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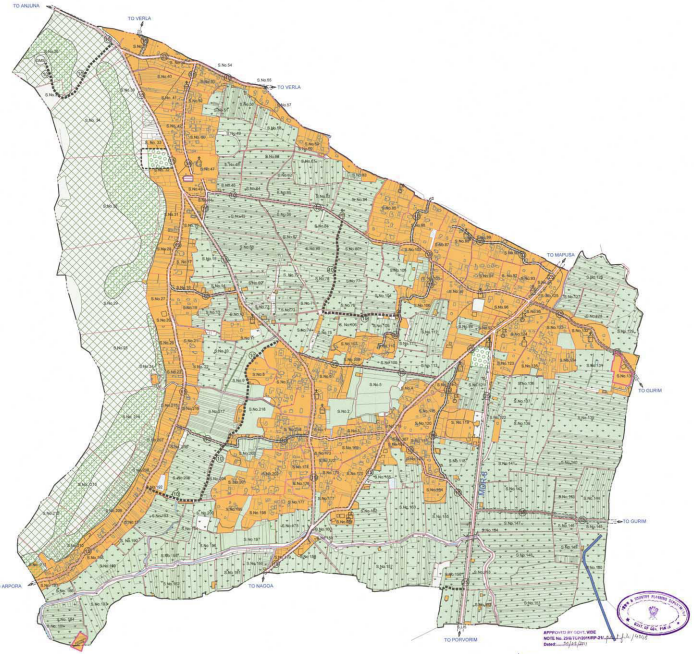
BARDEZ

# PARRA PANCHAYAT

## BARDEZ TALUKA

SCALE 1:5000




## LAND USES

**ECOLOGICALLY SENSITIVE AREAS (ECO-1)**

- NO DEVELOPMENT SLOPES
- PADDY FIELDS
- RIVER & NALLAS / POND

**OTHER ECOLOGICALLY SENSITIVE AREAS (ECO-2)**

- CULTIVABLE LAND
- ORCHARD
- NATURAL COVER
- IRRIGATION COMMAND AREAS

**SETTLEMENTS**

- SETTLEMENT AREA
- INSTITUTIONAL ZONE

**TRANSPORTATION**

- MAJOR DISTRICT ROADS (25m)
- MAIN PANCHAYAT ROADS (15m)
- OTHER PANCHAYAT ROADS (10m)
- OTHER ROADS (Minimum 8m)
- PROPOSED ROADS (10m)

**ADMINISTRATIVE BOUNDARIES**

- PANCHAYAT BOUNDARY
- SURVEY BOUNDARY
- SUB DIVISION BOUNDARY

**OTHERS**

- CREMATORIUM / CEMETERY
- PLAY GROUND
- GARBAGE MANAGEMENT SITE
- SCH SCHOOL
- V. P. VILLAGE PANCHAYAT OFFICE
- TEMPLE
- CHURCH / CHAPEL
- BRIDGE

APPROVED BY GOVT. VIDE NOTIFICATION NO. 2/6/TLP(BRP)/PF-24/2011/1956 Dated 26/Jul/2011

**NOTE :-**

1) This plan showing proposed Surface Utilization of PARRA 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 26/07/2011 vide item No. 2/6/TLP(BRP)/PF-24/2011/1956 dated 26/07/2011.

2) All the ZUC's (N.A.Zoning Plans/ ZPPs) proposed in the past by P.D.A/T.C.P.D., as the case may be and in force (both in P.D.A areas & non P.D.A areas ) have been incorporated in the RPG-2021. Respective O.D.P's./Zoning Plans 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) Survey Nos. / Sub-Div. Nos. / Acre's shall be read with the report of RPG-2021 (Release-VI 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 earned under LMC, building approvals/NOC's granted, shall be honoured for specific uses, 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 use for which NOC was issued. The same shall be honoured for the purpose for which NOC was issued by TCP Dept and shall be treated as per uses included in the Surface Utilization Plan.

8) Non 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 (State and Central) EIA notifications issued by the MOEF or any other Act/Rule as applicable.

Director
Town & Country Planning, Goa

Chief Town Planner
Town & Country Planning Dept.
Panaji - Goa

Member, TCP Board

Original or Approved Sub - Division Plots upto 300 m² will be allowed upto 60 FAR irrespective of the 9P Status of Settlement Category.

PARRA PANCHAYAT
BARDEZ TALUKA

REGIONAL PLAN FOR GOA-2021 (RPG-21)

SEPTEMBER 2011
F.No. / 2/TCP/11

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

N

KRDC - 10,000m
KRDA SCALE

POPULATION:
2001 - 3614
2021 - 3334

DPR STATUS
VP-2

MAX. FAR PROPOSED
BELOW 4000 m² - 50
4000 m² & ABOVE- 50

150 50 0 300m