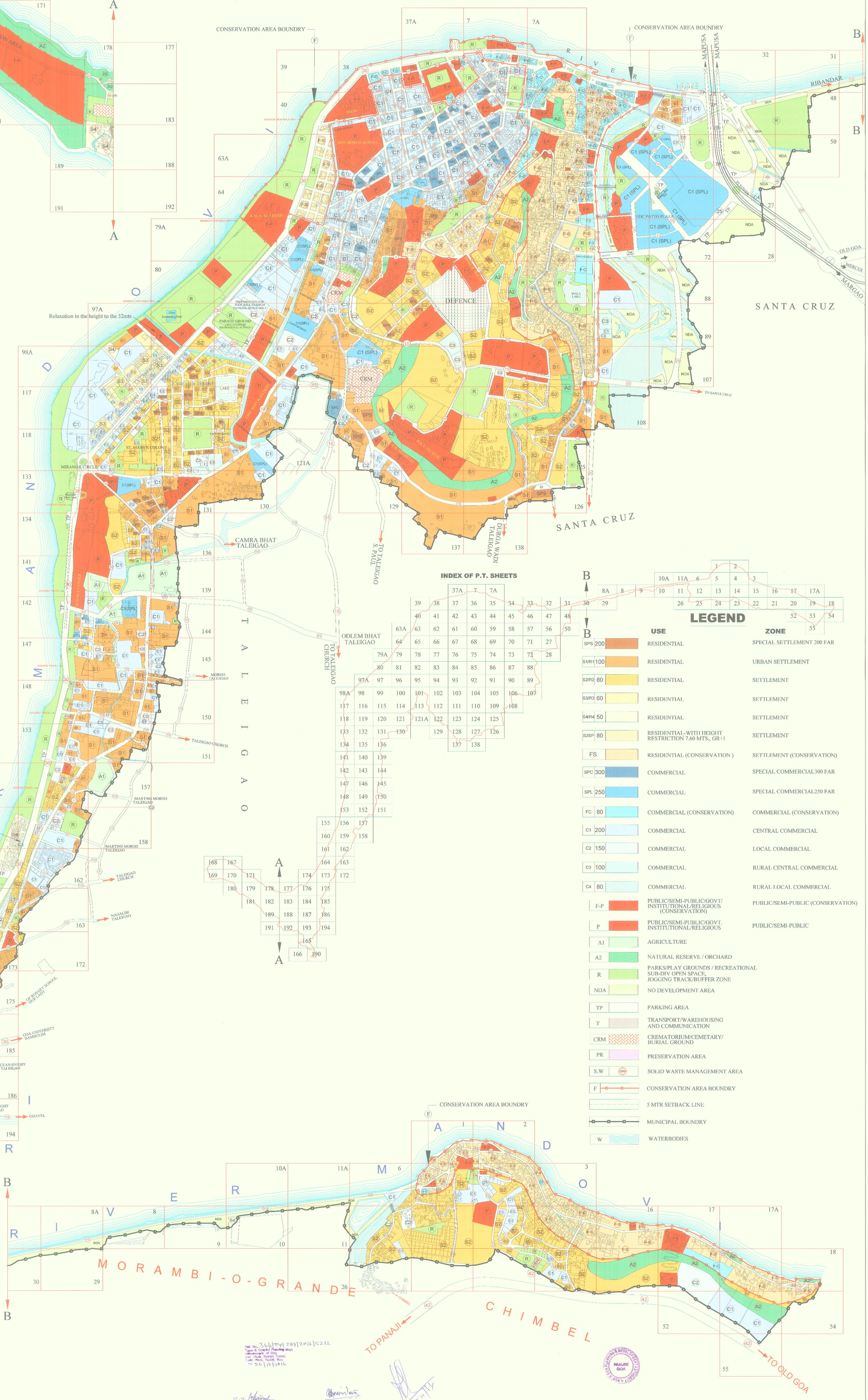
PANAJI OUTLINE DEVELOPMENT PLAN-2021





LEGEND

USE			ZONE
SPS	200	RESIDENTIAL	SPECIAL SETTLEMENT 200 FAR
S1/R1	100	RESIDENTIAL	URBAN SETTLEMENT
S2/R2	80	RESIDENTIAL	SETTLEMENT
S3/R3	60	RESIDENTIAL	SETTLEMENT
S4/R4	50	RESIDENTIAL	SETTLEMENT
S2SP	80	RESIDENTIAL-WITH HEIGHT RESTRICTION 7.60 MTS., GR+1	SETTLEMENT
FS		RESIDENTIAL (CONSERVATION)	SETTLEMENT (CONSERVATION)
SPC	300	COMMERCIAL	SPECIAL COMMERCIAL300 FAR
SPL	250	COMMERCIAL	SPECIAL COMMERCIAL250 FAR
FC	80	COMMERCIAL (CONSERVATION)	COMMERCIAL (CONSERVATION)
C1	200	COMMERCIAL	CENTRAL COMMERCIAL
C2	150	COMMERCIAL	LOCAL COMMERCIAL
C3	100	COMMERCIAL	RURAL CENTRAL COMMERCIAL
C4	80	COMMERCIAL	RURAL LOCAL COMMERCIAL
F-P		PUBLIC/SEMI-PUBLIC/GOVT/ INSTITUTIONAL/RELIGIOUS (CONSERVATION)	PUBLIC/SEMI-PUBLIC (CONSERVATION)
P		PUBLIC/SEMI-PUBLIC/GOVT. INSTITUTIONAL/RELIGIOUS	PUBLIC/SEMI-PUBLIC
A1		AGRICULTURE	
A2		NATURAL RESERVE / ORCHARD	
R		PARKS/PLAY GROUNDS / RECREATIONAL SUB-DIV OPEN SPACE, JOGGING TRACK/BUFFER ZONE	
NDA		NO DEVELOPMENT AREA	
TP		PARKING AREA	
T		TRANSPORT/WAREHOUSING AND COMMUNICATION	
CRM		CREMATORIUM/CEMETARY/ BURIAL GROUND	
PR		PRESERVATION AREA	
S.W		SOLID WASTE MANAGEMENT AREA	
F		CONSERVATION AREA BOUNDRY	
		5 MTR SETBACK LINE	
		MUNICIPAL BOUNDRY	
W		WATERBODIES	

EXPLANATORY MEMORANDUM

1. NO TENANTED LAND SHALL BE PERMITTED FOR DEVELOPMENT AND SHALL BE GOVERNED BY GOA LAND USE (REGULATION) ACT 1991.
2. NO DEVELOPMENT SHALL BE PERMISSIBLE IN LAND HAVING SLOPE MORE THAN 25%.
3. MINOR INCONSISTENCY REGARDING LOCATION OF ROADS AS SHOWN ON PLAN AND THAT EXISTING ON SITE, SHALL BE DEALT/DECIDED BY THE AUTHORITY.
4. THE CHANGE OF ZONE AFFECTED IN THE AREA/PLOTS BY THE GOVERNMENT WHICH IS NOT REFLECTED IN THIS PLAN SHALL ALSO BE TREATED AS PART OF O.D.P.
