

FINAL REPORT

RPG-21

REGIONAL PLAN FOR GOA - 2021

RELEASE ONE

STATE LEVEL COMMITTEE FOR REGIONAL PLAN FOR GOA -2021

STATE LEVEL COMMITTEE FOR RPG-2021

Government on the recommendation of the Town & Country Planning Board (133rd Meeting) held on 29.9.2008 constituted a State Level Committee for the purpose of the Regional Plan for Goa 2021 which was notified for inviting comments on the Official Gazette Series III no. 29 dated 16 .10.2008.

The State Level Committee members were appointed vide order no. 29/8/TCP/TF/RP-2021/VPM/08/4507 dated 28 .11.08 and 29/8/TCP/TF/RP-2021/VPM/08-09/738 dated 12.2.2008

The SLC hereby submits its Final Report RPG 2021 – Release One for acceptance and notification.

Hon. Chief Minister
Shri Digambar Kamat
Chairman

Padma Vibhushan Ar. Charles Correa
Ex-Vice Chairman Task Force
Member

Shri T.M. Balkrishnan
Secy. Town & Country Planning Dept.
Member

Er. Rahul Deshpande
Ex-Member Task Force
Member

Shri Bryan Soares
Chairman, Indian Institute of Architects
Member

Shri Dean D'cruz
Ex-Member Task Force
Member

Shri S.T. Puttaraju
Sr. Town Planner
Member

Shri Sanjit Rodrigues,
Director
Directorate of Industries, Trade &
Commerce
Member

Shri Menino D'souza
Director of Panchayats
Member

Shri Morad Ahmed,
Chief Town Planner
Member & Convenor

Shri D.A. Havaladar
Director of Municipal Administration
Member

CONTENTS		Pg. No.
Chapter 1	Introduction	01
Chapter 2	Process of Finalisation of RPG 21- Comments & Landuse Mapping	05
Chapter 3	Land Use Interpretation	13
Chapter 4	New and Modified Policies	22
	Rationalization of Floor Area Ratio (FAR) for Villages	22
	Eco-Zone II Policy	25
	Growth Centres/Hubs	28
	Satellite Townships	29
	Micro-Industrial Zones	29
	Policy on Tribal Settlements	30
	Disaster Management Sites	31
	Other Issues that Need New Policies	32
Chapter 5	The Way Forward	35
Appendices		38

LIST OF APPENDICES

APPENDIX I	Notification of RPG 2021
APPENDIX IIa	Time Extension 1
APPENDIX IIb	Time Extension 2
APPENDIX IIc	Time Extension 3
APPENDIX III	Land Use Tables for Pernem and Canacona
APPENDIX IV	Classification of Settlements: Final List of VP1, VP2 Village Panchayats (with Map)
APPENDIX V	List of Activities Permissible in Micro Industrial Zones
APPENDIX V a	Policy for Plot Allotment & Reservation in MIZs
APPENDIX V b	Prototype Design for Micro Industrial Zone
APPENDIX VI	MIZ and Facilities for Pernem and Canacona based on Public Inputs
APPENDIX VII	Pernem Surface Utilisation Plan
APPENDIX VIII	Canacona Surface Utilisation Plan
APPENDIX IX	List of ODP Areas
APPENDIX X	List of Zoning Plan Areas
APPENDIX XI	Permissible Land Uses In Regional Plan RPG-2021

I. INTRODUCTION

- 1.1 The Draft Regional Plan 2021 (Draft RPG-21) was submitted to the Government of Goa by the Task Force in September 2008. The Task Force had drawn up a broad based Regional Plan for Goa with an aim to create a 'more vibrant and prosperous Goa' while at the same time preserving Goa's fragile eco-system. Several crucial strategies were envisaged, including the creation of new growth centres and enhancing public transport across Goa, to ensure a balanced distribution of the population and sustainable growth.
- 1.2 This Draft Regional Plan 2021 was notified by the Government of Goa vide notification no.29/8/TCP/2008/RP-21/PT/3743, Series III no. 29 dated 16th October 2008 (see **Appendix I**) and the public were invited to comment on the same within a stipulated time period of 90 days.
- 1.3 However, the public participation process (which included receiving of comments, interaction at the level of the local bodies and receiving inputs from the local bodies) took over 8 months after three extensions of the notification period on public requests (see **Appendices IIa, IIb, IIc**). In the final tally, over 8500 individual comments were received in addition to the comments/inputs from 176 Village Panchayats out of 188 and 8 out of 9 Municipal Councils.
- 1.4 Once all public inputs were received, it was decided to digitize every single public input and host it on the Government website. This digitization and hosting on the web was essential to maintain the highest level of transparency. It took considerable amount of time for digitization and uploading. Secondly, though public input / village panchayat comments were requested in a standard format, all inputs received from local bodies varied from the standard form

indicated. In order to bring all inputs on the same platform, standardization of inputs was done which also took enormous time.

- 1.5 A full-fledged authentication/rectification process followed which included calculation of panchayat level land use data, rectification of slopes, correction of roads, demarcating natural cover zones and several other features. Such detailed authentication naturally required time and precision. The delay was also compounded by non-submission of additional data by departments like Agriculture, Public Works Department, Forest, Water Resources Department, Revenue Department and Land Survey Department whose responses to requests were extremely lukewarm if not cold. To date, certain departments have submitted incomplete data while others have just not responded. This was, in a way, a major cause for delay in the mapping exercise and the RP Division was left helpless for want of accurate data.
- 1.6 During the participatory process, the Government also held several facilitation programs (in over 60 Panchayats) to help the local bodies interpret the RPG-21 correctly and to resolve conflicts between Village Panchayats and Planning Committees.
- 1.7 It is extremely discouraging to find that in the intervening period of almost two years since the notification of Draft RPG 2, the Government of Goa has taken **no initiative on several key strategies** (outlined in the Draft RPG-21) which are **essential** for the success of RPG-21. This delay could have been turned into an advantage by the Government to propel Goa's growth in the direction envisaged by the RPG 21. No steps have been taken towards setting up any of the proposed new growth centres, conducting survey and mapping of agricultural fields, commissioning critical area plans for high density coastal areas, enhancing road networks like the hinterland connectivity suggested or the doubling of the Konkan Railway. Several critical issues that have been ignored so far and which

are necessary to be addressed for the successful implementation of RPG-21 are outlined in *Chapter 5*. There is a general public perception that RPG-21 is just another mapping exercise coupled with the sole thrust of saving of eco zones and converting settlement zones. Both the Government as well as the public need to view RPG-21 in the same way as it was conceived -not just as a map making exercise, but as a holistic and intergrated plan for sustainable growth of Goa taking all sectors into account.

1.8 This Report -(Release One of the Final RPG-21)- is issued by the State Level Committee (SLC) that was set up to process the public comments received in response to the Draft RPG-21. It includes the following:

- a) A description of the process followed during the finalisation of the plan
- b) Surface Utilization Plans of two talukas: Canacona and Pernem,
- c) New as well as modified policies initiated by the SLC after understanding public comments.
- d) A recap of critical issues that have not been addressed.
- e) Area statements of two talukas: Canacona and Pernem (see **Appendix III**)

1.9 For the SLC, it was a herculean task handling comments received from the public and the local bodies. Unfortunately most comments did not address issues pertaining to the Regional Plan but were individual and local in nature mostly pertaining to requests for change in zone. Guidelines drafted to process the public comments have been incorporated in this report and outlined in *Chapter 2*.

1.10 In addition to the policies and proposals contained in the Draft Regional Plan 2021, a number of important policies and proposals have been incorporated in this Report. (*see Chapter 4*) Some of the important policies included are:

- (a) Rationalization of Floor Area Ratios (FARs) in Villages
- (b) Eco-Zone Policies
- (c) Micro Industrial Zones (MIZ) at Panchayat level

1.11 Plan Finalization

The Surface Utilization Plans (SUPs) for the talukas of Canacona and Pernem, are ready and are being released along with this Report. (see **Appendix VII & Appendix VIII**) The next set of talukas, with further issues, if any, and their SUPs will be addressed in subsequent Releases of the Final RPG-21 (Release 2, 3 etc.) until all eleven talukas have been notified, along with the Final Regional Plan RPG-2021.

2. PROCESS OF FINALISATION OF RPG 21– COMMENTS AND LAND USE MAPPING

2.1 The State Level Committee (SLC) has scrutinized all public comments received. Comments were sorted and categorized following which they were processed using a set of specially drawn guidelines. All the plans received from Panchayats /Local Planning Committees were uploaded on the Government website (<https://www.goa.gov.in/portalweb/login/deptTown.jsp>) thus ensuring complete transparency.

2.2 PROCEDURE FOLLOWED FOR PROCESSING PUBLIC COMMENTS

The SLC constituted 5 sub-committees which were entrusted with processing of public comments from 11 Talukas. The committees were constituted as under :

- i) Headed by a member of the SLC.
- ii) 2 staff from TCP department who were acquainted with the respective taluka.
- iii) 1 Assistant Engineer (AE) from PWD (Roads/Highways).
- iv) 2 Technical staff hired temporarily or deputed from other Govt. Departments.
- v) Representative of R.P. Division of TCPD.

This entire process was co-ordinated by the R. P. Division of the Town and Country Planning Department.

