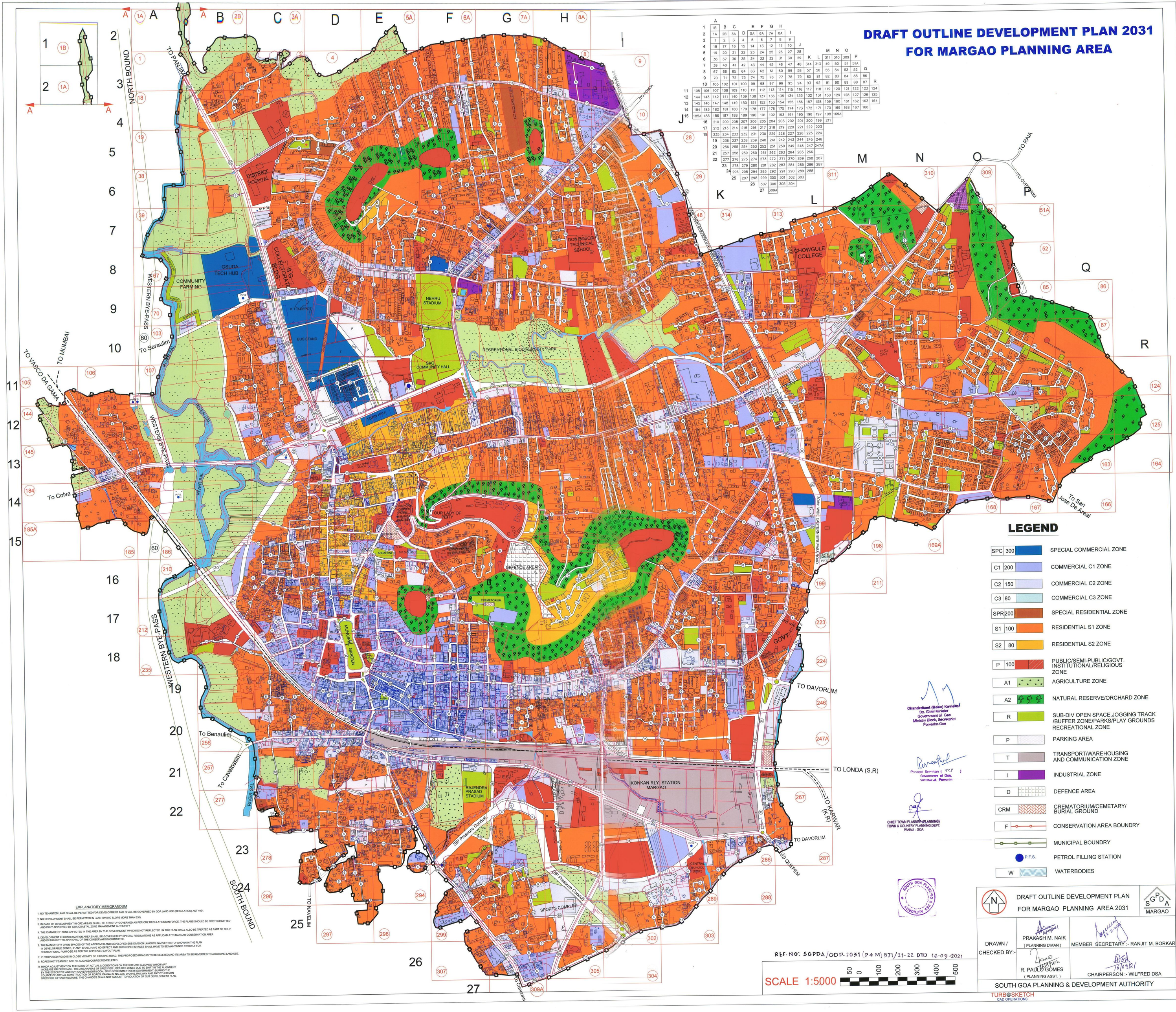
DRAFT OUTLINE DEVELOPMENT PLAN 2031 FOR MARGAO PLANNING AREA



LEGEND

SPC	300	SPECIAL COMMERCIAL ZONE
C1	200	COMMERCIAL C1 ZONE
C2	150	COMMERCIAL C2 ZONE
C3	80	COMMERCIAL C3 ZONE
SPR	200	SPECIAL RESIDENTIAL ZONE
S1	100	RESIDENTIAL S1 ZONE
S2	80	RESIDENTIAL S2 ZONE
P	100	PUBLIC/SEMI-PUBLIC/GOVT. INSTITUTIONAL/RELIGIOUS ZONE
A1		AGRICULTURE ZONE
A2		NATURAL RESERVE/ORCHARD ZONE
R		SUB-DIV OPEN SPACE,JOGGING TRACK /BUFFER ZONE/PARKS/PLAY GROUNDS RECREATIONAL ZONE
P		PARKING AREA
T		TRANSPORT/WAREHOUSING AND COMMUNICATION ZONE
I		INDUSTRIAL ZONE
D		DEFENCE AREA
CRM		CREMATORIUM/CEMETARY/ BURIAL GROUND
F		CONSERVATION AREA BOUNDRY
		MUNICIPAL BOUNDRY
P.F.S.		PETROL FILLING STATION
W		WATERBODIES

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

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

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

SOUTH GOA PLANNING & DEVELOPMENT AUTHORITY

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 PERMITTED IN LAND HAVING SLOPE MORE THAN 25%.
3. IN CASE OF DEVELOPMENT IN CRZ AREAS, SHALL BE STRICTLY GOVERNED AS PER CRZ REGULATIONS IN FORCE. THE PLANS SHOULD BE FIRST SUBMITTED AND DULY APPROVED BY GOA COASTAL ZONE MANAGEMENT AUTHORITY
