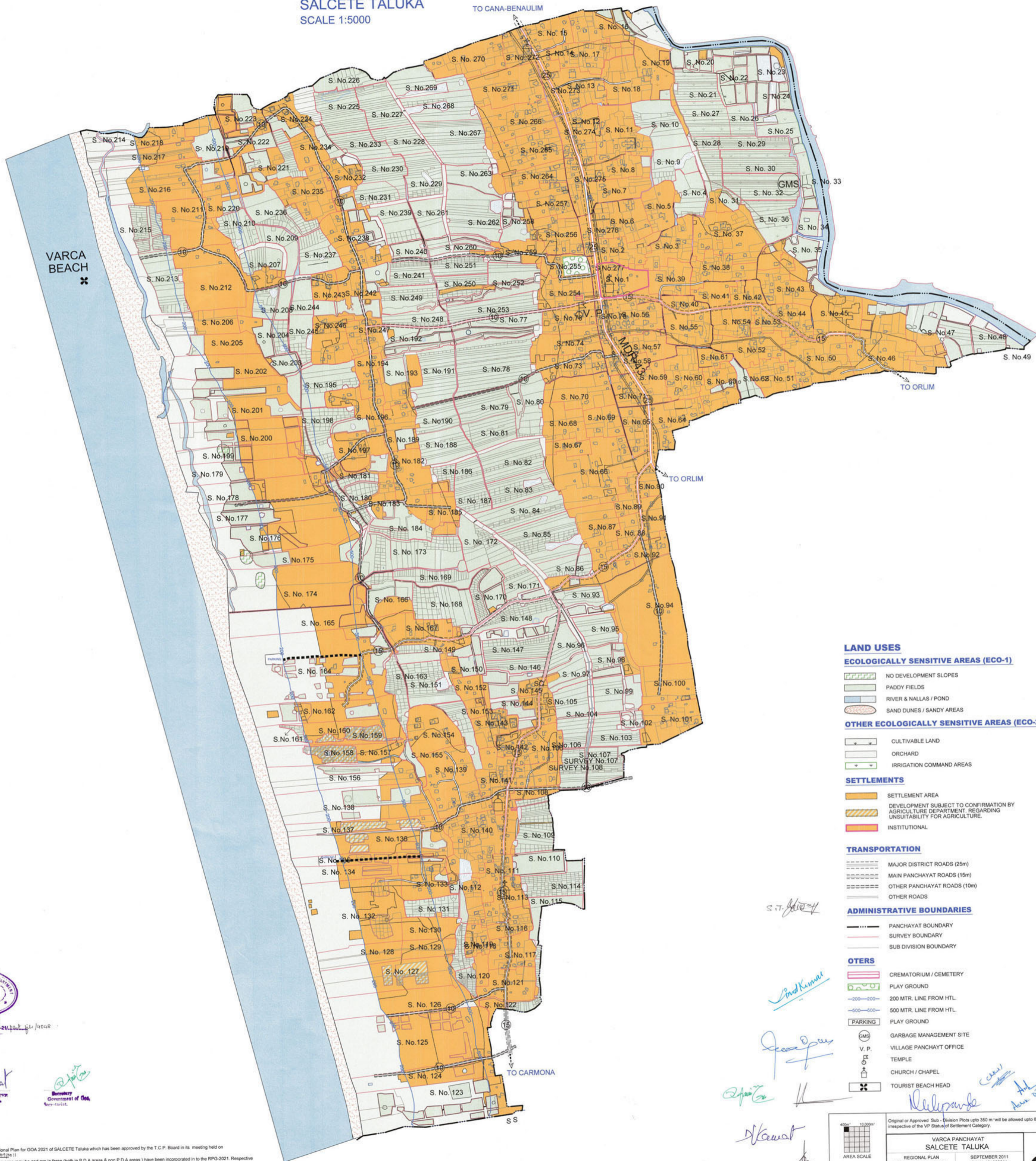


# VARCA PANCHAYAT

SALCETE TALUKA

TO CANA-BENALIM

SCALE 1:5000



VARCA BEACH

TO ORLIM

TO CARMONA

- LAND USES**
- ECOLOGICALLY SENSITIVE AREAS (ECO-1)**
- NO DEVELOPMENT SLOPES
  - PADDY FIELDS
  - RIVER & NALLAS / POND
  - SAND DUNES / SANDY AREAS
- OTHER ECOLOGICALLY SENSITIVE AREAS (ECO-2)**
- CULTIVABLE LAND
  - ORCHARD
  - IRRIGATION COMMAND AREAS
- SETTLEMENTS**
- SETTLEMENT AREA
  - DEVELOPMENT SUBJECT TO CONFIRMATION BY AGRICULTURE DEPARTMENT REGARDING UNSUITABILITY FOR AGRICULTURE
  - INSTITUTIONAL
- TRANSPORTATION**
- MAJOR DISTRICT ROADS (25m)
  - MAIN PANCHAYAT ROADS (15m)
  - OTHER PANCHAYAT ROADS (10m)
  - OTHER ROADS
- ADMINISTRATIVE BOUNDARIES**
- PANCHAYAT BOUNDARY
  - SURVEY BOUNDARY
  - SUB DIVISION BOUNDARY
- OTHERS**
- CREMATORIUM / CEMETERY
  - PLAY GROUND
  - 200 MTR. LINE FROM HTL
  - 500 MTR. LINE FROM HTL
  - PLAY GROUND
  - GARBAGE MANAGEMENT SITE
  - VILLAGE PANCHAYAT OFFICE
  - TEMPLE
  - CHURCH / CHAPEL
  - TOURIST BEACH HEAD



S.T. [Signature]  
CHIEF TOWN PLANNER  
Town & Country Planning Dept.  
Panaji - Goa.

N.Kamat [Signature]  
SECRETARY  
Govt. of Goa

[Signature]  
Secretary  
Government of Goa,  
Panaji.

**NOTE :-**

- This plan showing proposed Surface Utilization of VARCA V.P form part of the Regional Plan for GOA 2021 of SALCETE Taluka which has been approved by the T.C.P. Board in its meeting held on 2011 & approved by Govt. vide note no. 298/TC/2011/RP-21 dated 26/02/2011.
