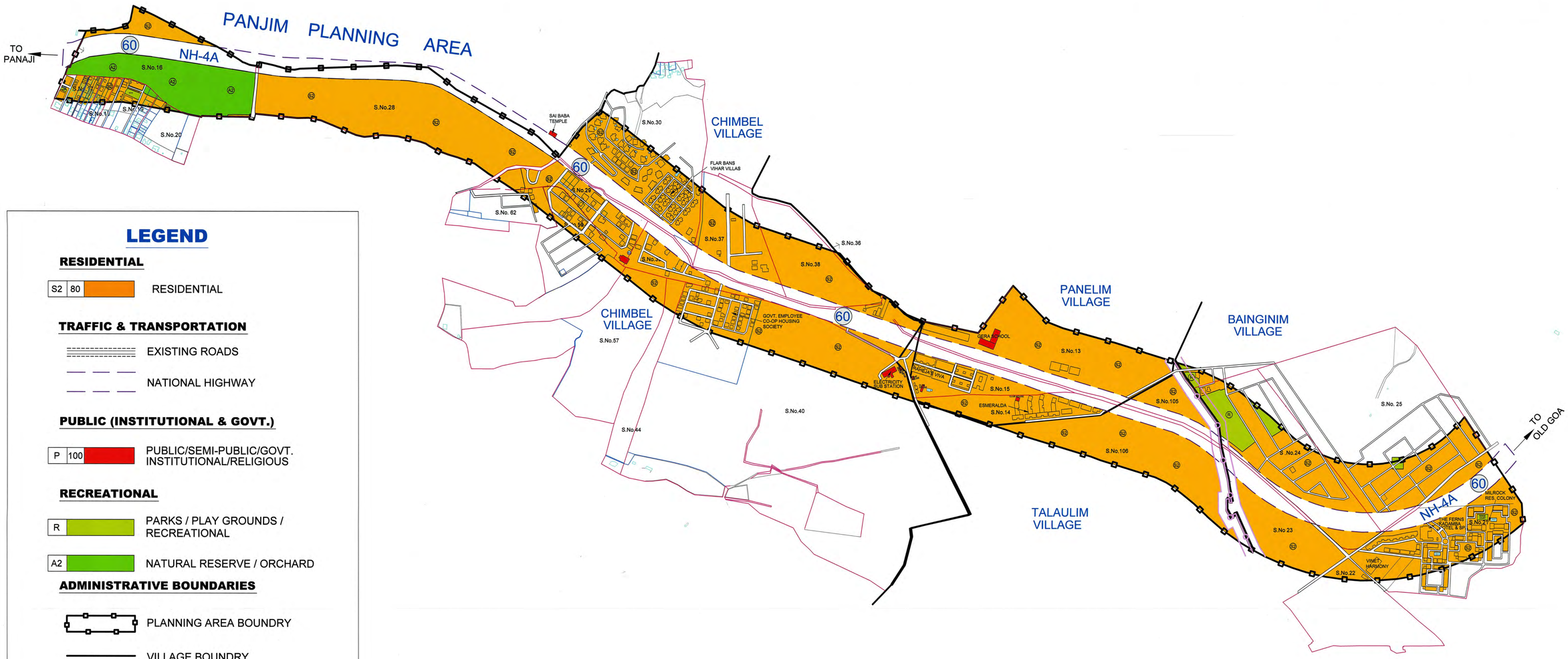
DRAFT OUTLINE DEVELOPMENT PLAN - 2031 FOR KADAMBA PLANNING AREA



LEGEND

RESIDENTIAL

S2 | 80 — RESIDENTIAL

TRAFFIC & TRANSPORTATION

EXISTING ROADS

NATIONAL HIGHWAY

PUBLIC (INSTITUTIONAL & GOVT.)

P | 100 — PUBLIC/SEMI-PUBLIC/GOVT. INSTITUTIONAL/RELIGIOUS

RECREATIONAL

R — PARKS / PLAY GROUNDS / RECREATIONAL

A2 — NATURAL RESERVE / ORCHARD

ADMINISTRATIVE BOUNDARIES

PLANNING AREA BOUNDRY

VILLAGE BOUNDRY

HERITAGE TRAIL AND BUFFER

WATER BODIES

WATER BODIES / NALLAHS / RIVER

CHIEF TOWN PLANNER (PLANNING)
TOWN & COUNTRY PLANNING DEPT.
PANAJI - GOA

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

Chandrakant (Babu) Kavlekar
Dy. Chief Minister
Government of Goa
Ministry Block, Secretariat
Porvorim-Goa

Office of the Greater Panaji
Planning & Dev. Authority
Inward No. 860
Date 25 OCT 2021

Ref No. 36/1/TCP/279/2021/2312 Dated:- 25/10/2021

GREATER PANAJI PLANNING & DEVELOPMENT AUTHORITY * PANJIM GOA

N W E S

SCALE 1:5000

50 0 100 200 300 400 500

GREATER PANAJI PLANNING & DEVELOPMENT AUTHORITY

DRAWN BY	CHECKED BY	RAJINDER K. PANDITA	ATANASIO J. MONSERATTE
CHANDRAKANT CHOPDEKAR & VIKAS SATARDEKAR	SHAIKH ALI AHMED DY.TOWN PLANNER	MEMBER SECRETARY Greater Panaji Planning & Dev. Authority Panaji- Goa	CHAIRMAN Greater Panaji Planning & Dev. Authority Panaji- Goa

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 / DECIDE 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 THIS NOTIFIED 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 SUB DIVISION 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 AND OTHER REGULATIONS APPLICABLE.
7. THE LOCATION, HEIGHT, NO. OF STOREYS, SIZE OF BUILDINGS AND STRUCTURES, OPEN SPACES, COURTYARDS, MEANES 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.
8. DEVELOPMENT PERMISSION / TECHNICAL CLEARANCE GRANTED BY THE AUTHORITY / TCP DEPARTMENT BASED ON THE EXISTING ROAD RIGHT OF WAY / EXTENSION OF ROAD, IF NOT REFLECTED IN THIS ODP, SHALL HAVE THE SAME REGARD AS NOTIFIED ROAD IN THIS ODP.
9. THE ROADS SHOWN ON THE PLAN WITH VARIOUS WIDTHS TO BE EQUALLY WIDENED FROM CENTER LINE OF EXISTING ROADS TO ACHIEVE THE WIDTH AS MENTIONED OF THE PARTICULAR ROAD
10. ALL PAST COMMITMENTS / DEVELOPMENTS LIKE BUILDING APPROVALS, SUB-DIVISION APPROVALS BY COMPETENT AUTHORITIES, CONVERSION SANAD UNDER LRC, BUILDING APPROVALS / NOC'S GRANTED BY PDA / TOWN AND COUNTRY PLANNING DEPARTMENT SHALL BE HONOURED AND REMAINED VALID FOR SPECIFIC USES, IF NOT REFLECTED IN THIS PLAN