Each of the stages involved in the Finalisation of the Plan- viz. Sorting of Comments, Authentication and Rectification Process, Processing Public Comments, and Preparation of Final Plan are detailed below:

2.3 SORTING OF COMMENTS

All together over 8500 comments were received from Individuals in addition to comments from Local Bodies (Village Panchayats and Municipal Councils). The individual comments were classified based on the nature of the comment into the following categories:

- a) Rectification of errors / Gazette changes inadvertently omitted.
- b) Request for change in zone.
- c) Comments on Draft RP 2021 Report and Plans.
- d) Comments from Local Bodies/Village Planning Committees

Comments from local bodies contained all categories of comments since they reflected the concern of the community as a whole. Plans and comments provided by local bodies had severe lacunae as planning and presentation was not as per prescribed procedures. Based on these shortcomings, following classifications were arrived at :

- a) Village Panchayat Plans with Gramsabha resolution and approval of Planning Committee / Municipal Council plans approved by Municipal Council and Ward Committee, complete in all respects.
- b) Village Panchayat Plans submitted by Village Panchayat without the approval of Planning Committee / Municipal Council plans submitted without the approval of Ward Committee.

- c) Village Panchayat Plans submitted by Planning Committee but not approved by Village Panchayat / Plan submitted by Ward Committee of Municipality without the Municipal Council approval.
- d) No process has been undertaken and no submissions received from Village Panchayat and/or Village Committee and Municipal Council and / or Ward Committee.

2.4 AUTHENTICATION & RECTIFICATION PROCESS

In order to rectify the shortcomings noted in the submissions of local bodies, particularly with reference to the procedures followed during the process of public participation, the SLC adopted an authentication process by involving the Director of Panchayats, Block Development Officers (BDOs) of respective talukas and the Sarpanchas and Secretaries of concerned Village Panchayats. The process involved training of BDOs for authenticating the plans and documents and inviting Sarpanchas & Secretaries to ascertain and verify the procedure followed by the local bodies / Planning Committees as per the prescribed procedure. Authentication certificates were obtained from the BDOs after scrutiny and rectifications. However, in cases where a second submission was also made by the Planning Committees, the SLC decided to consider those comments on par with the plans forwarded by local bodies.

2.5 PROCESSING PUBLIC COMMENTS

For processing comments received from the public, guidelines were drawn up to ensure that decisions would be taken with consistency, clarity and without compromising the integrity of the Regional Plan. Further the overwhelming majority of comments were requests for 'change of zone' and hence these guidelines largely address land use and zoning issues.

2.5.1 GUIDELINES ADOPTED

A. In case of Individual Comments :

I. Requests for Change of Zone

- i) All new applications for change of zone were subjected to confirmation of Eco-Sensitive Zone criteria. Areas covered under Eco-I zone within areas sought for change of zone were deleted / dropped in the first instance after thorough verification through Google images, contour plans and photographs. All new settlement areas considered for release in the plan are totally compliant with Eco Zone classifications.
- ii) Applications requesting change of zone up to 1000 m² were considered only in Orchard Zone and if they were contiguous to existing settlement areas.
- iii) Request from Religious Institutions and Educational Institutions for change of zone were considered, if contiguous to the settlement area or in close proximity to a settlement area or served by an existing road of 10 m Right of Way. These proposals for change in zone had to be supported by project reports and had to be appropriately scaled to the village it was proposed to be in. Many proposals are also recommended by Gram Sabhas.
- iv) For other applications of change of zone, the settlement pattern, the population growth and the intended (proposed by RP2021) growth pattern of the said Village Panchayat / Taluka were studied and based on such analysis, settlement area to be released, if at all, was decided.

2. Gazette Changes done in RP-2001/ ODP's/ZP's

The documents submitted by the applicant were studied and verified. Only if the changes were gazetted, were they included in the plan. In cases where

there was no second Gazette notification, the change in zone was reviewed on a case to case basis, especially applying the eco sensitive zones criteria established and described in the draft RPG 2021.

3. Anomalies

All anomalies in RP2001 were corrected. For example, many areas that were marked as settlement in RP2001, which were identified within the ECO-I zones were deleted. However, developments done and commitments given by the Government / TCP Board / Department by means of building permissions, occupancy, conversion, gazette changes by following the due legal process are retained. Similarly, small areas left out in the RP 2001 between settlement areas were filled in to rationalize the settlement fence. Should there be any finally notified gazette change not incorporated/reflected in the final RPG 2021 the same shall be honoured.

B. In the Case of Village Panchayat / Planning Committee Comments / Municipal Councils/ Ward committee of Municipal Councils

- i) Comments of Municipal Councils/ Ward Committees and Village Panchayats /Planning Committees received through authenticated plans were considered.
- ii) Confirmation of the Village Panchayat / Municipal Council's status was rationalized.
- iii) Verification of the settlement fence proposed was done keeping in mind the ECO criteria.
- iv) Verification of the additional settlement area proposed to be released was done to check if it tallied with the demographic pattern, status intended and based on the need and potential for development.

2.5.2 LANDUSE & MAPPING PROCESS

In addition to the policies indicated earlier, the finalization of land use map based on inputs received from individuals and local bodies by applying approved guidelines was of prime importance. All the Village Panchayat level plans including respective Municipal Council (zoning plan areas) that were approved by the Government are used as the base. The SLC has finalized the maps / plans for the talukas of Pernem and Canacona. The process adopted is chronologically described hereunder:-

- a) Digitizing of comments received from individuals /institutions etc.
- b) Digitizing of comments received from local bodies including standardization of plans of all local bodies.
- c) Application of approved guidelines.
- d) Printing of plans for scrutiny.
- e) Correction of plans by using Google images for identification of road network, paddy fields, water bodies and other natural features including existing settlements
- f) Deletion of settlement areas within eco-sensitive areas such as low lying paddy fields, steep slopes, water bodies, private forests, government forest lands etc., which were earlier marked as settlement zone in Regional Plan 2001. However care has been taken to retain developed areas and existing structures in such zones
- g) Printing of plans for scrutiny by SLC members.

- h) Further, incorporation of suggestions/inclusions suggested by SLC.
- i) Printing of final plans for checking the corrections of the plans based on the corrections/ suggestions made by the SLC members.
- j) Printing of final plans.
- k) Final taluka level map/surface utilization maps in one settlement colour emerges based on all the above. Based on the land use map finalized, the land use areas are calculated from the finalized plans and are detailed in Land Use Tables. The Land Use Table contains all area data pertaining to different land uses for each Village Panchayat area and each Municipal Council area. (**Appendix III** has the Land Use data for Pernem and Canacona Talukas). There are minor modifications of the geographical areas of some Village Panchayats and Municipal Councils done since there were boundary disputes over the areas among local bodies like in cases of Pernem, Casnem, Tuem etc. Thus, corrected boundaries and geographical areas are established as per the decision of the Collectors of the respective districts.
- l) Mopa Airport - The final area indicated for Mopa is based on the latest data received from the Nodal Officer of Mopa Airport. The access road area from the NH 17 up to the airport is corrected to 60 m wide with 10 m wide setback area on both sides.

2.6 PREPARATION OF FINAL PLAN

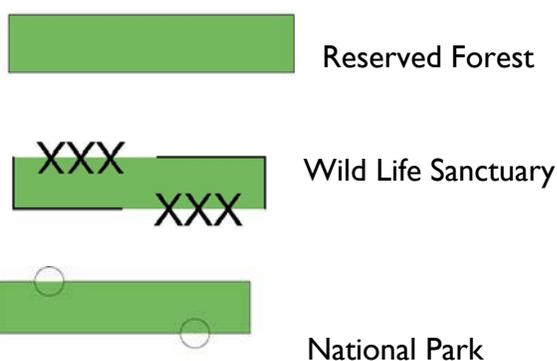
The final plans of the Village Panchayats and the Municipal Areas have emerged based on inputs mapped and finalized by the SLC. These finalized local body plans together form the respective Taluka plans and further District Plans would

emerge once all Taluka plans are finalized and notified. Releases as this one would be brought out as required during finalization of subsequent Taluka Plans and all such releases would be dovetailed into the Final RPG-2021.

3. LAND USE INTERPRETATION (For **PERMISSIBLE LAND USES** refer **Appendix XI**)

3.1 The Draft Regional Plan RPG-21 sets out broad land use to be followed to achieve desired development of the State. Based on the RPG-21, detailed Ward Level Settlement Plans are to be drawn up by the local bodies. For the successful implementation of the RPG-21 through the Settlement Plans, the various land uses specified have to be followed and permissible development in each of the categories are specified. Development shall be controlled through permissions based on Building Regulations in force for development controls like density, FAR, building standards, height restrictions etc.. The notes that follow detail out all the land uses that have been envisaged in drawing up the RPG-21 and the uses permitted in the respective zones are indicated below:

3.2 PROTECTED/RESERVED FOREST AND WILD LIFE SANCTUARY



This category includes all Government forests under the categories of protected forest, reserved forests and others which are under the ownership of Government. In addition to the above, one kilometer buffer

zone line is also indicated along the boundary of Wild Life Sanctuaries and Natural Parks with a thick red line. The final demarcation of the buffer zone is pending a Supreme Court decision on the matter after the Government has submitted its Report detailing out the buffer zones.

3.3 PRIVATE FOREST



The Department of Forests, Government of Goa has indicated areas as Private Forests after conducting surveys and confirming through physical verification. The Forest Department has indicated that the survey is in progress and some more additional areas are likely to be brought under Private Forest. As and when these areas are identified as Private Forest by the Department and the Government, the same will form part of the Regional Plan. This category may vary from the list of Survey Nos. of Karapurkar & Sawant Committee since only the confirmed Survey Nos. are included. The Private Forest areas indicated are subject to final confirmation by the Forest Department and the Government as there is an ongoing survey in this regard.

3.4 MANGROVE



Mangroves are ecologically important, protected vegetation found all along the coast in marshy areas, along rivers and swamps and classified as "forest". They are classified as ECO 1 and marked for conservation.

3.5 NO DEVELOPMENT SLOPES



All slopes with gradient 25% and above are generated by using contours from Topo maps of Survey of India with a 10 m contour interval. With

this gradient as a starting point, No Development Slopes have been marked very carefully to include entire hill sides and ranges that need to be conserved. Occasionally these areas overlap with settlements due to errors of adjustment at taluka level map. In such cases, development should be allowed in developable zones only after detailed slope analysis is carried out.

