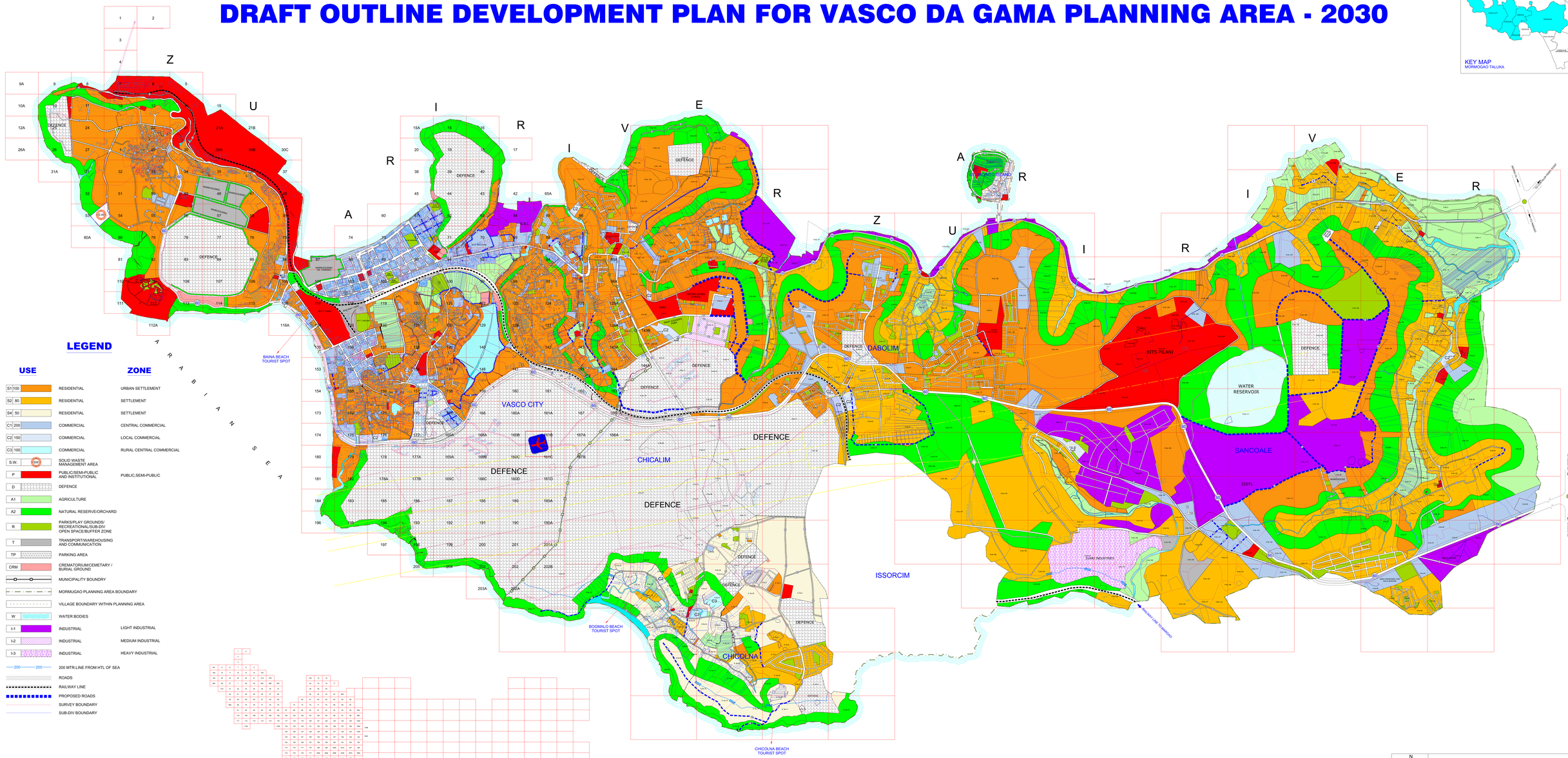
DRAFT OUTLINE DEVELOPMENT PLAN FOR VASCO DA GAMA PLANNING AREA - 2030



LEGEND

USE		ZONE	
S1 100	RESIDENTIAL	URBAN SETTLEMENT	
S2 80	RESIDENTIAL	SETTLEMENT	
S4 50	RESIDENTIAL	SETTLEMENT	
C1 200	COMMERCIAL	CENTRAL COMMERCIAL	
C2 150	COMMERCIAL	LOCAL COMMERCIAL	
C3 100	COMMERCIAL	RURAL CENTRAL COMMERCIAL	
S.W.	SOLID WASTE MANAGEMENT AREA		
P	PUBLIC/SEMI-PUBLIC AND INSTITUTIONAL	PUBLIC,SEMI-PUBLIC	
D	DEFENCE		
A1	AGRICULTURE		
A2	NATURAL RESERVE/ORCHARD		
R	PARKS/PLAY GROUNDS/ RECREATIONAL/SUB-DIV OPEN SPACE/BUFFER ZONE		
T	TRANSPORT/WAREHOUSING AND COMMUNICATION		
TP	PARKING AREA		
CRM	CREMATORIUM/CEMETARY / BURIAL GROUND		
	MUNICIPALITY BOUNDRY		
	MORMUGAO PLANNING AREA BOUNDARY		
	VILLAGE BOUNDARY WITHIN PLANNING AREA		
W	WATER BODIES		
I-1	INDUSTRIAL	LIGHT INDUSTRIAL	
I-2	INDUSTRIAL	MEDIUM INDUSTRIAL	
I-3	INDUSTRIAL	HEAVY INDUSTRIAL	
200 200	200 MTR.LINE FROM HTL OF SEA		
	ROADS		
	RAILWAY LINE		
	PROPOSED ROADS		
	SURVEY BOUNDARY		
	SUB-DIV BOUNDARY		

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 COMMITEE.
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 DVELOPMENT 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.

N W E S

SCALE 1:10,000

50 0 100 200 300 400 500

DRAFT OUTLINE DEVELOPMENT PLAN
FOR VASCO DA GAMA PLANNING AREA - 2030

CHECKED BY		
	RAMESH PARSEKAR (PLANNING ASST.)	**KASHOK KUMAR** MEMBER SECRETARY
	MARCOS FERNANADES (ARCHITECTURAL ASST.)	**CLAFACIO DIAS** CUNCOLIM ASSEMBLY CONSTITUENCY CHAIRMAN

MORMUGAO PLANNING & DEVELOPMENT AUTHORITY

TURB@SKETCH
CAD OPERATIONS