



TOWN & COUNTRY PLANNING DEPARTMENT
TALUKA OFFICE-QUEPEM/SANGUEM/DHARBANDORA,
QUEPEM-GOA.

LAND USE ZONING INFORMATION

REF:- TPQ/zng/943/9-syvoi/24/4-C/2021/1146

DATE:-09/06/2021

The Zoning of the property bearing Survey. No 24/4-C of village Sirvoi, in Quepem Taluka admeasuring 861.00m2 is as follows:

As per **Regional Plan for Goa 2021**, the property under reference falls under partly **Settlement Zone** and partly **Commercial Zone (ZP)** with 100 FAR.

This information is issued based on the application received from Mr. Gautam A. Bene dated 02/6/2021 to be read with note given below.

This information is valid only for three years or till the Regional Plan for Goa 2021 is in force, whichever is earlier.

Processing fees Rs.1,000/- Paid vide Challan No.46 dated.2/6/2021

As per letter bearing no.29/8/TCP/pt.file/2020/239 dtd 31/07/2020 issued by Chief Town Planner (Administration) additional information shall be noted for evaluation of the value of the properties if the plot/plots fall in other Zones except Settlement Zone. For Determination of value under Settlement Zone, the same shall be as per prevailing rates in the concerned areas.

Additional Information for reference:-

Broad Land use classification and sub-classification of Zone as per Regional Plan for Goa 2021.

	Eco-sensitive Zone I		Eco-sensitive Zone II
1	Protected / Reserved Forest	1	Orchard
2	Mangrove Forest	2	Natural Cover
3	No Development Slopes	3	Fish Farm
4	Paddy Field / Khazan	4	Cultivate Lands
5	River & Nallah / Ponds	5	Irrigation Command Area
6	Mud flats	6	Salt Pans
7	Sand Dunes / Sandy Area		

Contd/-

For the purpose of Evaluation of the value of the property following shall be noted.

All the aforesaid Zones in Eco-sensitive Zone- I Category shall be taken as A - Zone (Agriculture).

All the aforesaid Zones in Eco-sensitive Zone - II Category shall be taken under Orchard/ Forest Zone.

Checked / Verified by



(Francis Rodrigues)
Planning D'man Gr.II




9/6/2024
(Zaidev R. Aldonkar)
Dy. Town Planner

To,
Mr. Gautam A. Bene,
H.No. 361, Madevamoddi-Tilamol,
Sirvoi-Quepem-Goa.

Note:- The Zoning information provided is as per Regional Plan for Goa 2021 in force as on date of issue of the above information and shall not be construed as NOC in any form for undertaking any development including construction, sub-division etc.

Further any development shall be subject to provisions of Tenancy Act, Land Use Regulation Act, Forest Conservation Act, Highways Act, Ancient Monuments and Archeological Sites and Remains Act, (State and Central), EIA notification issued by MOUF, Coastal Regulation Zone including section 17A of the TCP Act.

This Certificate is issued based on the Order issued vide no. 29/8/TCP/2018(pt.file)/1672 dtd. 13/8/2018 pertaining to guidelines processing various applications, Order issued by Chief Town Planner (Adm) vide ref.no. 29/8/TCP/pt.file/2020/951 dtd. 10/6/2020 and Circular issued vide no. 29/8/TCP/pt.file/2020/1284 dtd. 11/8/2020

Tn/-



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
QUEPEM-GOA

CQUE21-8824



Plan Showing plots situated at

Village : SIRVOI

Taluka : QUEPEM

Survey No./Subdivision No. : 24/

4-C.

Scale : 1:1000

TPC/ZNG/943/05405/24/4-C/2021/1146 f. Shal h.

Town & Land Survey Department
Government of Goa

Taluka Office, Quepem, Mangueshi, Dharbandora

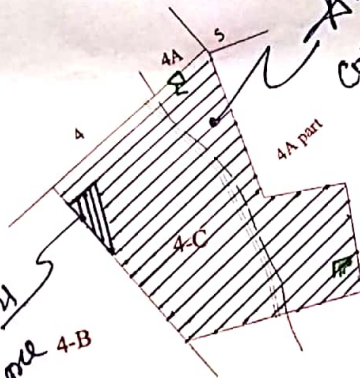
Quepem, Goa 556 105

Date 09/06/2021

Inspector of Survey
& Land Records.



As per RDG 2021
Commercial
Zone (ZP)



SURVEY No.24

As per RDG 2021
Settlement Zone 4-B

Generated By :
On : 27-05-21

Compared By: m



OFFICE OF THE DY. TOWN PLANNER
TOWN AND COUNTRY PLANNING DEPARTMENT
QUEPEM/SANGUEM / DHARBANDORA TALUKA OFFICE
QUEPEM-GOA.

ADDENDUM

Ref No: TPQ/Zng/943/Q-Sirvoi/24/4-C/2021/1270 Date: 24/06/2021

Read:- Land use zoning Information issued vide reference number TPQ/Zng/943/Q.Sirvoi/24/4-C/2021/1146 dated 09/06/2021

Further to this office letter dtd 09/06/2021, as referred above, it is hereby informed that as per Regional plan for Goa 2021, the property bearing Sy.no.24/4-C of village Sirvoi, Quepem Taluka admeasuring an area of 861.00m², is earmarked as partly Settement Zone (Area-16.00m²) with FAR 100 and partly Commercial Zone (ZP)(Area-845.00m²) with FAR100.

This is for your information and necessary Action.




(A. A. Deshpande)
Dy. Town Planner

To,

Gautam A.Bene,

H.No.361,Madevamopddi-Tilamol,

Sirvoi – Quepem – Goa.