



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.



Ref No : TPB7/ZON/18153/TIV/TCP-2024/9810

Dated: 22/11/2024

ZONING INFORMATION

Inward no. 11401

Dated: 18/11/2024

The Zoning of the property bearing Survey No. 355 Sub division no. 2-A of Tivim Village Bardez Taluka total admeasuring 2150.00m² is as follows.

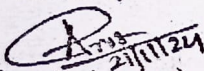
As per Regional Plan for Goa 2021 the plot under reference falls in "Settlement Zone" having (VP-1) status with permissible FAR 80.

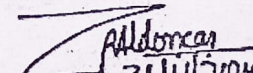
This information is issued based on the application received from Neves Melba Dsouza dated 18/11/2024 to be read with note given below:

This information is valid only for three years or till the Regional Plan for Goa 2021 is in force, whichever is earlier from the date of issue of this letter.

Processing fees of Rs. 2000/- paid vide Challan No. ZON/3556 dated 18/11/2024.

Verified by


(Aditya A. Aroskar)
Pl. D'man Gr.II


(Zaidev R. Aldonkar)
Dy. Town Planner

To,
Neves Melba Dsouza,
✓ Tivim, Bardez-Goa.
403502

NOTE:-

The Zoning information provided is as per Regional Plan 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 and 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 17- A of the TCP Act.

This Certificate is issued based on the order issued vide no.29/8/TCP/2018 (Pl. file)/1672 dtd. 13/08/2018 pertaining to guidelines for processing various application and Circular issued vide no. 29/8/TCP/Pl.File/2020/239 dated 31/07/2020 and Ref. no.29/8/TCP/Pl.File/2020/1284 dated 11/8/2020.

P.T.O.

Additional information for reference and determination of values of the property except Settlement zone/development zone.

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

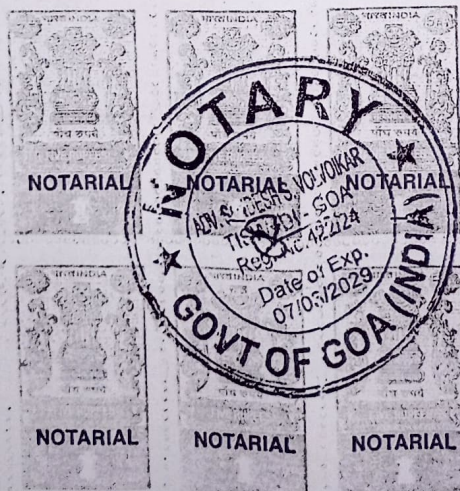
Eco-Sensitive Zone I		Eco-Sensitive Zone II	
1	Protected/Reserved Forest	1	Orchard
2	Mangrove Forest	2	Natural Cover
3	No Development Slopes	3	Fish Farm
4	Paddy Field/Khazan	4	Cultivated land
5	River & Nallah/Pond	5	Irrigation Command Area
6	Mud flats	6	Salt Pans
7	Sand Dunes/Sandy Area		

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.

This is also issued on the basis of order bearing no. 29/8/TCP/Pt.file/2020/951 dated 10/6/2020.



Certified true copy of original
Reg. No.: 263/2025
Date.: 15/01/2025

Sd/-
15/01/2025
SANDESH S. GOLVOIKAR
ADVOCATE & NOTARY AT TISWADI TALUKA
AT PANAJI
STATE OF GOA (INDIA)