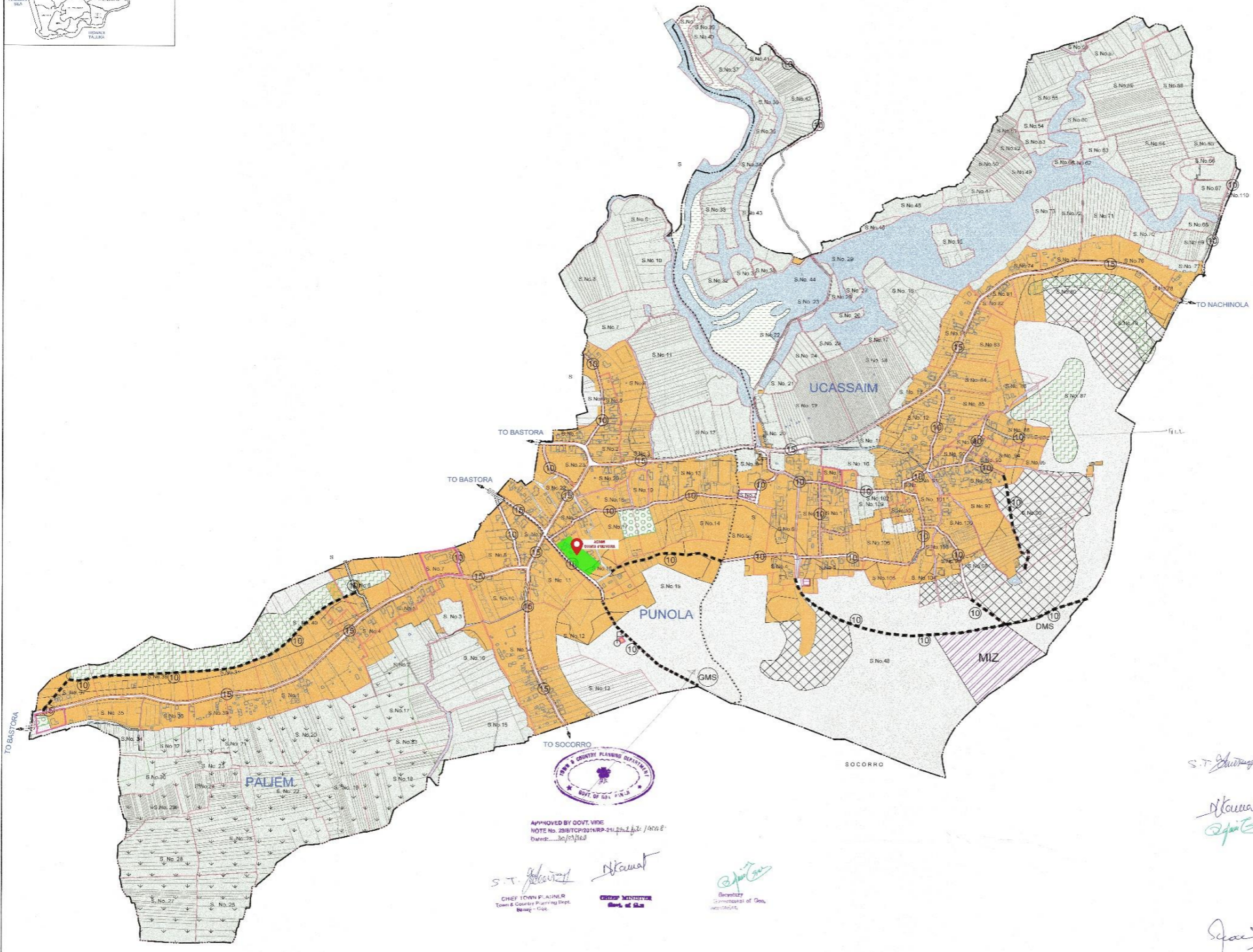






# UCASSAIM-PALIEM-PUNOLA PANCHAYAT

(UCASSAIM, PALIEM & PUNOLA)  
 BARDEZ TALUKA  
 SCALE 1:5000



- LAND USES**
- ECOLOGICALLY SENSITIVE AREAS (ECO-1)**
- MANGROVE FORESTS
  - NO DEVELOPMENT SLOPES
  - PADDY FIELDS
  - RIVER & NALLAS / POND
- OTHER ECOLOGICALLY SENSITIVE AREAS (ECO-2)**
- CULTIVABLE LAND
  - ORCHARD
  - NATURAL COVER
  - IRRIGATION COMMAND AREAS
- INDUSTRIAL**
- MICRO INDUSTRIAL ZONE
- SETTLEMENTS**
- SETTLEMENT AREA
  - INSTITUTIONAL ZONE
- TRANSPORTATION**
- MAIN PANCHAYAT ROADS (15m)
  - OTHER PANCHAYAT ROADS (10m)
  - OTHER ROADS (Minimum 6m)
  - PROPOSED ROADS (10m)
- ADMINISTRATIVE BOUNDARIES**
- PANCHAYAT BOUNDARY
  - VILLAGE BOUNDARY
  - SURVEY BOUNDARY
  - SUB DIVISION BOUNDARY
- OTHERS**
- CREMATORIUM / CEMETERY
  - PLAY GROUND
  - GARBAGE MANAGEMENT SITE
  - TEMPLE
  - CHURCH / CHAPEL



APPROVED BY GOVT. VISE  
 NOTE No. ZM/TCP/2021/MP-211,212,213,214 / 2021  
 Date: 30/05/2021

*S.T. [Signature]*  
 CHIEF TOWN PLANNER  
 Town & Country Planning Dept.  
 Bardez - Goa.

*[Signature]*  
 CHIEF MINISTER  
 Govt. of Goa

*[Signature]*  
 Secretary  
 Commissioner of Govt.  
 Bardez - Goa.

*S.T. [Signature]*

*[Signature]*  
 [Signature]

*[Signature]*  
 [Signature]

*[Signature]*  
 [Signature]

**NOTE :-**

- The plan showing proposed Surface Utilization of UCASSAIM-PALIEM-PUNOLA V.P. 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 20/11/2021 approved by Govt. vide no. ZM/TCP/2021/MP-211, 212, 213, 214.
- All the C.P.U. S. Zoning Plans (Z.P.) prepared by the P.D.A. & C.P.D., as the case may be and all in force plans in P.D.A. areas & non P.D.A. areas have been incorporated in the Regional Plan. Respective C.P.U. S. Zoning Plans shall be referred for details and development controls of developable areas only in case of any variation, the matter shall be referred to the T.C.P. Board for its own interpretation.
