DRAFT PANAJI OUTLINE DEVELOPMENT PLAN - 2031

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.