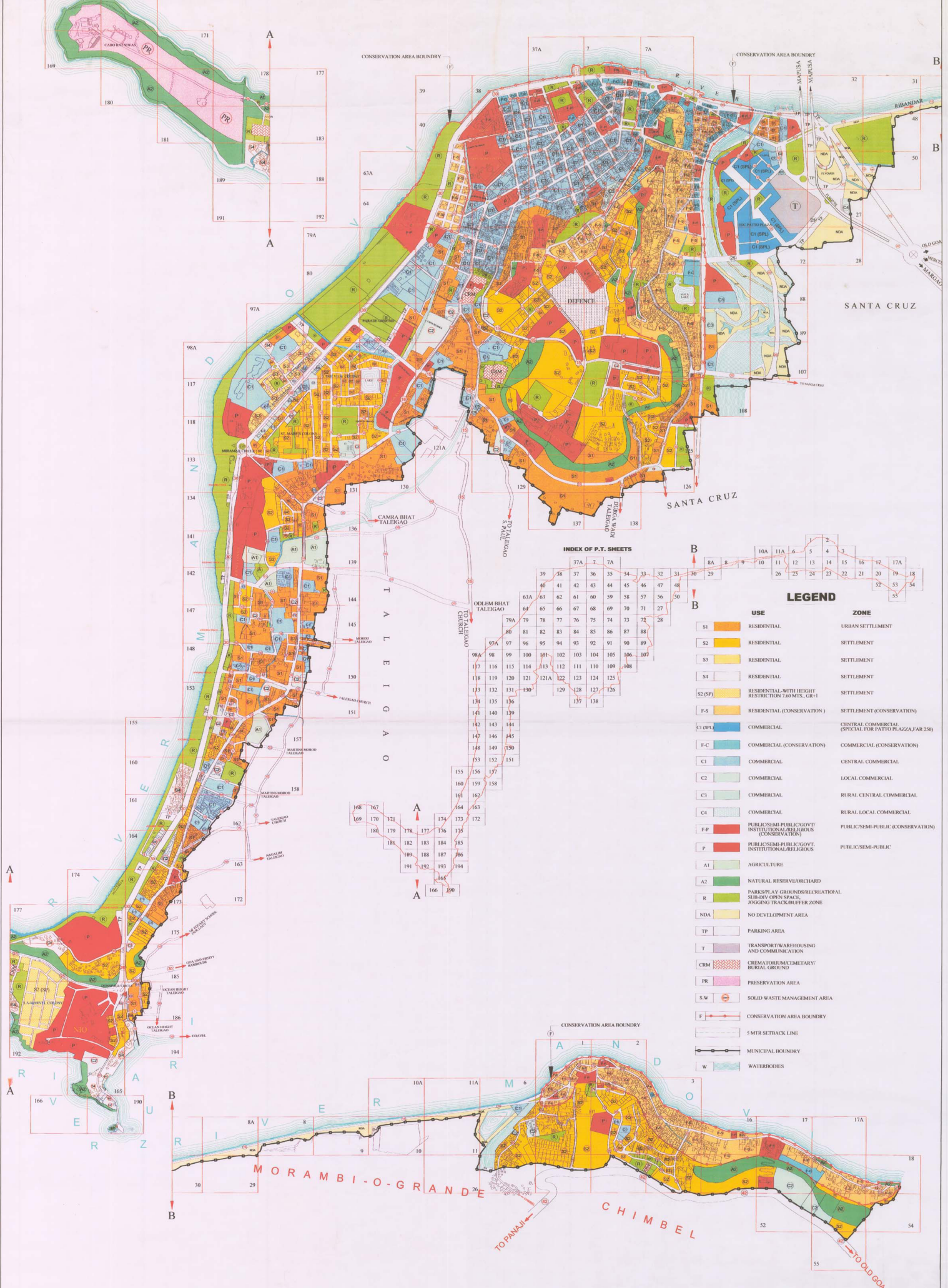


# PANAJI OUTLINE DEVELOPMENT PLAN-2011

masterplansindia.com



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### LEGEND

| USE     | ZONE   |
|---------|--|
| S1      | RESIDENTIAL URBAN SETTLEMENT   |
| S2      | RESIDENTIAL SETTLEMENT   |
| S3      | RESIDENTIAL SETTLEMENT   |
| S4      | RESIDENTIAL SETTLEMENT   |
| S2 (SP) | RESIDENTIAL-WITH HEIGHT RESTRICTION 7.6MTRS. CRZ I   |
| F-S     | RESIDENTIAL (CONSERVATION) SETTLEMENT (CONSERVATION)   |
| C1 (SP) | COMMERCIAL CENTRAL COMMERCIAL (SPECIAL FOR PATTO PLAZZA/FAR 250)                                   |
| F-C     | COMMERCIAL (CONSERVATION) COMMERCIAL (CONSERVATION)  |
| C1      | COMMERCIAL CENTRAL COMMERCIAL  |
| C2      | COMMERCIAL LOCAL COMMERCIAL  |
| C3      | COMMERCIAL RURAL CENTRAL COMMERCIAL  |
| C4      | 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       | PARK/PLAY GROUND/RECREATIONAL SUBURBY OPEN SPACE, JOGGING TRACK/BUFFER ZONE                        |
| NDA     | NO DEVELOPMENT AREA  |
| TP      | PARKING AREA   |
| T       | TRANSPORT/WAREHOUSING AND COMMUNICATION  |
| CRM     | CREMATORIUM/CEMETERY/ RURAL GROUND   |
| PR      | PRESERVATION AREA  |
| S.W     | SOLID WASTE MANAGEMENT AREA  |
| F       | CONSERVATION AREA BOUNDARY   |
| S       | 5 MTR SETBACK LINE   |
| M       | MUNICIPAL BOUNDARY   |
| 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 20%.
3. MINOR INCONSISTENCY REGARDING LOCATION OF ROADS AS SHOWN ON PLAN AND THAT EXISTING ON SITE, SHALL BE RECTIFIED BY THE AUTHORITY.
4. THE CHANGE OF ZONE AFFECTED IN THE AREAS/LOTS 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 MANDATORILY 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 USE AS PER 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 ONLY APPROVED BY GOA COASTAL ZONE MANAGEMENT AUTHORITY AND THE DEVELOPMENT FAILING 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.

Chief Town Planner  
 Government of Goa  
 Chief Secretary  
 Government of Goa  
 Member Secretary  
 Planning & Development Authority  
 Panaji

SCALE 1:5000  
 50 100 200 300 400 500

DRAWN AND CHECKED BY  
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 PLANNING ASST

MEMBER SECRETARY  
 RAJESH NAIK

CHAIRMAN  
 NILKANTH HALARNAKAR

**NORTH GOA PLANNING & DEVELOPMENT AUTHORITY-PANAJI**