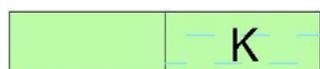
3.6 WATER BODIES



All rivers, tanks, nallas, creeks, reservoirs have been included as water bodies. The Rivers/Nallas which are running between Talukas, District or State are considered to be 50% on either side for the purpose of area calculation. It is possible that dry nallas (Seasonal) and small ponds may not be reflected in the Taluka level maps. Water bodies which are not reflected due to scale of the map shall be incorporated at the time of preparation of detailed settlement level plans.

3.7 PADDY FIELDS/KHAZANS

Paddy Fields



Khazan

All those lands which are classified as “Rice” as per the survey records are classified as paddy fields/khazans in the plan. However, this may also include “Bharad” lands which are cultivated during monsoon only but recorded as “Rice” in the survey records. This also includes fields which may have been kept fallow and not cultivated as well as khazan lands which are basically low lying fields / water borne lands. Khazan lands are specifically indicated with additional blue dotted lines within paddy areas and a letter “K” is also marked for easy identification.

3.8 SAND DUNES



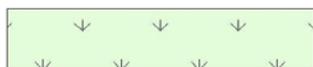
Large amount of sand deposited along coastal stretches in a heap or mound formation with some vegetation are sand dunes. These areas act as barriers or a natural wall between the forces of the sea and land and should also not be leveled or extracted. Dunes are an indispensable morphology of coastal landscape and needs to be protected at all costs. This will ensure that fields and settlements on the landward side are protected from sea aggression. These areas are classified as Eco- I zones and no development is permissible within it except afforestation with suitable species.

3.9 MUD FLATS



Shallow water areas along river banks, islands, backwaters, extended bays and estuaries which are potential areas for fish breeding are marked as mud flats. These areas are subject to tidal waves and sea action. These areas are classified as Eco-I.

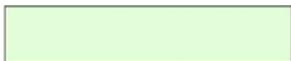
3.10 CULTIVABLE LAND



The zone of cultivable land includes areas derived based on command areas of irrigation projects excluding paddy fields and khazans (which are in Eco-I). These areas are proposed to be brought under cultivation through irrigation. Presently, the areas may be indicated as dry agricultural crop, orchards or barren lands. Some of these lands are also used as pasture. These cultivable lands are potential areas of agricultural production and will increase the areas under cultivation once irrigation is provided through the network of canals. This category is classified under

Eco-II. The developments permissible within these lands are as per A-1 and A-2 categories.

3.11 ORCHARD



Lands with a gentle slope/plateau areas, pasture land, waste lands, horticultural crop areas, land with shrubs, barren lands etc. have been shown as "Orchard". Some of these areas which have sufficient greenery (based on Google imagery) have been carved out of existing Orchard Zone and are currently included as "Natural Cover". The developments permissible within these lands are as per A-1 and A-2 categories.

3.12 IRRIGATION COMMAND AREAS



The data on the command areas is based on the information provided by Water Resources Department. The command areas indicated includes major, minor and tank irrigation schemes. The command areas which were extending over the existing settlement areas are adjusted in the Plan with the settlement fence.

3.13 NATURAL COVER



The Natural Cover Zone will include considerably vegetated areas, probable private forest areas which need to be surveyed and may consist of cashew plantations, general tree cover, social forestry, some areas of kulagar or other green cover. This Zone is introduced by carving out areas from the existing Orchard Zone in order to protect maximum green cover from development pressures. At present the Zone is classified under Eco II. However, if and when the Forest Dept. surveys and identifies areas as 'forest' under Forest Conservation Act, these areas will be marked as

'private forest' and treated as Eco I. The developments permissible within these lands are as per Orchard Zone.

3.14 HERITAGE LANDSCAPES



RPG-21 has marked some of the main turtle nesting sites, hills, slopes and escarpments as heritage landscapes. These are the areas which are beyond the classified forests. These areas need to be preserved for its landscape value and kept in public domain.

3.15 FISH FARMS:



Areas which are water borne, inundated khazan lands in backwaters, ponds, natural / manmade lakes etc are used for pisciculture. These areas are earmarked as fish farms. These areas also include existing as well as potential fish farm areas identified by the Fisheries Department.

3.16 SALT PANS



These are low-lying areas used in seasonal manufacture of salt. These lands are basically khazan lands where traditional salt manufacturing is carried out.

3.17 SETTLEMENT AREAS / USE



The settlement use indicates all the settlement areas as per RP 2001 and approved ODP's/Z.P's. The settlement area also indicates gazette changes (change of zone) notified by the Government till 2005. The regional Plan 2021 has further updated the regional plan by incorporating all the settlements/ structures reflected in 1971 survey records and all the

settlement /structure existing on the ground based on aerial photo images. The settlement fence is decided by considering ground conditions, gazette changes individual comments, inputs from local bodies and village committees based on merit. The developments in these areas shall be based on category of settlement and Regulations in force.

The developable uses such as Residential, Commercial zones and Institutional etc., of ODP's / ZP's are incorporated in regional plan as "Settlement Use". However, the original approved ODP'S and ZP's shall be referred for the purpose of determining Coverage/FAR for sub uses such as the Commercial, Institutional and other zones.

3.18 INSTITUTIONAL ZONE



Additional zone has been introduced to cater the needs of Institutions, public and semi public development as requested by institutions, public and government request and indicated in settlement colour with dark pink border.

3.19 INDUSTRIAL ZONES



I-1



1-2



1-3

Industries are classified into three district categories, such as I-1, I-2 & I-3. All Industrial Estates developed (including proposed) by the Government

through Goa Industrial Development Corporation (GIDC) are classified as I-1. All the categories of general industries outside the industrial estate irrespective of their size categories, are classified as I-2. A category of I-3 is also introduced which is located along the rivers or the waterfronts for activities such as shipyards, ferry workshops and the like which are low intensity and are location specific due to their characteristic of activities. These are with low FAR, low height and require approval of Captain of Ports and Goa Coastal Zone Management Authority.

3.20 MICRO INDUSTRIAL ZONE (M I Z)



Separate industrial zones called Micro Industrial Zones (M.I.Z.) are introduced in final plans of RPG 2021 with separate index. These areas are to be developed as per the policy and the guidelines indicated in the final report.

3.21 HIGH TIDE LINES



For the first time High Tide line (Zero HTL), 200m No Development Zone (NDZ) and 500 m distance from High Tide Line has been marked on the plans of the coastal talukas. The data is obtained from Goa Coastal Zone Management Authority (GCZMA). 0 to 200 mts from the HTL is no development zone as per the GCZMA guidelines and 200 to 500 mts from HTL is a controlled development zone. Any development within this zone is guided by GCZMA Regulations.

3.22 ACTIVE MINING LEASE AREAS



There are more than 700 Mining Leases in Goa reported by the Directorate of Mines & Geology, however not all are active. Active mining leases are

mostly concentrated in talukas such as Bicholim, Sanguem and Sattari. It may be noted that all minor minerals have not been indicated due to lack of data. However the existing quarries of granite and lateritic stone are marked on the plan based on Google imagery, public inputs and Village Panchayat inputs. The active mines are indicated with a thick pink line along with its allotted lease number in it. As on date, 129 mining leases are reported to be active as per the submission done by the Directorate of Mines and Geology and only these are considered for the purpose of indication in respective Taluka plans.

3.23 SOLID WASTE AND RECYCLING MANAGEMENT SITES (SWARMS)



Four District Level Solid Waste Management Sites and one Hazardous Waste Management site would be indicated in the plan. Smaller Solid Waste Management Sites have been indicated in the plan for waste disposal/management or land fill sites etc. based on actual sites selected by each Village Panchayat at the time of settlement level planning.

3.24 MINOR PORTS

Plans indicate  tentative locations for minor ports and marinas. The Captain of Ports or any competent agency should identify suitable sites and the area required for their access and landward operations, contiguous/adjacent to the jetty location. A detailed project report on such a project shall be submitted for clearance under section 16 A of the Town and Country Planning Act 1974.

4. NEW AND MODIFIED POLICIES

4.1 Rationalization of FLOOR AREA RATIO (FAR) for Villages

4.1.1 Post Liberation the villages of Goa followed the Panchayat Regulations which offered a maximum FAR of 100 with very basic guidelines. There have been several agitations in various villages all over the State in recent times. To understand the cause, one has to understand the original structure of Goan villages. Villages have traditionally been small, not very dense, with the general commercial activity always centered around the village square known as the "Tinto". The area around the Tinto would be the only area having a dense growth, since it was the main hub catering to the socio-economic requirements of these villages with theatre, business and recreation all located there.

4.1.2 In course of time, with increased commercial development, the villages adjoining principal towns witnessed a spurt in development to cater to growing housing demands. In the year 2000, Building Regulations of planning areas were adopted for all village areas in the Regional Plan with a blanket FAR of 80 and a permissible height of 11.5 m for structures. The regulations and development at that time only catered to utilization of FAR while several important public space provisions like safety, circulation, parking needs were not addressed leading to haphazard development. Later, incentives (through height concession) were introduced to encourage developers to provide greater parking and wider public circulation spaces. They allow stilt floor, stairs broader than 1.2 Mts. and large lobbies as free of FAR. Further, the height to cater to parking is not counted and is in addition to the permitted height. Most development, as a result, almost falls into a high rise building category (due to the addition of the stilt above the permitted height of 11.5 m) reaching a final height close to 15 m.

