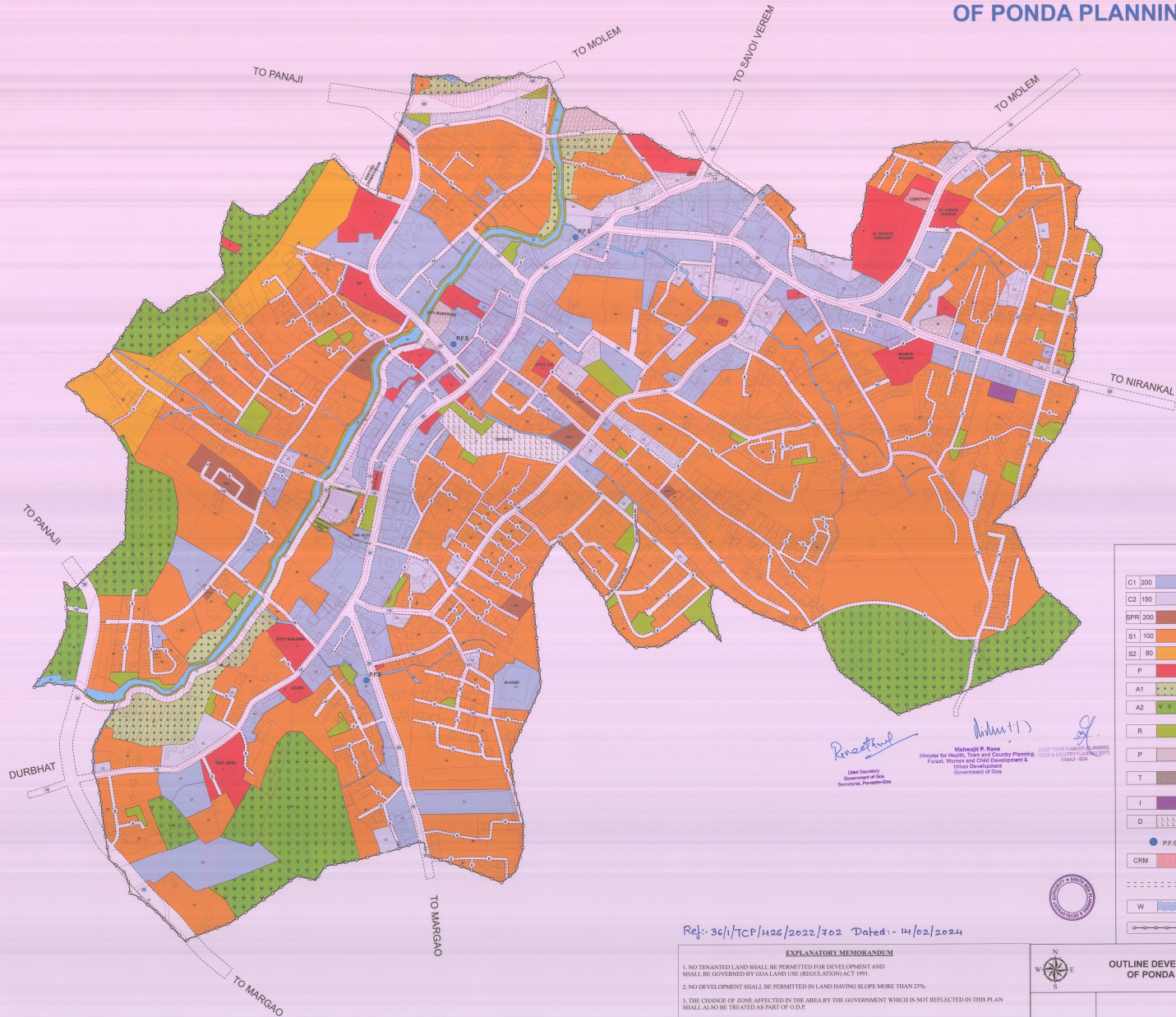


# OUTLINE DEVELOPMENT PLAN 2031 OF PONDA PLANNING AREA



Legend	
C1 200	Commercial C1 Zone
C2 150	Commercial C2 Zone
SPR 200	Special Residential Zone
S1 100	Residential S1 Zone
S2 80	Residential S2 Zone
P	Public, Semi-Public & Institutional Zone
A1	Agricultural Zone
A2	Natural Reserve & Orchard Zone
R	Parks, Play Grounds, Recreational, Sub-Div Open Space & Buffer Zone
P	Parking Area
T	Transport, Warehousing & Communication Zone
I	Industrial Zone
D	Defence Area
● P.F.S	Petrol Filling Station
CRM	Crematorium, Cemetery & Burial Ground
---	Proposed Road
W	Water Bodies
---	Municipal Boundary

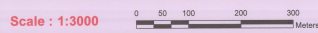
  
**Vinod P. Rane**  
 Minister for Health, Town and Country Planning,  
 Forest, Water and Child Development &  
 Urban Development  
 Government of Goa







  
**CHIEF TOWN PLANNER (MARGAO)**  
 TOWN & COUNTRY PLANNING  
 ROAD - 200

Ref:- 361/TCR/126/2022/702 Dated:- 14/02/2024

### EXPLANATORY MEMORANDUM

- NO TENACATED LAND SHALL BE PERMITTED FOR DEVELOPMENT AND SHALL BE GOVERNED BY GOALAND USE REGULATIONS ACT 1991.
- NO DEVELOPMENT SHALL BE PERMITTED IN LAND HAVING SLOPE MORE THAN 25%.
- THE CHANGE OF ZONE AFFECTED IN THE AREA BY THE GOVERNMENT WHICH IS NOT REFLECTED IN THIS PLAN SHALL ALSO BE TREATED AS PART OF O.D.P.
- 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.
- IF PROPOSED ROAD IS IN CLOSE VICINITY OF EXISTING ROAD, THE PROPOSED ROAD IS TO BE DELETED AND ITS AREA TO BE REVERTED TO ADJOINING LAND USE.
- ROADS NOT FEASIBLE ARE RE-ALIGNED/CORRECTED/DELETED.
- MINOR ADJUSTMENT ON THE BASIS OF ACTUAL & CONDITIONS ON THE SITE ARE ALLOWED WHICH MAY INCREASE OR DECREASE, THE AREA/AREAS OF RESTRICTED USES/ZONES DUE TO SHIFT IN THE ALIGNMENT BY THE EXECUTIVE AGENCY (GOVERNMENT/LOCAL SELF GOVERNMENT/SEMI GOVERNMENT) DURING THE COURSE OF ACTUAL CONSTRUCTION OF ROADS, CANALS, SALLAS, DRAINS, RAILWAY AND ANY OTHER NON SPECIFIED INFRASTRUCTURE. THE CHANGES SHALL NOT AMOUNT TO VIOLATION OF OUTLINE DEVELOPMENT PLAN.



 <b>OUTLINE DEVELOPMENT PLAN 2031 OF PONDA PLANNING AREA</b>		
CHECKED BY:-  <b>PRAKASH NAIK</b> (PLANNING D/MAN GR. I)	 <b>SHAIKH ALI AHMED</b> MEMBER SECRETARY :-  <b>KRISHNA V. SALKAR</b> CHAIRMAN :-	 <b>SOUTH GOA PLANNING &amp; DEVELOPMENT AUTHORITY</b> 