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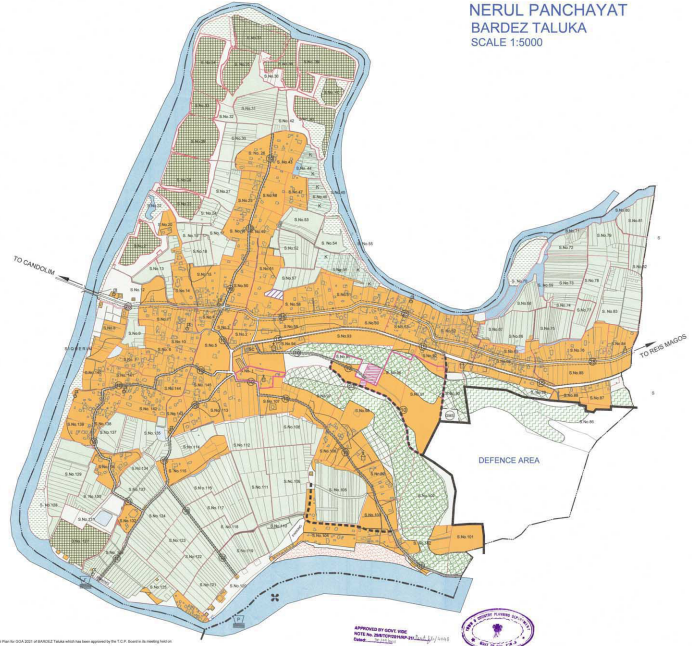
NERUL PANCHAYAT
BARDEZ TALUKA
SCALE 1:5000



LAND USES

ECOLOGICALLY SENSITIVE AREAS (ECO-1)
- NO DEVELOPMENT SLOPES
- MANGROVE
- PADDY FIELDS / KHAZANS
- RIVER & NALLAS / PONDS
- SANDY AREAS

OTHER ECOLOGICALLY SENSITIVE AREAS (ECO-2)
- ORCHARD
- NATURAL COVER
- SALT PANS

INDUSTRIAL
- GENERAL INDUSTRIES

SETTLEMENTS
- SETTLEMENT AREA
- INSTITUTION ZONE

TRANSPORTATION
- MAJOR DISTRICT ROADS (25m)
- MAIN PANCHAYAT ROADS (15m)
- OTHER PANCHAYAT ROADS (10m)
- OTHER ROADS (MINIMUM 6m)
- PROPOSED ROADS (10m)

ADMINISTRATIVE BOUNDARIES
- TALUKA BOUNDARY
- PANCHAYAT BOUNDARY
- SURVEY BOUNDARY
- SUB DIVISION BOUNDARY

OTHERS
- CREMATORIUM / CEMETERY
- GARBAGE MANAGEMENT SITE
- TEMPLE
- CHURCH / CHAPEL
- BRIDGE
- FISHING JETTY
- PASSENGER JETTY
- TOURIST BEACH HEAD

NOTE :-

1 This plan showing proposed Surface Utilization of NERUL V.P forms part of the Regional Plan for GDA 2021 of BARDEZ Taluka which has been approved by the T.C.P. Board in its meeting held on ..... & supersedes Draft Vide note no. 3697/TCP/1499 Dt. ..... (Misc).

2 All the C.D.P's & Zoning Plans (ZPs) prepared in the past by P.D.A/T.C.P.D., be in 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 RPG 2021. Prospective Land Use Zoning Plans shall be referred for books and development control of developable areas only as per RPG 2021. In case of any variations, the matter shall be referred to the T.C.P. Board for its decision/directions.

3. Private Forest areas indicated in this plan are subject to the final confirmation & demarcation by the competent Authorities.

4. Surface Utilization Plans shall be read with the report of RPG 2021 (Plateau-Phase) for interpretation.

5. This Surface Utilization Plan shows broad land uses which are to be read along with guidelines for interpretation of permissible land uses.

6. Development permits/sanctions/layouts/amnesty like sub-division approvals by competent Authorities, conversion saned under (SC), building approvals(NOC), granted, shall be honoured for specific cases, if not reflected in this plan.

7. 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 confirming to the said uses for which NOC was issued. The same shall be honoured, even if the said uses/activities are not reflected in this plan, for the validity period of the NOC issued.

8. Not withstanding anything contained in this Plan, the developments shall be subject to the provisions of Forests Act, Land Use Regulation Act, Fossil Conservation Act, Highways Act, Ancient Monuments and Archaeological Sites and Remains Act (Rules and Control) EIA notifications issued by the MOEF or any other Act/Rule as applicable.

APPROVED BY GOVT. VIDE
NOTE No. 3697/TCP/1499 Dated 29/11/2011

CHIEF TOWN PLANNER
Town & Country Planning Dept.
Panaji - Goa

Member Secretary
Prov. of Goa

Chairman
Government of Goa

Original or Approved Sub - Division Plots upto 100 m² will be allowed upto 66 FAR
Irrespective of the FP Mode of Settlement Category.

NERUL PANCHAYAT
BARDEZ TALUKA

REGIONAL PLAN FOR GOA 2021 (RPG 21) — SEPTEMBER 2011 TCMC / 2760/2011

REGIONAL PLAN DIVISION
TOWN AND COUNTRY PLANNING DEPT
GOVT. OF GOA

AREA SCALE

POPULATION
2001 - 2695
2011 - 2970

DATE STATUS
2011

MAIN - FAR PROPOSED
ROAD - FAR PROPOSED
AREA IN HA/SQ.M.

N

100 50 0 300m