- 4.1.3 The resultant development is out of scale with traditional village development which was largely ground and 1 or 2 upper floors upto 9.0 m in height. It is these changes which have created a disturbing growth in the villages and has led to wide spread protest against such development. Several Village Panchayats have requested for a reduction of density through a reduction in VP status in their feedback and comments.
- 4.1.4 The Draft Regional Plan 2021 had proposed a 3 tiered FAR structure providing a choice of 50, 60 and 80 FAR. However, after detailed deliberations and examinations of inputs from the local bodies, the SLC has concluded that a rationalization of FARs in two categories of 60 and 80 FAR is essential for balanced growth, uniform built form, ease of implementation and to avoid ambiguity in interpretation.
- 4.1.5 Accordingly, going by the benchmark set in the Draft RPG 2021 settlements are now classified into 2 basic categories as VP1 having 80 FAR and VP2 having low density of 60 FAR. The list of VP1 and VP2 Village Panchayats is at **Appendix IV**. All FAR's and related guidelines indicated for respective villages and municipal areas shall come into force from the date of notification of the first released Taluka plans and will be applicable all over Goa.
- 4.1.6 With reference to maintaining eco sensitive areas across the State the Government has issued specific direction to concerned authorities in form of a circular to ensure the protection of these areas.
- 4.1.7 As a result it is envisaged that the urbanized villages which have already grown will continue with the existing height and FAR of 80 as it already stands developed as per the present day demands. Meanwhile all other villages will now have an FAR of 60 with a height not more than 9.0 m including stilts, as a

blanket regulation on all developments, residential or commercial in nature. This would help eliminate the eyesore of tall structures mushrooming in the villages. This would also simplify the entire process of introducing separate development regulations. Consequent to the notification of new building regulations Goa Land Development and Building Construction Regulations (*GLDBCR 2010*), SLC deliberated the issue of DPR's reflected in Draft RPG 2021. The SLC has proposed to adopt the new building regulations with the following riders and modifications in M1, M2, VP1 and VP2 categories of settlement areas.

I. FAR

- a. In VP1 for plot areas below 4000m² FAR allowed shall be 80 and for areas 4000 m² and above the FAR allowed shall be 60.
- b. In VP2 for plot areas below 4000m² FAR allowed shall be 60 and for areas 4000 m² and above the FAR shall be 50.
- c. In VP2 areas for plots having area up to 350 m² to be developed for a single family dwelling unit, the FAR shall be 80.
- d. In M1 category of towns (see **Appendix IV**) the central commercial zone (C1) with 200 FAR shall be restricted to Central Business District (CBD) only, as mentioned in the Building Regulations 2010. Isolated and disconnected individual C1 zones, outside CBD, shall not be permitted.
- e. In Zoning Plan areas and old ODP areas outside PDA jurisdiction, zones with FAR's beyond 80 if specified shall be reduced by 20% for development of plot areas of 4000 m² and above (see **Appendix IX** and **Appendix X**).

2. Height

In settlements/ Village Panchayats classified as VP2 in the RPG 2021, height shall be restricted to 9m inclusive of stilts. Regulations 6.A.5 (a) (i) in *GLDBCR 2010* shall stand modified to that extent. However, in case of residential bungalows (single family dwelling units) on sloping lands, the extra stilt created by virtue of level difference, shall be exempt from height calculation.

4.2 ECO-ZONE II POLICIES

4.2.1 NATURAL COVER ZONE

The SLC has taken a closer look at areas marked as Eco-zone II which are facing tremendous developmental pressures and it has decided to further clarify existing ambiguities and define what is permitted within these areas. Eco II includes both the coastal zone areas (outside CRZ I) as well as areas largely covered under the definition of 'Natural Cover' in RP 2001.

As a matter of policy, SLC has decided to further classify Orchard zones identified during the Draft RP Stage into 2 categories- a) Orchard Zone and Natural Cover Zones.

The Natural Cover Zone will include considerably vegetated areas, probable private forest areas which need to be surveyed and may consist of cashew plantations, general tree cover, social forestry, some areas of kulagar or other green cover. This Zone is introduced by carving out areas from the existing Orchard Zone in order to protect maximum green cover from development pressures. At present the Zone is classified under Eco II. However, if and when

the Forest Dept. surveys and identifies areas as 'forest' under Forest Conservation Act, these areas will be treated as Eco I.

4.2.2 ECO-TOURISM

a. Coastal and Hinterland Eco-Tourism

The SLC desires to promote coastal as well as hinterland eco-tourism to provide an economic impetus to less developed talukas to prevent current intra-state migration trends to talukas like Bardez, Tiswadi and Salcete. In the talukas of Pernem and Canacona, out of several proposals recommended by the Panchayats and the general public for development, the SLC has accepted proposals based on requirement and merit. The recommended development has been done so in infrastucturally and economically backward areas with a view to it being an economic driver in the region generate employment and reverse intra state migration.

No industry, commercial housing or real estate housing (except for housing auxiliary to the main use for staff/watch and ward/essential services etc.) shall be permitted in these earmarked eco-tourism sites. The proposals identified are earmarked as a marker for development in the Plans in and around a specific survey number for a single project and are subject to the following guidelines:

- 1) Only Ground + 1 structure will be permitted. The minimum plot area will be 200000 m² and FAR permissible will be 10% of the gross area subject to a maximum limit of 40000m². However, the existing settlement area shall be excluded from the maximum limit permissible. The height of the buildings shall not exceed 7.6 m with sloping roof.

- 2) Such development shall not be permissible in areas which are mapped as Eco-I zones. However for area calculation the entire plot area shall be considered.
- 3) These structures shall be subject to green building regulations as per the regulations in force.
- 4) Amalgamation of additional areas contiguous to the plot is permissible. However once the approval is obtained under this scheme, subdivisions of the project land and fragmentation of the project shall not be permissible.

While this policy shall address requests received in rural / underdeveloped areas of the State where large tracts of land could be available, the SLC is of the opinion that a separate policy could emerge once developed talukas are considered for release.

b. Agro-based Eco-tourism

The SLC desires to promote small scale agro-based eco-tourism. This can be encouraged in cultivable lands (excluding wet paddy fields and khazan lands) and orchard/kulagars. All such development must follow the guidelines for farmhouse and shall strictly be eco friendly structures. These structures could be used for tourism purposes within already cultivated orchards, spice farms, plantations, etc. and would be a means to supplement agricultural income through an alternate revenue source.

4.2.3 PRIVATE FORESTS

Considerable area is mapped as Private Forests. This has been a result of ongoing verification of such areas by Forest Department and through committees

appointed by the Government for this purpose. In order to open avenues for such owners, the SLC strongly recommends that the Government introduces Goa centric long-term forest management schemes such as the Lok Vaniki or Peoples Forestry (governed under the Madhya Pradesh Lok Vaniki Rules 2002, issued under Sec 11 of the MP Lok Vaniki Adhiniyam 2001). This will allow productive use of lands under private forests. This would enable increased investment in small scale private forestry, increased planting and increased supply of timber from non Forest Department forests. It is further recommended that this should be extended to natural cover zones so as to promote commercial private forestry.

4.3 GROWTH CENTRES/HUBS

As of now every town in Goa has seen unorganized haphazard growth. This puts pressure on infrastructure as well as public utilities as lack of planning at times does not permit requirements which need to be foreseen in advance. The SLC has demarcated three Growth hubs distributed across the State (*see Draft RPG-21, Chapter 3.7.3, pg.51-53*) with a view to revitalize the hinterland and decongest the coastal areas. These should be areas of growth and a result of meticulous planning. Master plans have to be drawn up for each of these growth centres, specific to each context, with details regarding the range of commercial activities envisaged in each hub along with necessary residential and other socio-cultural amenities all strengthened by good grey and green infrastructure. The Government could consider formulating higher FARs allocation for these hubs to boost development here. A relevant Government Corporation could be nominated to act as a Special Purpose Vehicle to further the idea of these growth hubs. All such growth centres have been indicated on plans as blobs around specific survey numbers.

4.4 SATELLITE TOWNSHIPS

The SLC is of the opinion that in most of the rapidly developed settlements or towns, Satellite Townships through Town Planning Schemes could be promoted away from the existing development but in close proximity to existing towns. This will ensure organized development having proper infrastructure such as roads and pavements, public spaces, drainage and sanitation, play grounds, parking areas etc. This could be achieved by land pooling exercises allowing existing land owners to be stakeholders in the final development. These settlements would incorporate proper planning principles with proper amenities for all sections of society.

4.5 MICRO- INDUSTRIAL ZONES (MIZs)

RPG-21 has focused on micro level planning with the Village Panchayat as the “Planning unit”. The SLC proposes to set up “Micro Industrial Zones” at the Panchayat level, appropriately scaled to the village population in a phased manner to create a micro economic base. It is expected to develop required Micro Industrial Zones covering most census towns. Currently there is a dearth of land available for micro industries in rural areas as there is no separate provision for them in existing plans. Recycling yards, mechanical workshops, marble cutting units, and other such units are scattered across settlement areas, even encroaching paddy fields. As a result micro industries though beneficial are seen to cause sound and water pollution, power fluctuations and water scarcity in residential areas.

Through MIZ’s, it is proposed to provide cheap and readily available land for establishing micro units. It will have organized and developed industrial setups with infrastructure like water, electricity, utilities etc., within village panchayat

areas and provide employment opportunities (including self-employment) to semi skilled and unskilled educated youth within the village panchayat. It will also provide an opportunity for existing micro industries in settlement areas to shift to MIZ's. Pressure on power and water in settlement areas would reduce on relocation of these activities to micro industrial zones with separate water and power connections.

RPG-21 will identify and reserve areas for Micro Industrial Zones. The total area proposed is approximately 5 Hectares for each village panchayat having a projected population upto 10,000 by the year 2021. Panchayats which have more than a 10,000 population can increase the land needed proportionately. In the first phase, census towns should be taken up. In village panchayats where existing Industrial estates are located, vacant or unused land can be assigned or adjoining land identified. Micro Industrial zones, should function independently and be governed by a unique policy. These zones will be marked with a different land use index on Regional plan 2021, so that they can be identified clearly. A sample list of activities proposed in these MIZs is available in **Appendix V**.

