

CALANGUTE PANCHAYAT BARDEZ TALUKA SCALE 1 : 6000



BAGA BEACH

CALANGUTE BEACH

ACRON SEAWINDS

TRUE COPY
FOR ACRON HOUSING PVT. LTD.

[Signature]
Authorised Signatory



APPROVED BY GOVT. VICE
NOTE No. 2887/2021/PP-21/10/1/2021
Date: 21/09/2021

CHIEF TOWN PLANNER
Towns & Country Planning Dept.
CHIEF MINISTER
State of Goa
Secretary
Government of Goa,
Bamborda

NOTE :-

1. This plan showing proposed Surface Utilization of CALANGUTE P. U. forms part of the Regional Plan for GOA 2021 of BARDEZ Taluka which has been approved by the T.C.P. Board in its meeting held on 20/11/2018 and approved by Govt. vide no. 2887/2021/PP-21/10/1/2021.
2. Details of P.A. & Zoning Plans (Z.P.) prepared by the Dept. of T.C.P. in the same may be add on in force draft in P.D.A. areas & non P.D.A. areas (has been incorporated in the RPZ 2021. Respective Z.P.A. (Zoning Plans) shall be revised for areas and development control of other eligible areas only as per RPZ 2021 in case of any variations, the matter shall be referred to the T.C.P. Board for its consideration.
3. Various Forme areas indicated in this plan are subject to the final qualification & demarcation by the concerned authorities.
4. Surface Utilization Plans shall be read with the report of RPZ 2021 (please refer to visit for interpretation).
5. The Surface Utilization Plan shows broad land uses which are to be read along with guidelines for interpretation of permissible land uses.
6. All past government/development/lease take sub-lease approvals for development/ building, conversion/ special order/ SDC, building/ reconstruction/ granted, shall be furnished for specific uses, if not reflected in this plan.
7. A/R/CO for Land Acquisition for specific purposes under the L.A. Act 1954 issued by T.C.P. Dept. for specific areas/ facilities shall be issued in conformity to the said uses for which NCC was issued. The same shall not hold good in cases where acquisition proceedings are stopped by the Govt. and shall be treated as per uses indicated in the Surface Utilization Plan.
8. Notwithstanding anything contained in this Plan, the developments shall be subject to the provisions of Technical A.C. Land Use Regulation Act, Forest Conservation Act, Highway Act, Ancient Monuments and Archaeological Sites and Remains Act (State and Central) & A/C regulations issued by the MUEP or any other Act/Rule as applicable.

LAND USES

- ECOLOGICALLY SENSITIVE AREAS (ECO-1)**
- MANGROVE FOREST
 - NO DEVELOPMENT SLOPES
 - PADDY FIELDS / RIMZANS
 - RIVER & HALIAS / PONDS
 - SAND DUNES / SANDY AREAS
- OTHER ECOLOGICALLY SENSITIVE AREAS (ECO-2)**
- CULTIVABLE LAND
 - ORCHARD
 - NATURAL COVER
 - SALT PANS
 - IRRIGATION COMMAND AREAS

INDUSTRIAL

- MICRO INDUSTRIAL ZONE

SETTLEMENTS

- SETTLEMENT AREA
- INSTITUTION ZONE

TRANSPORTATION

- MAJOR DISTRICT ROADS (25m)
- MAIN PANCHAYAT ROADS (15m)
- OTHER PANCHAYAT ROADS (10m)
- OTHER R.O.M.S (Minimum 6m)
- PROPOSED ROAD (15m)
- PROPOSED ROADS (10m)

ADMINISTRATIVE BOUNDARIES

- PANCHAYAT BOUNDARY
- SURVEY BOUNDARY
- SUB DIVISION BOUNDARY

OTHERS

- CREMATORIUM / CEMETERY
- PLAY GROUND
- 200 MTR. LINE FROM HTL
- 500 MTR. LINE FROM HTL
- DMS
- GMS
- SCH
- TEMPLE
- CHURCH / CHAPEL
- BRIDGE
- FISHING JETTY
- TOURIST PLACES

Approved
Discussed
21/09/2021
Chandrasekar

Original or Approved. Sub - Division Plans upto 300 m will be allowed upto 80 FAR irrespective of the VP Status of Settlement Category.

CALANGUTE PANCHAYAT BARDEZ TALUKA		
REGIONAL PLAN FOR GOA-2021 (RPG-21)		
SEPTEMBER 2011 FINAL / 21092011		
REGIONAL PLAN DIVISION TOWN AND COUNTRY PLANNING DEPT. GOVT. OF GOA		
POPULATION - 2011: 11734 2021: 21047	DPR STATUS - S-1	