

**APPENDIX IX**  
**List of ODP Areas**

## LIST OF ODP's

<b>OUTLINE DEVELOPMENT PLANS FOR PLANNING AREAS (UNDER PDA JURISDICTION)</b>			
S. NO.	TYPE	JURISDICTION	TALUKA NAME
1	PANAJI	PANAJI CITY (CCP)	TISWADI
2	TALEIGAO	TALEIGAO VP	TISWADI
3	MAPUSA	MAPUSA CITY (MCL)	BARDEZ
4	MORMUGAO	MORMUGAO CITY (MCL) CHICALIM VP CHICOLNA VP SANCOALE VP	MORMUGAO
5	MARGAO	MARGAO CITY (MCL)	SALCETE
6	PONDA	PONDA CITY (MCL)	PONDA
<b>OUTLINE DEVELOPMENT PLANS FOR NON PDA AREAS</b>			
1	OLD PANAJI	St. CRUZ VP MERCES VP CURCA-BAMBOLIM-TALAU LIM VP (Part) CHIMBEL VP (Part) SE-OLD-GO A VP (Part)	TISWADI
2	KADAMBA	BATIM VP (Part) SE-OLD-GO A VP (Part) CURCA-BAMBOLIM-TALAU LIM VP (Part) CARAMBOLIM VP (Part) AZOSSIM-MANDUR VP (Part) CHIMBEL VP (Part)	TISWADI
3	PORVORIM	PENHA-DE-FRANCA VP (Part) REIS-MAGOS VP (Part) PILERNE-MARRA VP (Part) SANGOLDA VP (Part) SOCORRO VP (Part) SALVADOR-DO-MUNDO VP (Part)	BARDEZ
4	OLD MORMUGAO	VELSAO-PALE-ISSORCIM VP CORTALIM-QUELOSSIM VP CANSALIM-CUELIM-AROSSIM VP	MORMUGAO

**APPENDIX X**  
**List of Zoning Plan Areas**

## LIST OF ZONING PLANS

<b>ZONING PLANS</b>			
<b>S. NO.</b>	<b>TYPE</b>	<b>JURISDICTION</b>	<b>TALUKA NAME</b>
1	PERNEM MUNICIPAL AREA	PERNEM MCL	PERNEM
2	BICHOLIM MUNICIPAL AREA	BICHOLIM MCL	BICHOLIM
3	SANQUELIM-HONDA MUNICIPAL AREA	SANQUELIM MCL CARAPUR-SARVONA VP (Part) PODOCEM-PORIE M VP (Part) HONDA VP (Part) PISSURLEM VP (Part)	BICHOLIM SATTARI
4	VALPOI MUNICIPAL AREA	VALPOI MCL	SATTARI
5	CUNCOLIM MUNICIPAL AREA	CUNCOLIM MCL	SALCETE
6	QUEPEM MUNICIPAL AREA	QUEPEM MCL	QUEPEM
7	CURCHOREM-CACORA MUNICIPAL AREA	CURCHOREM-CACORA MCL	QUEPEM
8	SANGUEM MUNICIPAL AREA	SANGUEM MCL	SANGUEM
<b>ZONING PLANS AROUND KONKAN RAILWAYS STATIONS</b>			
1	PERNEM	PERNEM (Part)	PERNEM
2	TIVIM-SIRSAIM	TIVIM VP (Part) SIRSAIM VP (Part)	BARDEZ
3	CARAMBOLIM	CARAMBOLIM VP (Part)	TISWADI
4	BALLI	BALLI-ADNEM VP (Part)	QUEPEM
5	CANACONA	CANACONA MCL (Part)	CANACONA