- Private land areas included in this plan are subject to the final confirmation & demarcation by the competent authorities.
- Surface Utilization Plans shall not be used with the report of R/P 2021 (Revised Final) for representation.
- The Surface Utilization Plan shows minimum land uses which are to be read along with guidelines for implementation of permissible land uses.
- All land revenue/developmental/other land use approvals by competent authorities, agencies or users or under E.C. to bring agricultural/other land, shall be treated as valid. If not referred in this plan.
- All MCDs and Land Acquisition for specific purposes under the L.A. No. 1984 issued by T.C.P. Board for specific areas shall be read in conformity with the land use for which MCD was issued. The same shall not be used for any other purpose, in case where acquisition proceedings are stopped by the Govt. and shall be treated as per local investors in the Surface Utilization Plan.
- All matters relating to the plan, the representations shall be subject to the provisions of Town and Country Planning Act, 1973, Town and Country Planning Regulations, 1973, Environmental Conservation Act, 1986, Ancient Monuments and Archaeological Sites and Remains Act (ASR) and Central ASR regulations issued by the MCD, in any other provision as applicable.

Original or Approved (Sub-Division Plans upto 350 m<sup>2</sup> will be allowed upto 50 FAR irrespective of the V.P. Status of Settlement Category).

UCASSAIM-PALIEM-PUNOLA PANCHAYAT BARDEZ TALUKA		N ↑
REGIONAL PLAN FOR GOA-2021 (R/P 21)	SEPTEMBER 2011 FINN / 21020211	
REGIONAL PLAN DIVISION TOWN AND COUNTRY PLANNING DEPT. GOVT. OF GOA		
POPULATION: 2001 - 2019 2021 - 3487	G.P.S. STATUS W.P.2	
MAX. FAR PROPOSED BELOW 4000 m <sup>2</sup> - 50 4000 m <sup>2</sup> & ABOVE - 50		