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KEY MAP
VILLAGE BOUNDARIES

ST. ESTEVAM PANCHAYAT
(JUA)
TISWADI TALUKA
SCALE 1: 5,000

BICHOLIM TALUKA

PONDA TALUKA

LAND USES

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

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

SETTLEMENTS
- SETTLEMENT AREA

TRANSPORTATION
EXISTING
- MAJOR DISTRICT ROAD (15m)
- OTHER PANCHAYAT ROADS (9m)
- OTHER ROADS (MINIMUM 6m)

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

OTHERS
- CREMATORIUM / CEMETERY
- CHURCH / CHAPEL
- WATER TANK
- FORT
- BRIDGE
- PASSENGER JETTY
- EXISTING BHANDARA

APPROVED BY GOVT. VIDE NOTE No. 28/0/TP/DEV/PRP-2012/2476 DATED 19/2/2016

TOWN PLANNER
Town & Country Planning Dept.
Panaji - Goa

DIRECTOR
Government of Goa,
Secretariat,

NOTE :-

1. This plan showing proposed Surface Utilization of ST. ESTEVAM 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 274th meeting held on 15.2.2016 & approved by Govt. vide note no. 28/0/TP/DEV/PRP-2012/2476 dated 19/2/2016.
2. All the D.D.P's & Zoning Plans (ZP's) 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. Irrespective of the land use shown in the ZP's, the land use 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 (Wireless Wi-Fi) 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 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 /activities shall be treated as confirming to the said use for which NOC was issued. The same shall be honoured in case, in cases where acquisition proceedings are dropped by the Govt. and shall be treated as per uses indicated in the Surface Utilization Plan.
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.

Original or Approved Sub - Division Plans upto 200 sq.mt to be allowed upto 40 FAR irrespective of the 50ft Roads or Residential Category.

POPULATION :- 2001 - 2021 2011 - 2031	REGIONAL PLAN SEPTEMBER 2013 FINAL (21.09.2021)
DPR STATUS	REGIONAL PLAN DIVISION TOWN AND COUNTRY PLANNING DEPT. GOVT. OF GOA
MAX. FAR PROPOSED	
BELOW 400 m² sites or 7m ABOVE 7m	

ST. ESTEVAM PANCHAYAT
TISWADI TALUKA

N

0 100m