**APPENDIX XI**  
**Permissible Land Uses**  
**in**  
**RPG-2021**

## APPENDIX XI

### PERMISSIBLE LAND USES IN REGIONAL PLAN RPG-2021

NO.	USE ZONE	NORMAL USES PERMITTED	USES PERMITTED ON SPECIAL GROUNDS
1)	<b>SETTLEMENT</b>	<p><b>Residential and its complementary uses / Commercial and its complementary uses / Public utilities and services :</b></p> <p>Residential houses, group housing, plotted development, hostels of non-commercial nature, hostels attached to existing religious structures or any institutional buildings, educational buildings and all types of schools and colleges wherever necessary, churches, temples, mosques and other religious buildings.</p> <p>Telegraph offices, telephone exchanges, parking places, bus stop / shelters, taxi and rickshaw / motorcycle pilot stand, local commercials as may be considered necessary.</p> <p>Nurseries and green houses, retail shops and restaurants, any minor needs ancillary to residential use. Biogas plants of non-commercial nature.</p> <p>Shops/bars/offices (Govt., private, professional), cyber plazas, shops for smithies, cobbler, craft, laundry, dry cleaning, eating places, bakeries, soda stalls, ice cream parlors, and the kind, flower, fruit, vegetable/fish/meat markets, photo studio, clinic/labs. *Motor fuel filling stations including petrol, diesel, CNG, etc (on ground floor only), computer software units, I.T. enabled services. Printing presses, bus terminals, cinema houses, club houses, play grounds, any recreational uses. (Above uses permitted on special grounds will have to be marked in the ward level plans accordingly).</p> <p><b>Uses not permitted</b> All industrial activities other than cottage industries, and handicraft units and all other activities not reflected in uses permitted.</p> <p>Roads &amp; infrastructural developments, railway stations/sidings, jetties, water tanks, pump houses, pipe system, electric lines,</p>	<p>Social, community, religious and recreational buildings, health institutions, hospitals, nursing homes, beach resorts/ hotels/motels, telecommunication towers, cyber parks/ information technology parks, boarding houses, oil mills, village / cottage industries of agro nature, service industries (existing will be retained).</p> <p>Stadia, cemetery, crematorium, burial ground, with area specification and required buffer zone around, airport / helipads (only existing will be retained).</p> <p>All types of activities listed under MIZ shall be restricted in settlement uses and existing ones to be phased out/ encouraged to shift to MIZ areas.</p> <p>Any other allied uses which the Govt., may in the public interest decide on merit of each case based on infrastructure.</p>

		Transformer units, control rooms, service stations, public utility services like power sub-station transmission lines, communication lines, water supply lines, sewerage lines, drainage lines, rainwater harvesting.	
NOTE : Any development will be governed by the Goa Land Development & Building Construction Regulations 2010.			
II)	<b>CULTIVABLE LAND</b>	<p>1) Agricultural, Horticultural, Dairy and Poultry Farming.</p> <p>2) Farm houses/ pump houses as per the guidelines, animal sheds, cattle pounds, storage bins, processing units allied to cultivators own produce.</p> <p>3) Biogas plant, water, and electric installations as per farmer's need at site.</p> <p>4) Boundary / retaining wall, drainage lining, land drainage &amp; irrigation, hydro electric works and tube wells for irrigations.</p> <p>5) Animal husbandry and veterinary services and allied uses.</p> <p>6) Roads, parking &amp; infrastructural developments on public interest.</p> <p>7) Public utility services like transmission lines, communication lines, water supply lines, sewerage lines, drainage lines.</p> <p>8) Microwave cellular towers.</p> <p>9) Motor fuel filling stations including petrol, diesel, CNG, etc.</p> <p>10) Rainwater harvesting and watershed management works.</p> <p>11) Eco-Tourism Scheme as specified in the plan.</p>	<p>Cemetery, crematorium, burial ground with buffer zones, railway lines/stations/yards/sidings, airports with necessary buildings/ installations, helipads, wireless stations, weather stations, microwave towers, telecommunication towers / centers/ studios, LPG godowns.</p> <p>Any other allied uses which Govt. may in public interest, decide which include garbage dumping site / solid waste management site / landfill sites, hydro electric / power plants / sub stations.</p>
III)	<b>PADDY FIELDS/ KHAZAN LANDS</b>	<b>Agricultural activities only.</b> No Development other than Agriculture. However, roads, electric lines, sewage lines, water supply lines or any other infrastructure on special grounds in case there is no alternative.	No other development will be permitted.
IV)	<b>ORCHARD</b>	<p>1) Agricultural, horticultural, dairy and poultry farming.</p> <p>2) Afforestation development of any of the part for recreation.</p> <p>3) Farm houses as per the guidelines, animal sheds, cattle pounds, storage bins, processing units allied to cultivators own produce.</p> <p>4) Biogas plant, water, and electric installations as per farmer's need at site.</p> <p>5) Boundary / retaining wall, drainage lining,</p>	<p>Cemetery, crematorium, burial ground with restrictions, bus stand &amp; railway lines/ stations/ yards/ sidings, airport with necessary building &amp; installations, helipads, wireless station, weather stations, public utility services like transmission lines, communication lines, water supply lines, sewerage lines, drainage lines.</p> <p>Microwave towers,</p>