5. THE MANDATORY OPEN SPACES OF THE APPROVED AND DEVELOPED SUB DIVISION LAYOUTS INADVERTENTLY SHOWN IN THE PLAN IN DEVELOPABLE ZONES, IF ANY, SHALL HAVE NO EFFECT AND SUCH OPEN SPACES SHALL HAVE TO BE MAINTAINED STRICTLY FOR RECREATIONAL PURPOSE AS PER THE APPROVED LAYOUT PLAN.
6. DEVELOPMENT U/S 44 OF T.C.P. ACT SHALL BE PERMITTED ONLY IF THE PLOTS ARE ACCESSIBLE BY REGULAR DEVELOPED MOTORABLE ROAD HAVING MINIMUM WIDTH AS SPECIFIED IN REGULATIONS APPLICABLE TO RESPECTIVE ZONES.
7. DEVELOPMENT IN CONSERVATION AREA SHALL BE GOVERNED BY SPECIAL REGULATIONS AND IS SUBJECT TO APPROVAL OF THE CONSERVATION COMMITTEE.
8. IN CASE OF DEVELOPMENT IN CRZ AREAS, THE PLANS SHOULD BE FIRST SUBMITTED AND DULY APPROVED BY GOA COASTAL ZONE MANAGEMENT AUTHORITY AND THE DEVELOPMENT FALLING WITHIN CRZ SHALL BE STRICTLY GOVERNED AS PER CRZ REGULATIONS IN FORCE.
9. THE LOCATION, HEIGHT, NO. OF STOREYS, SIZE OF BUILDINGS AND STRUCTURES, OPEN SPACES, COURTYARDS, MEANS OF ACCESS AND EXIT, PERMISSIBLE COVERAGE, FAR, SETBACKS WITHIN THE ZONES PRESCRIBED IN DEVELOPMENT PLAN, SHALL BE REGULATED BY THE REGULATIONS APPLICABLE IN THE RELEVANT ZONES.

Ref. No. 36/1/TPI 289/2016/5212
Town & Country Planning Dept.
Government of Goa
Old Police Station Tonca,
Near Mala, Panaji, Goa
Dt. 26/12/2016

CHIEF TOWN PLANNER
TOWN AND COUNTRY PLANNING DEPT.
GOVT. OF GOA
PANAJI - GOA

Principal Secretary (TCP)
Government of Goa,
Secretariat, Porvorim

Hon. PARSEKAR DEPUTY
Deputy Chief Minister / TCP MINISTER
Goa

PANAJI GOA
NORTH GOA PLANNING & DEVELOPMENT AUTHORITY

N W E S

SCALE 1:5000

50 0 100 200 300 400 500

NORTH GOA PLANNING & DEVELOPMENT AUTHORITY - PANAJI

JAIRAJ A. NEVREKAR	RAJINDER K. PANDITA	MICHAEL LOBO
DRAWN AND CHECKED BY	MEMBER SECRETARY MEMBER SECRETARY NORTH GOA PLANNING & DEV. AUTHORITY PANJIM - GOA.	CHAIRMAN

FINAL

TURBOSKETCH
CAD OPERATIONS