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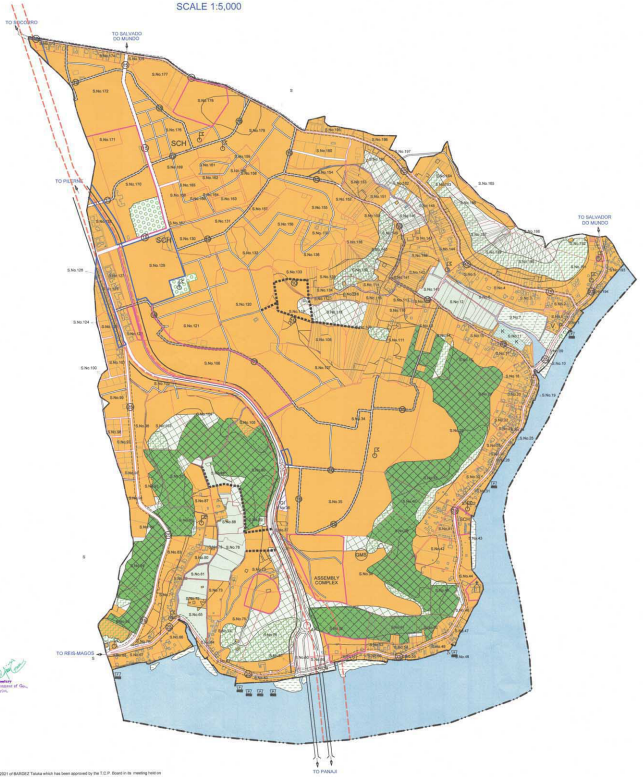
PENHA-DE-FRANCA PANCHAYAT

BARDEZ TALUKA

SCALE 1:5,000



LAND USES

ECOLOGICALLY SENSITIVE AREAS (ECO-1)

- PRIVATE FORESTS (AREAS TO BE CONSERVED)
- NO DEVELOPMENT SLOPES
- MANGROVE
- PADDY FIELDS / KHAZANS
- RIVER & NALLAS / PONDS

OTHER ECOLOGICALLY SENSITIVE AREAS (ECO-2)

- ORCHARD
- NATURAL COVER

INDUSTRIAL

- GENERAL INDUSTRY

SETTLEMENTS

- SETTLEMENT AREAS EXISTING RETAINED
- 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

- TALUKA BOUNDARY
- 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
- EXISTING BRIDGE
- FISHING JETTY
- PASSENGER JETTY

APPROVED BY GOVT. VIDE NOTE No. 28/6/TCP/PVR-2021/ Dated

Member Secretary

Director of Planning

AREA SCALE

POPULATION: 2001 - 17,000 2021 - 21574

ZPR STATUS NA

MAX. FAR PROPOSED BELOW Within 7 - 80 450m ft. MSRW - 40

Original or Approved Sub - Division Plots upto 250 m² will be allowed upto 80 FAR irrespective of the VP Status of Settlement/ Category.

PENHA-DE-FRANCA PANCHAYAT
BARDEZ TALUKA
REGIONAL PLAN FOR GOA 2021 (RPG 21)
REGIONAL PLAN SEPTEMBER 2011
FINAL / 21/08/2011

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

N

150 50 0 300m

NOTE :-

1. This plan showing proposed Surface Utilization of PENHA-DE-FRANCA 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. 28/6/TCP/PVR-VP-21/ dated
2. All the C.S.P's & Zoning Plans (ZP's) prepared in the past by P.D./V.T.C.P.D. , as the cases may be and are in force (both in of D.A areas & non P.D.A areas), have been incorporated in to the RPG-2021. Respective C.S.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/clarification.
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 (Reviews 2Final) 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 the proposed commercial/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. All NOCs for Land Acquisition for specific purposes under the L.A. Act 1894 issued by TCP Dept for specific uses lapses/are shall be treated as conforming to the said use for which NOC was issued. The lanse shall be counted from the date of publication of the Notification in the Official Gazette under the Land Acquisition Act, 1894.
8. Notwithstanding 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.