The SLC has developed a built-in policy for allotment of plots (see **Appendix Va**) along with a prototype design for the micro industrial area with minimum 600 m² plot size (see **Appendix V b**).

4.6 POLICY ON TRIBAL SETTLEMENTS

All tribal settlements within the forest areas as on date will be governed as per the Forest Rights Act (2006) and subject to Forest (Conservation) Act 1980 and Tree Act 1994 and other related laws in force. The settlements which are reflected in the Regional Plan 2001 A.D. are retained. No additional areas have been shown within forest areas. The

rights of the tribals (such as Title rights, Use Rights, Relief and Development rights and Forest Management rights) will be protected as detailed in the Forest Rights Act (2006) Expansions in the form of repairs, additions to existing structures, renovations, cattle pounds etc. will be permitted in and around the existing tribal settlements.

4.7 DISASTER MANAGEMENT SITES

Provision of permanent Disaster Management Sites (DMS) throughout the state is a step towards mitigation of the effects of likely disasters arising out of natural as well as manmade calamities like flash floods, cyclones and the effect of climate change. The Government will have to develop these sites in a phased manner starting with higher risk areas along the coast, areas prone to flooding, hazardous industrial locations and the like. The administration has established required administrative machinery in the form of the Goa Disaster Management of Authority and the District Disaster Management Authority headed by the Collector. However, there is a need to strengthen a Disaster Management Plan for the State by providing required infrastructure to make the Plan effective at the time of necessity.

Several Disaster Management Sites (DMS) all over the State have been identified, where all required facilities, infrastructure and access roads should be made available at short notice to the administration as well as self-help groups and other organizations so as to reach out to affected people without waste of time. The total no. of sites expected in the State is around 50-60 and the size of each site indentified is 20,000 sq. m. Accessibility to each site is indicated in the Plan and necessary infrastructure is to be provided in each site. This will include provision of a well equipped site control room, water, electricity, a toilet block with changing facilities, a helipad for emergency landing etc.

Vulnerability mapping has been carried out for Canacona and Pernem talukas and all disaster prone areas identified. Accordingly, DMS sites have been located in proximity to such areas. (see **Appendix VI** for a complete list of facilities provided in these two talukas based on public inputs)

4.8 OTHER ISSUES THAT NEED NEW POLICIES

In addition, the following concerns need to be addressed:

a) SETTLEMENT PLAN GUIDELINES

For successful implementation of RPG-2021, the next stage of preparation of Ward Level Settlement Plans is crucial and the TCP Department has to urgently put the structure in place to enable this to happen. A series of capacity building measures including the appointment of technical support teams and specialists in participatory planning to help local bodies vocalize and then translate their concerns into physical plans is essential. A policy framework in this regard will be detailed in the Final Report of RPG- 2021.

b) G.I.S AS A BASIS FOR REGIONAL PLANNING

For the Draft RPG-21 an exhaustive mapping exercise was undertaken to digitize existing data. However it is imperative that RPG-21 is quickly updated using a Geographic Information System (G.I.S) so that the existing data is properly geo-referenced, all data is spatially linked, constant updating is possible and informed decision making is possible due to good integrated data management and retrieval possibilities.

c) **MAPPING**

The Regional Plan depends on various Departments for its base data. Poor base data results in poor planning. Data is awaited from various Departments:

- i) A survey of agricultural lands in Goa is urgently required to be done and the data is awaited from the Agricultural Department .
- ii) A survey of private forests in Goa is awaited from the Forest Department
- iii) A listing of heritage assets from across Goa is necessary to identify and protect Goa's natural and cultural heritage.
- iv) Flooding area data, high flood level (expected) area data is required from Water Resources Department for planning disaster management sites.

d) **NON-OCCUPANCY TAX**

Because of the large amount of surplus income generated across urban India, it has become extremely fashionable (especially in Delhi and Mumbai) to own a second home in Goa - which can be bought at a mere fraction of the real estate prices in our metro cities. Thus the landscape of Goa is rapidly (and unnecessarily) filling up with the proliferation of these second homes - which puts enormous pressure on Goa's demographics and character, as well as infrastructure services and public utilities. Furthermore, since many of these dwelling units are locked up for most of the year, the huge gated complexes look like ghost colonies - thus destroying the ambience of the Goan towns and villages in which they are located. Thirdly, this second home phenomena has led to a spurt in speculative real estate construction, resulting in rising prices that have taken even a modest home out of reach of the average Goan.

This phenomenon, which has escalated in the last few years, must be remedied immediately - as Goa is suffering irreversible damage. This is why Draft RPG-2021 recommended that Government take a series of measures to discourage unoccupied second homes, through policy, legislation and taxation. To start with, it is proposed that a substantial tax be collected at the Panchayat level from these unoccupied second homes, and the proceeds used for improving the village habitat. Government needs to initiate immediate measures on this front.

e) **KNOWLEDGE ECONOMY**

Though Goa has been receiving investments in areas like Tourism, Pharma, Mining etc. growth of investments in the knowledge sector is almost non-existent. The State is excellently poised to become a sought after Education Hub should there be adequate Government policy to indicate its vision in this direction. The SLC recommends that the Government should proactively come forward and engage industry, academia and knowledge partners to build a world class knowledge society in Goa. Ways of extending the knowledge economy in public areas of importance should be worked out.

5. THE WAY FORWARD

- 5.1 It is indeed astonishing to find that for two long years, while public reactions were being sifted and the Taluka plans were under preparation, the Government has made no attempt to start processing the core recommendations of the Regional Plan for Goa (RPG-21). In essence, the objectives of RPG-21 were to preserve the beauty and fragile eco-system of Goa while at the same time generating new jobs and prosperity for the inhabitants.
- 5.2 This was to be accomplished by several strategies, at the heart of which were the provision of Eco-1 and Eco-2, and the generation of new growth centres, away from the coastal areas, where these new jobs could be created. This would be made possible by doubling the rail tracks of the Konkan Railway and the South Western Railway-so that trains could be run along them in both directions, every 15 minutes or so- as a kind of commuter service, connecting Pernem in the North to Canacona in the South. (Both Railways informed Government that in any case, they had plans to do this, and had even acquired the land. All Government needed to do was get them to hasten this process. But this was not done).
- 5.3 Similarly, RPG-21 recommended the bifurcation of NH-4A just after it enters the eastern boundary of the state, so that it by-passes the heart of Goa. This bifurcation would have the crucial advantage of having new roads running through the poorest Ghat sections of Goa (where the mining activities are taking place) - and so could be the vehicle for a healthy development of those areas, with new industry, housing and social infrastructure - and a phased shift away from mining.

5.4 Improving public transport with better bus services, as also introducing again the old system of *gasolino* services along Goa's rivers and waterways, would also greatly improve the mobility of the people of Goa - and the cost they now pay for taxis and 'pilots'. And the intersections of these new rail and road arteries would provide the genesis for the three new growth hubs advocated in the Draft RPG-21. Unless these strategies for an alternate growth patterns are implemented - and on a fast track - Goa is truly lost. The over-development of beaches and towns along its westernmost strip is choking it to death.

5.5 OTHER CRITICAL ISSUES IGNORED

a) **SOLID WASTE MANAGEMENT**

There is a desperate need for dealing with the tons of solid waste generated in Goa every day. The Draft RPG-2021 had identified integrated solid waste management sites in each District. Strategies for successful implementation of waste disposal at the settlement level were set out - and need to be urgently followed. (*Refer 5.5.3 Draft RPG-21 p.100-101*). But surprisingly, those have not been implemented either.

b) **CRITICAL AREA PLANS**

Many parts of Goa, (like those under heavy tourist pressure, e.g Candolim and Calangute-Baga) need very urgent attention. RPG-21 recommended that plans be prepared (with proper infrastructure, public transport, water and sewage services, etc) - but again this has not happened. (*See Chapter 3.8.3b Draft RPG-21 p.61*)

c) **SANITATION**

Underground sewerage systems need to be urgently put in place in the Coastal belt in North and South Goa and linked to the Critical area plans that are prepared for tourist hot spots. (*Refer 5.3.4 Draft RPG-21 p.94*)

5.6 IN CONCLUSION

It is imperative that Government appoint a Special Cell (consisting of relevant Government personnel and agencies) to initiate action on the key recommendations of Draft RPG-21. Too much time has already been lost by the inadvertent blurring of the crucial distinction between Regional Planning (that paints the overall picture in big brushstrokes) and Settlement planning (that deal with the nitty-gritty of land-use at the village level). But now that all comments have been received and processed, plans for the remaining Talukas should be issued as soon as possible and Regional Plan 2021 completed.

APPENDICES

APPENDIX I
Notification of RPG 2021

in Register No. 8 at page No. 84 is hereby cancelled as the said Tourist Taxi has been converted into a private vehicle with effect from 6-10-2006 bearing No. GA-08/E-0797.

Panaji, 24th June, 2008.— The Director of Tourism & Prescribed Authority, *Elvis Gomes*.

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Department of Town & Country Planning

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Notification

No. 29/8/TCP/2008/RP-21/PT/3743

Whereas the Regional Plan for the State of Goa has been published in the Official Gazette, Series III, No. 37, dated 11-12-1986 (hereinafter referred to as the "Regional Plan");

And whereas, the Government is of the opinion that revision of Regional Plan 2001 is necessary;

And whereas, the Government vide No. 29/8/TCP/Pt. file/Task Force/R.P./2007/3353 dated 4-10-2007 and No. 29/8/TCP/Pt. file/Task Force/R.P./07-08/812 dated 26-2-2008 has appointed a "Task Force" for guiding the preparation of the Regional Plan for Goa 2021;

And whereas, the Task Force has carried out necessary surveys/studies through secondary data and consultative process and submitted the draft revised Regional Plan to the Chief Town Planner.