- All the O.D.P.s & Zoning Plans (ZPs) prepared in the past by P.D.A/RTI/CPD, as the case may be and are 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.
- Private Forest areas indicated in this plan are subject to the final confirmation & demarcation by the competent Authorities.
- Surface Utilization Plans shall be read with the report of RPG-2021 (Release V/Final) for interpretation.
- This Surface Utilization Plan shows broad land uses which are to be read along with guidelines for interpretation of permissible land uses.
- All past commitments/developments like sub-division approvals by competent Authorities, conversion sanad under LRC, building approvals/NOCs granted, shall be honoured for specific uses, if not reflected in this plan.
- All NOCs for Land Acquisition for specific purposes under the L.A. Act 1994 issued by TCP Dept for specific uses facilities shall be treated as conforming 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.
- 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) EA notifications issued by the MOEF or any other Act/Rule as applicable.

Original or Approved Sub-Division Plots upto 250 m<sup>2</sup> will be allowed upto 80 FAR irrespective of the VP Status of Settlement Category.

VARCA PANCHAYAT  
SALCETE TALUKA

REGIONAL PLAN FOR GOA-2021 (RPG-21)      SEPTEMBER 2011  
FINAL / 21092011

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

POPULATION -  
2001 - 4865  
2021 - 6654

DPR STATUS  
VP-2

MAX. FAR PROPOSED  
BELOW 4000 m<sup>2</sup> - 60  
4000 m<sup>2</sup> & ABOVE - 90

AREA SCALE

150 50 0 300m

N