4. 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.
5. DEVELOPMENT IN CONSERVATION AREA SHALL BE GOVERNED BY SPECIAL REGULATIONS AS APPLICABLE TO MARGAO CONSERVATION AREA AND IS SUBJECT TO APPROVAL OF THE CONSERVATION COMMITTEE.
6. 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.
7. 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.
8. ROADS NOT FEASIBLE ARE RE-ALIGNED/CORRECTED/DELETED.
9. MINOR ADJUSTMENT ON THE BASIS OF ACTUAL & CONDITIONS ON THE SITE ARE ALLOWED WHICH MAY INCREASE OR DECREASE THE AREA OF SPECIFIED USE/AREAS OF SPECIFIED USE/USES ZONES DUE TO SHIFT IN THE ALIGNMENT BY THE EXECUTIVE AGENCY (GOVERNMENT/LOCAL SELF GOVERNMENT/SEMI GOVERNMENT) DURING THE COURCE OF ACTUAL CONSTRUCTION OF ROADS, CANNALS, NALLAS, DRAINS, RAILWAY AND ANY OTHER NON SPECIFIED INFRASTRUCTURE. THE CHANGES SHALL NOT AMOUNT TO VIOLATION OF OUT DEVELOPMENT PLAN.

REF-NO: SGPDA/ODP-2031 (P4 M) 571/21-22 DTD 16-09-2021

SCALE 1:5000

50 0 100 200 300 400 500

DRAFT OUTLINE DEVELOPMENT PLAN FOR MARGAO PLANNING AREA 2031

SGPDA MARGAO

DRAWN / CHECKED BY:-		
	PRAKASH M. NAIK (PLANNING D'MAN)	MEMBER SECRETARY :- RANJIT M. BORKAR
	R. PAULO GOMES (PLANNING ASST.)	CHAIRPERSON :- WILFRED DSA

SOUTH GOA PLANNING & DEVELOPMENT AUTHORITY

TURBOSKETCH CAD OPERATIONS