And whereas as per the directions of the Government, the Chief Town Planner placed the said Revised Regional Plan for Goa 2021 before the Town and Country Planning Board for its consideration;

And whereas the Town and Country Planning Board in its 133rd meeting held on 29-9-2008 has considered and approved Draft Revised Regional Plan for Goa-2021.

Now, therefore, in exercise of the powers conferred by section 13 of the Goa Town and Country Planning Act, 1974 (Act No. 21 of 1975), I, Shri Morad Ahmad, the Chief Town Planner, hereby notifies the Revised Regional Plan for Goa - 2021, and invite comments in writing from the public on the said Revised Regional Plan for Goa - 2021 and notice is hereby given that the copies of the maps/plans containing the said Revised Regional Plan for Goa - 2021 are available for the purpose of inspection in the office of the Town and Country Planning Department, Dempo Tower, 2nd Floor, Patto Plaza, Panaji-Goa and all the respective Taluka level offices of the Town and Country Planning Department, North Goa District office, Government Complex, 3rd Floor, Mapusa, Bardez-Goa, Town and Country Planning Department, Tiswadi Taluka office, Flat No. S-29, 2nd Floor, Jayram Complex, Neogi Nagar, Mala, Panaji, Goa; Pernem Taluka office, Dr. Shivram Bhau Sadan, Manswada, Pernem-Goa; Town and

Country Planning Department, Bicholim Taluka office, Town Centre, Municipality Complex, Near Old Bus Stop, Bicholim, Goa; Town and Country Planning Department, South Goa District office, 4th Floor, Building Osia Complex, Near South Goa Planning and Development Authority Market, Margao, Salcete, Goa; Town and Country Planning Department, Ponda Taluka office, Government Building, Near Aisha Theatre, Ponda-Goa; Town and Country Planning Department, Canacona Taluka office, C/o. Canacona Municipal Council, Canacona-Goa; Town and Country Planning Department, Quepem Taluka office, Government office Complex, Quepem-Goa; Town and Country Planning Department, Mormugao Taluka office, Commerce Centre, 2nd Floor, Vasco-da-Gama, Goa, for a period of 90 days with effect from the date of publication of this Notification in the Official Gazette.

The comments in writing on the said Revised Regional Plan for Goa - 2021, if any, may either be forwarded directly to the Chief Town Planner, Town and Country Planning Department, Dempo Tower, 2nd Floor, Patto Plaza, Patto, Panaji, Goa or through any Taluka level offices of the Town and Country Planning Department on the addresses given above, before the expiry of 90 days from the date of publication of this Notification in the Official Gazette.

Panaji, 8th October, 2008— The Chief Town Planner, *Morad Ahmad*.

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Department of Transport

Office of the District Magistrate, South Goa, Margao

— —
Notification

No. 37/155/2008/MAG/1865

Read : Letter dated 14-8-2008 received from Superintendent of Police, South Goa District.

In exercise of the powers conferred on me under Section 112 and 116 of the Motor Vehicles Act, 1988 (Central Act, 59 of 1988) read with Government Notification No. 5/28/88/TPT (Part) dated 26th September, 1989, I, G. P. Naik, District Magistrate, South Goa Margao, do hereby notify in public interest for proposal for "No Parking Zone" on either side of the stretch of road leading from Caremoddi Junction to United Petrol pump except at Patkar Building as indicated in column 2 of the below and also direct that may be notified as restricted parking for supply vehicles from 10.30 hrs to 12.00 hrs and from 15.00 hrs to 17.00 hrs as hardware shop, Grocery godown, Post Office, Cement agencies, Goa Sahakar Bhandar and other shops are housed in the said building. Clarified in Column 3 of the Schedule for the purpose of regulating Motor Vehicular Traffic.

APPENDIX II a, b, c
Time Extensions 1, 2 & 3

Month/year of Passing	Degree/Diploma Certificate awarded	Name of the University/Institution awarding the degree/Diploma/Certificate	% of Marks secured
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HSSC
onwards

Certified that above details are true and correct.

Signature of the Applicant

Please attach Certified copies of following testimonials :

- 1 Certificates of Educational Qualification.
- 2 Employment Exchange Reg. No.
- 3 Birth Certificate.
- 4 15 years Residence Certificate in Goa issued by the Taluka Mamlatdar.
- 5 Social Status Certificate.

Panaji, 30th December, 2008.— The Director, *N. B. Narvekar*.

Department of Town & Country Planning

Notification

No. 29/8/TCP/2008/RP-21/Pt/31

In exercise of the powers conferred by section 13 of the Goa Town and Country Planning Act, 1974 (Act No. 21 of 1975) read with section 21 of the General Clauses Act, 1897 (Act No. 10 of 1897), I, Shri Morad Ahmad, the Chief Town Planner, hereby amends the Notification No. 29/8/TCP/2008/RP-21/PT/3743, dated 8-10-2008 published in the Official Gazette, Series III, No. 29, dated 16-10-2008 (hereinafter referred to as the "said Notification"), as follows:-

In the said Notification, for the figures and the word "90 days", the figures and the words "122 days (i.e., 15-2-2009)" shall be substituted.

Panaji, 2nd January, 2009.— The Chief Town Planner, *Morad Ahmad*.

Department of Tourism

Directorate of Tourism

Order

No. 5/TIR(1231)/2008-DT/1100

By virtue of powers conferred upon me under Section 9 (1) of the Goa Registration of Tourist Trade Act, 1982, I, Elvis Gomes, Prescribed Authority hereby refuse the application dated 09-05-2008 of Shri Parshuram M. Govekar, H. No. 408, Morod, Candolim, Bardez-Goa for registration under the said Act.

Refusal of the application is made at the request of Shri Parshuram M. Govekar, H. No. 408, Morod, Candolim, Bardez-Goa, vide his letter dated 09-05-2008.

Panaji, 18th July, 2008.— The Director of Tourism & Prescribed Authority, *Elvis Gomes*.

Order

No. 5/S(4-546)08-DT/1102

The Registration of Tourist Taxi No. GA-02/T-3798 belonging to Shri Mathew Rodrigues, H. No. 648, 1st Fatrade, Varca, Salcete, Goa under the Goa Registration of Tourist Trade Act, 1982 entered in Register No. 13 at page No. 50 is hereby cancelled as the said Tourist Taxi has been converted into a private vehicle with effect from 28-09-2005 bearing No. GA-08/A-6199.

Panaji, 18th July, 2008.— The Director of Tourism & Prescribed Authority, *Elvis Gomes*.

Department of Transport

Office of the District Magistrate, North Goa District

Notification

No. 23/3/Bich/Mag/2002/2623

- Read : (1) Application No. 01/2008 dated 25-09-2008 from the Parents Teachers Association, Govt. Primary & Middle School, Nanoda.
- (2) Letter No. DYSP/TRF/PAN/2312/2008 dt. 21-11-2008 from the Dy. Supt. of Police (Traffic), Panaji.
- (3) Letter No. VPL/Inst/Speed breaker/08-09/1221 dated 11-11-2008 from the Sarpanch, Village Panchayat Latambarcem, Bicholim.

In exercise of the powers conferred on me under section 112 of the Motor Vehicles Act, 1988 and as proposed by the Parents Teachers Association, Govt. Primary & Middle School, Nanoda and as recommended by the Dy. Superintendent of Police (Traffic), Panaji I, R. Mihir Vardhan, District Magistrate, North Goa District hereby order the construction of "Rumblers Strips" 3 in Nos. at two locations. The first about 20 mts. away from the Govt. Primary & Middle School, Nanoda gate on road towards Dodamarg and the second about 10 mts. away from culvert on the road towards Assonora side in the jurisdiction of Village Panchayat Latambarcem in Bicholim Taluka.

The above rumblers shall be painted with white thermoplastic fluorescent paint for better visibility.

Further, in exercise of the powers conferred on me, under Section 116 of the above Act, I also authorise the erection of cautionary sign boards "Rumblers Ahead" at about 40 mts. in advance of the first rumblers and traffic sign board showing the sign "Rumblers" at the placement of the rumblers in order to regulate the motor vehicular traffic.

Panaji, 24th December, 2008.— The District Magistrate, North Goa District, *R. Mihir Vardhan*.

Order

No. 5/TTR(1722)/08-DT/1148

The Registration of Tourist Taxi No. GA-01/Z-7075 belonging to Shri Luis Vaz, H. No. 209, Pello wado, Ucassaim, Mapusa, Bardez-Goa under the Goa Registration of Tourist Trade Act, 1982 entered in Register No. 22 at page No. 92 is hereby cancelled as the said Tourist Taxi has been converted into a private vehicle with effect from 31-01-2008 bearing No. GA-03/C-4649.

Panaji, 18th July, 2008.— The Director of Tourism & Prescribed Authority, *Elvis Gomes*.

Order

No. 5/S(4-1000)/08-DT/1159

The Registration of Tourist Taxi No. GA-02/T-3948 belonging to Shri Shaikh Suleman, H. No. 49/A, Tolleband, Davorlim, Navelim, Goa under the Goa Registration of Tourist Trade Act, 1982 entered in Register No. 18 at page No. 92 is hereby cancelled as the said Tourist Taxi has been converted into a private vehicle with effect from 19-07-2007 bearing No. GA-08/E-2834.

Panaji, 18th July, 2008.— The Director of Tourism & Prescribed Authority, *Elvis Gomes*.

