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BARDEZ

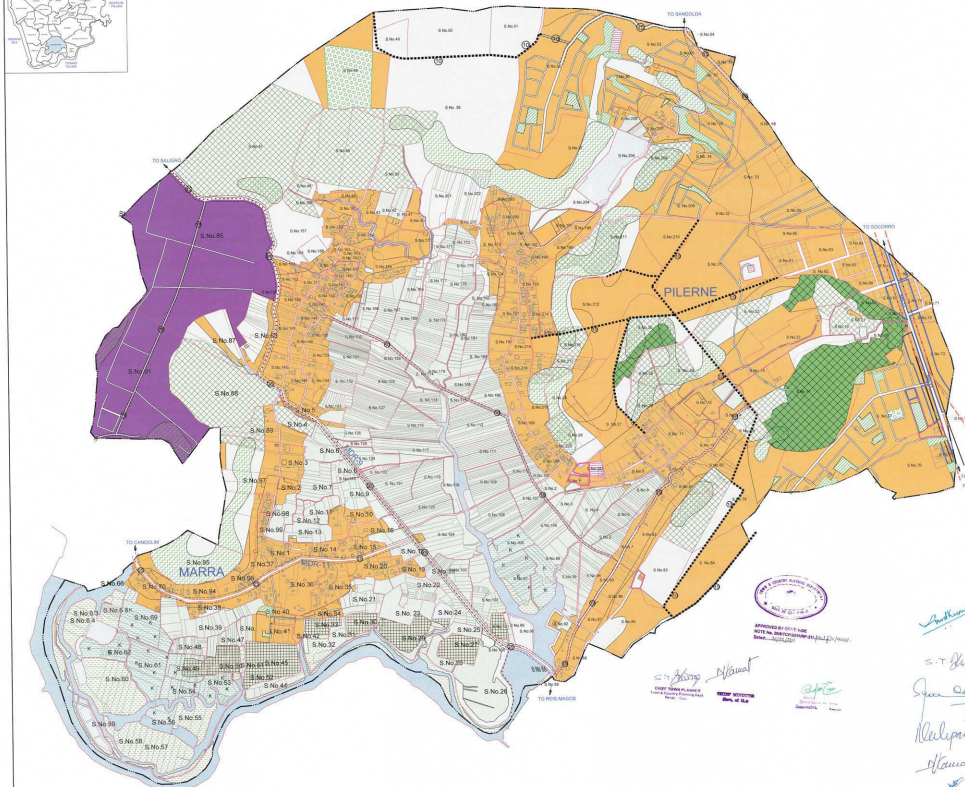
KEY MAP

PILERNE-MARRA PANCHAYAT

(PILERNE & MARRA)

BARDEZ TALUKA

SCALE 1 : 5,000



LAND USES

ECOLOGICALLY SENSITIVE AREAS (ECO-1)
- PRIVATE FORESTS
- 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 8m)
- 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. DATED

CHIEF TOWN PLANNER

Original or Approved Sub - Division Plots upto 300 m² will be allowed upto 60 FAR irrespective of the ZP Class or Settlement Category

PILERNE-MARRA PANCHAYAT
BARDEZ TALUKA
REGIONAL PLAN FOR GOA 2021 (PRO-21)
SEPTEMBER 2011
FINAL / 7/10/2011

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

AREA STATUS
2001 - RURAL

POPULATION :
2001 - 5256
2021 - 10256

LAND TAX REQUIRED
BELOW 4000 m² - Rs
4000 m² to ABOVE 50

1:5000

0 100 50 0 300m

NOTE :-

1. 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. 30/8/TCP/2011/MP/1771 ..... dated .....
2. As the D.C.R's & Zoning Plans (ZPs) proposed in the past by P.D.A/T.C.P.O. 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 Land Use Regulations shall be referred for details and development norms of development as per plan / ZP. In case of any variations, the matter shall be referred to the T.C.P. Board for its Opinion/Decision.
3. Private Forest areas indicated in this plan are subject to the final confirmation & demarcation by the competent Authorities.
4. Tourism Utilization Plan shall be prepared for the areas proposed for Tourism Development.
5. The Surface Utilization Plan shows broad land uses which are to be read along with guidelines for interpretation of permissible land uses.
6. All past & commencement developments like sub-division approvals by competent Authorities, conversion earned 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 / NOC's 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 treated as deviations to the proposals 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 (State and Central) /EIA notifications issued by the MOEF or any other Act/Rule as applicable.