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NEURA PANCHAYAT

(NEURA-O-GRANDE , NEURA-O-PEQUENO)

TISWADI TALUKA

SCALE 1: 5,000

NEURA O-PEQUENO

NEURA O-GRANDE

PONDA TALUKA

TO PILERNE

TO PONDA

LAND USES

ECOLOGICALLY SENSITIVE AREAS (ECO-1)

- MANGROVE FORESTS
- NO DEVELOPMENT SLOPES
- PADDY FIELDS / KHAZANS
- RIVER & NALLAS / PONDS

OTHER ECOLOGICALLY SENSITIVE AREAS (ECO-2)

- ORCHARD
- NATURAL COVER
- MUD FLATS
- HERITAGE LANDSCAPE

SETTLEMENTS

- SETTLEMENT AREA

TRANSPORTATION

EXISTING

- MAJOR DISCTRICT ROAD (27m)
- OTHER PANCHAYAT ROADS (10m)
- OTHER ROADS (MINIMUM 6m)
- PROPOSED ROAD (27m)
- RAILWAY

ADMINISTRATIVE BOUNDARIES

- TALUKA BOUNDARY
- PANCHAYAT BOUNDARY
- VILLAGE BOUNDARY
- SURVEY BOUNDARY
- SUB DIVISION BOUNDARY

OTHERS

- PLAY GROUND
- OPEN SPACE
- CHURCH / CHAPEL
- TEMPLE

APPROVED BY GOVT. VIDE NOTE No. DIS/TCP/DIS/RP-PL/

Dated:

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

Secretary Govt. of Goa

Secretary Government of Goa Secretariat, Panaji

NOTE :-

1. This plan showing proposed Surface Utilization of NEURA V.P. forms part of the Regional Plan for GOA 2021 of TISWADI Taluka which has been approved by the T.C.P. Board in its meeting held on vide note no. DIS/TCP/DIS/RP-PL/
2. All the O.D.Ps & Zoning Plans (ZPs) 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 RPG 2021. Respective O.D.Ps & ZPs / Regulations shall be referred for details 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 opinion/interpretation.
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 (Volumes-I/II) text 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. All past commitments/developments like sub-division approvals by competent Authorities, conversion sanad under LRC, building approvals/NOC's granted, shall be honoured for specific uses, if not reflected in this plan.
7. Provisions of the 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 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.
8. Not withstanding anything contained in this Plan, the developments shall be subject to the provisions of Tenancy Act, Land Use Regulation Act, Forest Conservation Act, Highways Act, Ancient Monuments and Archaeological Sites and Remains Act (Class and Centre) /Eco sensitive areas issued by the MOEF or any other Act/Rule as applicable.

Original or Approved Sub - Division Plots upto 200 sq.M will be allowed upto 80 FAR irrespective of the VP Areas of Settlement Category.

POPULATION: 2001 - 0000 2011 - 0000

DPS STATUS DPS -

MAX. FAR PROPOSED BELOW 4000 sq.M - 80 4000 sq.M ABOVE 90

AREA IN SQ.KM.

NEURA PANCHAYAT
TISWADI TALUKA

REGIONAL PLAN FOR GOA 2021 (RPG 21) — SEPTEMBER 2011 TPAM - 13 /49 /2011

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

N

150 0 300m