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Department of Town and Country Planning
Notification

No. 29/8/TCP/2008/RP-21/Pt/733

Read: 1 Notification No. 29/8/TCP/2008/RP-21/PT/3743 dated 8-10-2008, published in the Official Gazette, Series III, No. 29, dated 16-10-2008.

2 Notification No. 29/8/TCP/2008/RP-21/pt/31 dated 2-1-2009, published in the Official Gazette, Series III, No. 41, dated 8-1-2009.

In exercise of the powers conferred by section 13 of the Goa Town and Country Planning Act, 1974 (Act No. 21 of 1975) read with section 21 of the General Clauses Act, 1897 (Act No. 10 of 1897), I, Shri Morad Ahmad, the Chief Town Planner, hereby amends the Notification No. 29/8/TCP/2008/RP-21/PT/3743 dated 8-10-2008 published in the Official Gazette, Series III, No. 29, dated 16-10-2008 (hereinafter referred to as the "said Notification"), as follows:-

In the said Notification, for the expression "122 days (i.e. 15-2-2009)", the expression "181 days (i.e. 15-4-2009)" shall be substituted.

Panaji, 12th February, 2009.— The Chief Town Planner, *Morad Ahmad*.

Department of Women & Child Development

Directorate of Women & Child Development

Appointment

Applications are invited by the Director of Women & Child Development, Panjim for filling up the following vacancies in the Directorate/Sub-Offices/Institutions under this Directorate. Interested and eligible candidates may submit their applications giving details in enclosed format so as to reach this Office by 25th February, 2009. Applications should be addressed to Director, Directorate of Women & Child Development, 1st Floor, Shanta Building, Panaji.

- 1 - Lower Division Clerk.
- 2 - (Reserved for Children of Freedom Fighter - 1; General - 1)

Comparative Pay band Scale 5200-20200+
+Grade Pay 1900.

- 1 Higher Secondary School Certificate or equivalent qualification from a recognized institution.
- 2 Should be Computer literate.
- 3 Knowledge of Konkani.

Desirable:-

Knowledge of Marathi.

Note:-

- 1 The Applicant should clearly mention in the application the category for which the application is made i. e. whether for Children of Freedom Fighter or General. Late applications, incomplete applications and applications not supported with any of the requisite certificates shall be summarily rejected. The dates of the interview will be informed by call letters issued under Certificate of posting.
- 2 If the number of applications received in response to this advertisement is large it may not be possible for the Department to test/interview all the candidates, the Department reserves the right to restrict the number of candidates to be called for test/oral interview to a reasonable limit on the basis of merit in the basic qualification prescribed in the advertisement. Only short listed candidates will be considered for selection process.
- 3 The Department will not be responsible for late or non receipt of call letters for practical test/and oral interview due to postal delays etc. Only selected candidates will be informed of their selections after the selection process.
- 4 Application will be summarily rejected at any stage of recruitment process for having incomplete information/wrong/misrepresentation of facts etc. No correspondence will be entertained in any circumstances in this respect and canvassing in any form will be disqualified.

Panaji, 11th June, 2009 (Jyaistha 21, 1931)

SERIES III No. 11

OFFICIAL GAZETTE



GOVERNMENT OF GOA

GOVERNMENT OF GOA

Department of Tourism

Directorate of Tourism

Order

No. 5/TTR(1198)/2009-DT/3156

The registration of Tourist Taxi No. GA-01/T-1564 belonging to Shri German Anthon D'Mello, H. No. E-3/58A, Tiwai Vaddo, Calangute, Bardez-Goa, under the Goa Registration of Tourist Trade Act, 1982 entered in Register No. 18 at page No. 56 is hereby cancelled as the said Tourist Taxi has been converted into a private vehicle with effect from 15-05-2008 bearing No. GA-03/C-5674.

Panaji, 16th January, 2009.— The Director of Tourism & Prescribed Authority, *Swapnil M. Naik*.

Order

No. 5/TTR(981)/2009-DT/3157

The registration of Tourist Taxi No. GA-01/U-0907 belonging to Shri Sandeep Satu Parab, Shantinagar, Pcrvorim, Bardez-Goa, under the Goa Registration of Tourist Trade Act, 1982 entered in Register No. 17 at page No. 59 is hereby cancelled as the said Tourist Taxi has been converted into a private vehicle with effect from 22-01-2008 bearing No. GA-03/C-4604.

Panaji, 16th January, 2009.— The Director of Tourism & Prescribed Authority, *Swapnil M. Naik*.

Order

No. 5/S(4-729)/2009-DT/3158

The registration of Tourist Taxi No. GA-02/T-3235 belonging to Shri Martin Fernandes, H. No. 89, Vas

Vaddo, Benaullim, Salcete-Goa, under the Goa Registration of Tourist Trade Act, 1982 entered in Register No. 15 at page No. 33 is hereby cancelled as the said Tourist Taxi has been converted into a private vehicle with effect from 25-01-2008 bearing No. GA-08/E-4318.

Panaji, 16th January, 2009.— The Director of Tourism & Prescribed Authority, *Swapnil M. Naik*.

Order

No. 5/S(6-1555)/2009-DT/3159

The registration of Tourist Taxi No. GA-02/V-2481 belonging to Shri Stanley Rodrigues, B-3, Sea View Co-operative Hsg. Society, Baina, Vasco-Goa, under the Goa Registration of Tourist Trade Act, 1982 entered in Register No. 23 at page No. 02 is hereby cancelled as the said Tourist Taxi has been converted into a private vehicle with effect from 27-07-2008 bearing No. GA-02/V-2481.

Panaji, 16th January, 2009.— The Director of Tourism & Prescribed Authority, *Swapnil M. Naik*.

Department of Town & Country Planning

Notification

No. 29/8/TCP/2008/rp-21/Pt.file/1870

Read: 1) Notification No. 29/8/TCP/2008/RP-21/Pt/3743 dated 8-10-2008, published in the Official Gazette, Series III No. 29, dated 16-10-2008.

2) Notification No. 29/8/TCP/2008/RP-21/Pt/31 dated 2-1-2009, published in the Official Gazette, Series III No. 41, dated 8-1-2009.

3) Notification No. 29/8/TCP/2008/RP-21/Pt/733 dated 12-2-2009, published in the Official Gazette, Series III No. 47, dated 19-02-2009.

In exercise of the powers conferred by Section 13 of the Goa Town and Country Planning Act, 1974 (Act No. 21 of 1975), read with Section 21 of the General Clauses Act, 1897 (Act No. 10 of 1897), I, Shri Morad Ahmad, the Chief Town Planner, hereby amends the Notification No. 29/8/TCP/2008/RP-21/Pt/3743 dated 8-10-2008, published in the Official Gazette, Series III No. 29, dated 16-10-2008 (hereinafter referred to as the "said Notification"), as follows:-

In the said Notification, for the expression "181 days (i.e. 15-4-2009)", the expression "242 days (i.e. 15-06-09)" shall be substituted.

Panaji, 2nd June, 2009.— The Chief Town Planner, *Morad Ahmad*.

Whereas, the undersigned will hear the application in his office at the Colletorate Building, on expiry of the period of 15 days from the date of publication of this notice;

Therefore, public notice is hereby given that any person objecting for the storage of Petroleum Product in the property or site, may give notice of such objection to the undersigned and to the applicant, not less than seven days before the day of hearing of the application together with the name and address and calling with a short statement of the grounds of his/her objection.

Given under my hand and seal of this Office dated this 26th day of May, 2009.

R. Mihir Vardhan,
District Magistrate,
South Goa District, Margao.

V. Nb. A-600/2009.

◆◆◆
Advertisements

Office of the District Magistrate,
South Goa District, Margao

—
Public Notice

No. 35/06/2009/PET/MAG

Whereas, M/s. Hardeh Ore Pvt. Ltd., Villa Flores da Silva, Erasmo Carvalho Street, Margao, Goa 403 601, has applied for N. O. C. in Form IX under Rule 143, 147, 148 and 156 read with Rule 144 of the Petroleum Rules, 2002 at plot bearing Survey No. 58/1 of Colamba Village, Sanguem Taluka, South Goa District for the quantity of Petroleum Products as shown in the Schedule below.

SCHEDULE

Sr. No.	Type of Petroleum Product	Quantity of Petroleum Product to be stored at time
1	2	3
1	Petroleum Class "B"	40 KL

Whereas a copy of the application alongwith the plan of the project is available for public inspection in the Office of Mamlatdar of Sanguem, Sanguem-Goa, also in this office during working days and hours for 15 days from the date of this public notice;

◆
In the Court of the Civil Judge,
Senior Division, 'A' Court, Ponda

Matrimonial Petition No. 12/2008/A

Mrs. Mogre alias Nita Kenkare & Patil,
wife of Mr. Sanjai Patil,
age 30 years, married, housewife,
residing at F-4, Bldg., - A
Kayji Residency, 1st floor,
Curti, Ponda-Goa. Plaintiff

V/s

Mr. Sanjai Patil,
son of Vishwasrao Patil,
age 32 years, married, service,
resident of Nagar Camp,
Wadgaon, Belgaum. Defendant