		<p>land drainage &amp; irrigation, hydro electric works and tube wells for irrigation.</p> <p>6) Animal husbandry and veterinary services and allied used.</p> <p>7) Roads, parking and infrastructural developments on public interest.</p> <p>8) Rainwater harvesting and watershed management works.</p> <p>9) Eco-Tourism Schemes as specified in the plan.</p>	<p>telecommunication towers/ centres. gokart tracks/ racing tracks, amusement parks, theme parks, open air restaurants / venue entertainment provided the area of holding is more than 25,000 sq.mts. and the coverage and FAR restricted to 2 % and 2 respectively. This use will be further subject to accessibility and suitability conditions and availability of required infrastructure. LPG godowns. *Motor fuel filling stations including petrol, diesel, CNG, etc. Small restaurants along National Highways/ State Highways provided the area of holding should be minimum 8000 sq. mts and minimum frontage of 100 mts. The area of all the structures will be restricted to 10% or 500 sq. mts. whichever is less and construction will have to be restricted to single storey.</p> <p>Any other allied uses, which Govt., may, in public interest, decide including garbage dumping sites / solid waste management sites/ landfill sites, hydro electric/ power plants/ sub stations as per the merits of each case.</p>
V)	<b>WATER BODIES</b>	<p>a) Transport and recreational uses of boating and bathing.</p> <p>b) Raising fish, turtle, seagull, crab, plankton, and other sea food.</p> <p>c) Installation of water pumps when it is meant for water supply or irrigation.</p> <p>d) Raising of mangroves, flower plants, trees etc., in case they possess bunds.</p>	<p>House boats, floating hotels when allowed to be permitted with restrictions for promotion of tourism.</p>
VI)	<b>SALT PANS</b>	<p>Traditional salt extraction.</p>	<p>NIL</p>
VII)	<b>NATURAL COVER</b>	<p>a) Raising of forest and wild life.</p> <p>b) Hydro electric power plants and installations.</p> <p>c) Roads, parking and infrastructural work of public interest by Govt.</p> <p>d) Drainage ditches irrigation networks and boundary walls.</p> <p>e) Rainwater harvesting and watershed managements works.</p> <p>f) Eco-Tourism Schemes as specified in the Plan.</p>	<p>Farm houses/ pump houses as per Farm House guidelines. Animal husbandry and veterinary services and allied uses. Saw mills, agro based, forest based industries. Any other complementary uses which the Govt. may in public interest decide as per merits of each case. *Uses shall be further subject to</p>

			approval from competent authorities and shall not be in violation to Forest Conservation Act.
VIII)	<b>FOREST/ PRIVATE FOREST</b>	All uses permitted under Forest Conservation Act (FCA) and Tribal Act. In private forests, as per any scheme the Govt., may promote with the approval of MOEF, GOI.	NIL
IX)	<b>MINING AREAS</b>	<p>a) Active mines, prospective mines, basalt/ gneiss mines, laterite extractions, stocking of mining rejects / ores.</p> <p>b) Bunding and filling of pits for afforestation.</p> <p>c) Loading / unloading and Jetties.</p> <p>d) Rainwater harvesting and watershed management works.</p>	<p>Brick kilns and other brick making.</p> <p>Installations of machines, weigh bridges.</p> <p>Beneficiation plants, sludge treatment plants.</p> <p>Motor fuel filling stations and infrastructure related to mining activities including restricted residential use for watch, ward and labour.</p> <p>Any other complementary uses which the Govt., may in public interest decide as per merits of each case.</p>
X)	<b>INDUSTRIAL</b>		
	<b>a) Industrial Estates</b>	<p>a) Heavy and light industries, subject to pollution control.</p> <p>b) Small scale units/ flatted factories.</p> <p>c) Cyber parks, information technology parks, information technology industrial units.</p> <p>d) Parking, loading and unloading areas, warehouses and storage, truck stand, bus stops, taxi/ rickshaw/ motorcycle pilot stand.</p> <p>e) Public utility, community buildings and retail shops.</p> <p>f) *Motor fuel filling stations including petrol, diesel, CNG, etc and service garages.</p> <p>g) LPG godowns.</p> <p>h) Roads &amp; infrastructural developments, railway lines/ stations/ sidings, airports including buildings &amp; installations, helipads, jetties.</p>	Any other complementary uses which the Govt. may in public interest decide as per merits of each case.
	<b>b) MIZ</b>	All industrial activities indicated in Appendix V	

\*Motor Fuel filling stations will only be allowed in case the site is abutting on a road of right of way not less than 15 mts and complying with the requirements and guidelines.

**All development will be governed by the normal building bye-laws, zoning regulations including sub division regulations.**

**No development shall be permitted in slopes above 25% (1:4 gradient).**

**Uses on special grounds shall require the prior approval of the Government.**

**NOTE:**

**TOURIST PLACES**

In Tourist places identified in the Government approved Tourism Master Plan, the following uses may be permitted with the approval of Government:

- a) Development catering to tourists.
- b) Beach head development.
- c) Public utility buildings and Infrastructure.
- d) Transport based installations.
- e) Parks, playgrounds & recreational facilities.
- f) Resorts / hotels and restaurants with due consideration to environmental planning norms and CRZ regulations.

All development in the CRZ zone will have to conform to CRZ regulations.