

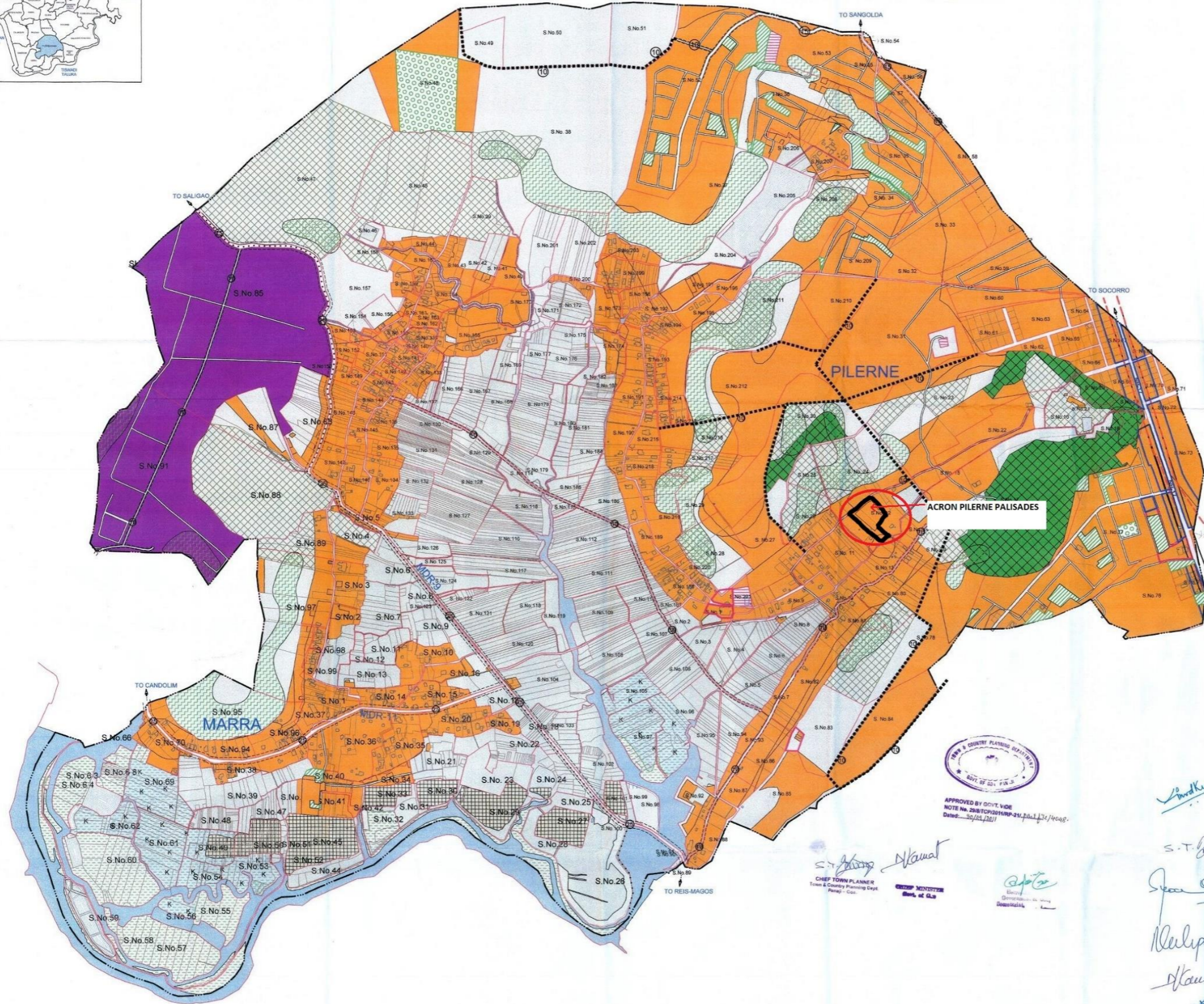


PILERNE-MARRA PANCHAYAT

(PILERNE & MARRA)

BARDEZ TALUKA

SCALE 1 : 5,000



- LAND USES**
- ECOLOGICALLY SENSITIVE AREAS (ECO-1)**
- PRIVATE FORESTS (SUBJECT TO CONSERVATION)
 - MANGROVE FORESTS
 - NO DEVELOPMENT SLOPES
 - PADDY FIELDS / KHAZANS
 - RIVER & NALLAS / PONDS
- OTHER ECOLOGICALLY SENSITIVE AREAS (ECO-2)**
- ORCHARD
 - NATURAL COVER
 - SALT PANES
- INDUSTRIAL**
- INDUSTRIAL ESTATE
- SETTLEMENTS**
- SETTLEMENT AREA
 - COMMERCIAL ZONE
 - INSTITUTIONAL ZONE
- TRANSPORTATION**
- NATIONAL HIGHWAY PWD ALIGNMENT
 - NATIONAL HIGHWAY
 - MAJOR DISTRICT ROADS (25m)
 - 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
 - OPEN SPACE



APPROVED BY GOVT. VIDE
NOTE No. 258/FCP/2011/PP-21, Dtd. 13/11/2011
Dated: 13/11/2011

S.T. Khuntia
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Town & Country Planning Dept.
Pilerne - Goa

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NOTE :-

- This plan showing proposed Surface Utilization of PILERNE-MARRA 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 2011 & approved by Govt. vide note no. 258/FCP/2011/PP-21, dated _____.
- All the O.D.P.s & Zoning Plans (Z.P.s) prepared in the past by P.D.A. & T.C.P.D. as the case may be and are in force (both in P.D.A. areas & non P.D.A. areas) have been incorporated in to the RPO-2021. Respective O.D.P.s / Zoning Plans shall be referred for details and development control of developable areas only as per RPO-2021. In case of any variations, the matter shall be referred to the T.C.P. Board for its consideration/clarification.
- Private Forest areas indicated in this plan are subject to the final confirmation & demarcation by the competent Authorities.
- Surface Utilization Plans shall be read with the report of RPO-2021 (Release (Final)) for interpretation.
- This Surface Utilization Plan shows broad land uses which are to be read along with guidelines for interpretation of permissible land uses.
- All past commitments/developments like sub-division approvals by competent Authorities, conversion sanctioned under LRC, building approvals/NOCs granted, shall be honoured for specific uses, if not reflected in this plan.
- All NOCs for Land Acquisition for specific purposes under the L.A. Act 1894 issued by TCP Dept for specific uses activities shall be treated as conforming to the said use for which NOC was issued. The same shall not hold good, in case where acquisition proceedings are dropped by the Govt. and shall be treated as per uses indicated in the Surface Utilization Plan.
- Notwithstanding anything contained in this Plan, the developments shall be subject to the provisions of Temporary Act, Land Use Regulation Act, Forest Conservation Act, Highways Act, Ancient Monuments and Archaeological Sites and Remains Act (State and Central) EIA notifications issued by the MOEF or any other Act/Rule as applicable.

Original or Approved Sub-Division Plots upto 350 m² will be allowed upto 80 FAR irrespective of the VP Status of Settlement Category.

PILERNE-MARRA PANCHAYAT BARDEZ TALUKA	
REGIONAL PLAN FOR GOA-2021 (RPG-21)	SEPTEMBER 2011 FINAL / 21020211
REGIONAL PLAN DIVISION TOWN AND COUNTRY PLANNING DEPT. GOVT. OF GOA	

POPULATION:
2001 - 5286
2021 - 12389

USE STATUS
VP-1

MAX. FAR PROPOSED
BELOW 4000 m² 80
4000 m² & ABOVE 60

AREA SCALE

150 0 300m

