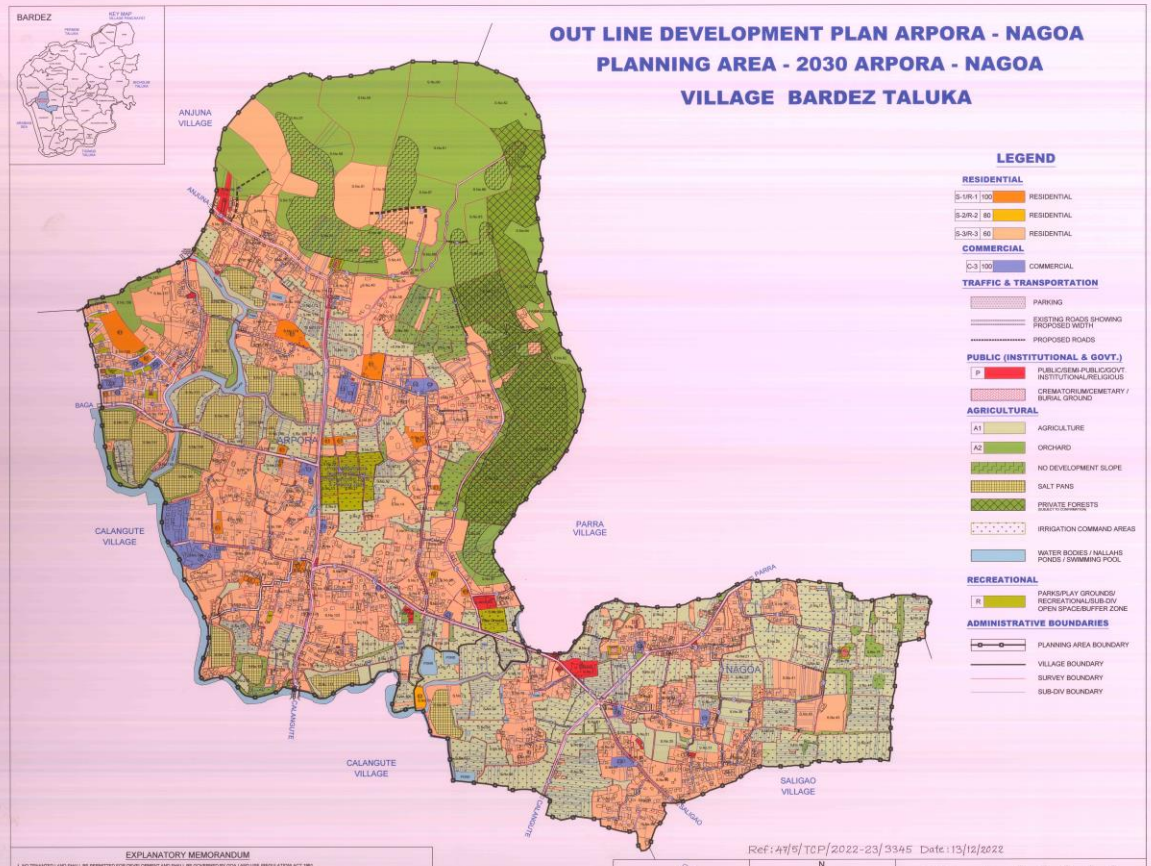
OUT LINE DEVELOPMENT PLAN ARPORA - NAGOA
PLANNING AREA - 2030 ARPORA - NAGOA
VILLAGE BARDEZ TALUKA



EXPLANATORY MEMORANDUM

1. NO TENATED LAND SHALL BE PERMITTED FOR DEVELOPMENT AND SHALL BE GOVERNED BY GOA LAND USE (REGULATION) ACT 1961.
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 BRIGLEPABLE 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. IN CASE OF DEVELOPMENT IN IRRIGATION COMMAND AREA, PRIOR NOC HAS TO BE OBTAINED FROM CONSERVED DEPARTMENT / WRD.
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 DVELOPMENT 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.
10. 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.
11. 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.
12. ALL PAST COMMITMENTS/DEVELOPMENTS LIKE SUB-DIVISION APPROVALS BY COMPETENT AUTHORITIES, CONVERSION SANAD UNDER LRC, BUILDING APPROVALS/NOCS GRANTED BY FDA / TOWN AND COUNTRY PLANNING DEPARTMENT SHALL BE HONOURED FOR SPECIFIC USES, IF NOT REFLECTED IN THIS PLAN.
13. WHEREVER NO DEVELOPMENT SLOPE OVERLAP WITH SETTLEMENT AREA, DEVELOPMENT TO BE PERMITTED ONLY AFTER DETAILED SLOPE ANALYSIS IS CARRIED OUT.

Ref:41/5/TCP/2022-23/3345 Date:13/12/2022

ASSISTANT ENGINEER
NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY
MAPUSA, PARNAJI - GOA

N W E S

SCALE
1:5000
1CM = 50MTS

50 0 100 200 300 400 500

TOWN AND COUNTRY PLANNING DEPT. GOVT. OF GOA

MEMBER SECRETARY
NORTH GOA
PLANNING AND DEVELOPMENT AUTHORITY
MAPUSA - GOA

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

Chief Secretary
Government of Goa
Secretariat, Porvorim-Goa

Minister for Health, Town and Country Planning, Food, Women and Child Development & Urban Development
Government of Goa