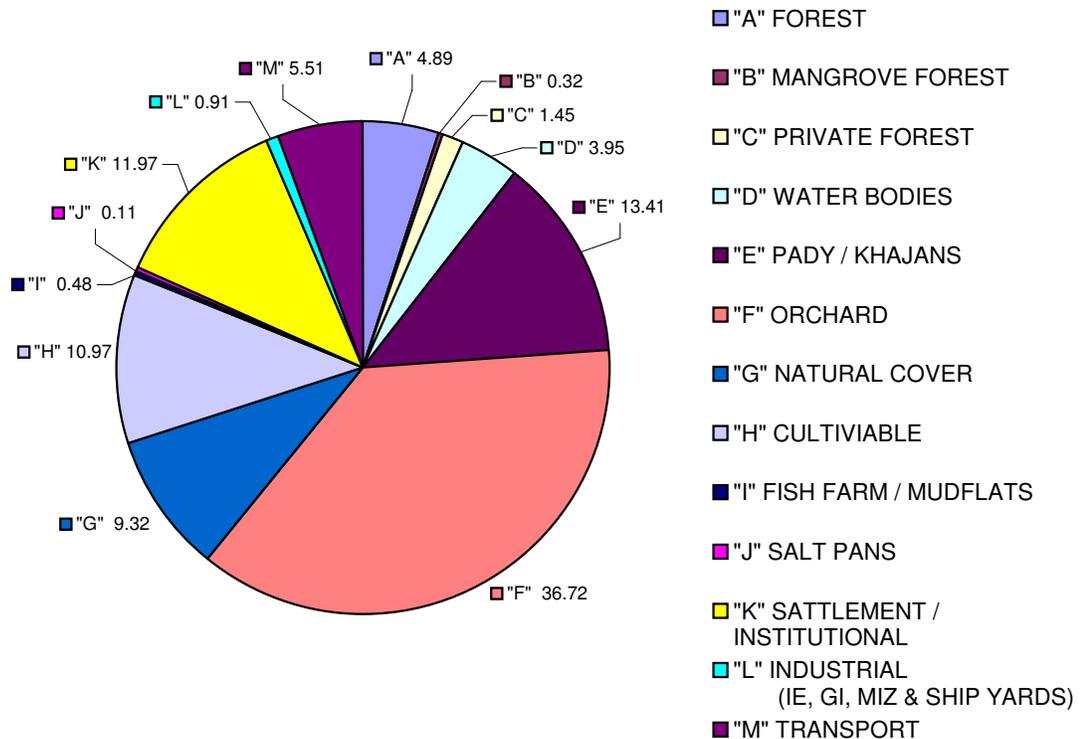
Notice

2. It is hereby made known to the public that by Judgment and Decree dated 23-12-2008 passed by Civil Judge, Sr. Div. 'A' Court, Ponda, the marriage between the Plaintiff Mrs. Mogre alias Nita Kenkare & Patil, wife of Mr. Sanjai Patil, aged 30 years, married, housewife, residing at F-4, Bldg., - A Kayji Residency, 1st floor, Curti, Ponda-Goa v/s Defendant Mr. Sanjai Patil, son of Vishwasrao Patil, age 32 years, married, service, resident of Nagar Camp, Wadgaon, Belgaum, solemnized on 20-6-1999 in the Office of Civil Registrar at Mormugao, Vasco-da-Gama stands dissolved under article 4 (4) of the law of Divorce.

APPENDIX III
Land Use Tables for Pernem & Canacona

BROAD LAND USES FOR PERNEM TALUKA

	FINAL RPG-2021	FINAL RPG-2021
	AREA IN HECTARES	% OF TALUKA
ECO - 1		
national park/wild life)	1231.63	4.89
MANGROVE FOREST	80.64	0.32
PRIVATE FOREST	364.72	1.45
WATER BODIES/ nalla/ponds	993.86	3.95
PADDY FIELD/KHAZAN LANDS	3374.12	13.41
ECO - 2		
ORCHARD	9241.20	36.72
NATURAL COVER	2345.71	9.32
CULTIVABLE	2760.20	10.97
SALT PANS	27.60	0.11
FISH FARM / MUD FLATS	119.71	0.48
SETTLEMENT	2944.05	11.70
INSTITUTIONAL	69.14	0.27
INDUSTRY	228.93	0.91
TRANSPORTATION	1387.50	5.51
MISCELLANEOUS	0.00	0.00
GRAND TOTAL	25169	100.00



PANCHAYAT NAMES	V.P. AGARWADA- CHOPDEM		V.P. ALORNA		V.P. ARAMBOL		V.P. CASARVARNE	
Area as per census (Ha)	483		2186		966		1116	
	AREA IN HECTARES	% OF TOTAL PANCHAYAT	AREA IN HECTARES	% OF TOTAL PANCHAYAT	AREA IN HECTARES	% OF TOTAL PANCHAYAT	AREA IN HECTARES	% OF TOTAL PANCHAYAT
ECO - 1								
FOREST (Protected/reserved/ national park/wild life)	0.00	0.00	507.10	23.20	0.00	0.00	207.18	18.57
MANGROVE FOREST	3.19	0.66	0.00	0.00	0.00	0.00	0.00	0.00
PRIVATE FOREST	0.00	0.00	139.09	6.36	0.00	0.00	19.21	1.72
WATER BODIES/ nalla/ponds	48.04	9.94	88.77	4.06	17.42	1.80	18.81	1.69
PADDY FIELD/KHAZAN LANDS	53.51	11.07	318.10	14.55	198.13	20.52	128.93	11.55
ECO - 2								
ORCHARD	234.29	48.48	241.43	11.05	273.91	28.37	144.69	12.97
NATURAL COVER	26.43	5.47	139.09	6.36	92.32	9.56	247.50	22.18
CULTIVABLE	13.05	2.70	596.38	27.29	201.66	20.88	109.09	9.78
SALT PANS	9.51	1.97	0.00	0.00	3.34	0.35	0.00	0.00
FISH FARM / MUD FLATS	16.26	3.36	0.00	0.00	0.00	0.00	0.00	0.00
SETTLEMENT	74.37	15.39	145.45	6.66	169.49	17.55	58.75	5.26
INSTITUTIONAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
INDUSTRY	0.00	0.00	0.00	0.00	0.00	0.00	6.99	0.63
MIZ	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TRANSPORTATION	4.66	0.96	10.09	0.46	9.34	0.97	174.75	15.66
MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
GRAND TOTAL	483	100.00	2186	100.00	966	100.00	1116	100.00

PANCHAYAT NAMES	V.P. CASNE-AMBEREM-POROSCADEM		V.P. CHANDEL		V.P. CORGAO		V.P. DHARGALIM	
Area as per census (Ha)	849		604		2209		2059	
	AREA IN HECTARES	% OF TOTAL PANCHAYAT	AREA IN HECTARES	% OF TOTAL PANCHAYAT	AREA IN HECTARES	% OF TOTAL PANCHAYAT	AREA IN HECTARES	% OF TOTAL PANCHAYAT
ECO - 1								
FOREST (Protected/reserved/national park/wild life)	0.00	0.00	176.56	29.24	0.00	0.00	0.00	0.00
MANGROVE FOREST	0.00	0.00	0.00	0.00	0.00	0.00	5.34	0.26
PRIVATE FOREST	0.00	0.00	0.00	0.00	0.00	0.00	64.21	3.12
WATER BODIES/ nalla/ponds	36.95	4.35	13.18	2.18	62.58	2.83	134.24	6.52
PADDY FIELD/KHAZAN LANDS	133.64	15.74	41.88	6.94	351.00	15.89	331.53	16.10
ECO - 2								
ORCHARD	201.95	23.79	19.38	3.21	1166.61	52.82	353.49	17.17
NATURAL COVER	269.79	31.79	69.00	11.43	216.86	9.82	441.55	21.44
CULTIVABLE	78.80	9.28	74.45	12.33	90.43	4.09	370.80	18.01
SALT PANS	0.00	0.00	0.00	0.00	13.12	0.59	0.00	0.00
FISH FARM / MUD FLATS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SETTLEMENT	87.54	10.31	54.87	9.09	277.02	12.54	278.88	13.54
INSTITUTIONAL	0.91	0.11	1.20	0.20	0.00	0.00	0.00	0.00
INDUSTRY	0.00	0.00	0.00	0.00	3.31	0.15	9.10	0.44
MIZ	4.07	0.48	0.00	0.00	11.21	0.51	7.13	0.35
TRANSPORTATION	35.13	4.14	153.37	25.40	16.35	0.74	62.84	3.05
MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
GRAND TOTAL	849	100.00	604	100.00	2209	100.00	2059	100.00

PANCHAYAT NAMES	V.P. IBRAMPUR		V.P. MANDREM		V.P. MORJIM		V.P. OZORIM	
Area as per census (Ha)	674		1959		997		747	
	AREA IN HECTARES	% OF TOTAL PANCHAYAT	AREA IN HECTARES	% OF TOTAL PANCHAYAT	AREA IN HECTARES	% OF TOTAL PANCHAYAT	AREA IN HECTARES	% OF TOTAL PANCHAYAT
ECO - 1								
FOREST (Protected/reserved/national park/wild life)	141.77	21.04	0.00	0.00	0.00	0.00	0.00	0.00
MANGROVE FOREST	5.99	0.89	0.00	0.00	2.51	0.25	0.00	0.00
PRIVATE FOREST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
WATER BODIES/ nalla/ponds	22.50	3.34	32.05	1.64	46.33	4.65	38.15	5.10
PADDY FIELD/KHAZAN LANDS	171.27	25.42	259.23	13.23	166.51	16.71	93.09	12.45
ECO - 2								
ORCHARD	48.05	7.13	1086.11	55.44	519.22	52.10	226.62	30.32
NATURAL COVER	68.79	10.21	0.00	0.00	32.14	3.23	38.34	5.13
CULTIVABLE	158.22	23.48	45.40	2.32	0.00	0.00	279.81	37.44
SALT PANS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FISH FARM / MUD FLATS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SETTLEMENT	50.50	7.50	381.62	19.48	225.06	22.59	52.58	7.03
INSTITUTIONAL	0.00	0.00	0.55	0.03	0.00	0.00	0.00	0.00
INDUSTRY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MIZ	2.15	0.32	3.54	0.18	0.00	0.00	5.02	0.67
TRANSPORTATION	4.47	0.66	150.69	7.69	4.73	0.47	13.80	1.85
MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
GRAND TOTAL	674	100.00	1959	100.00	997	100.00	747	100.00

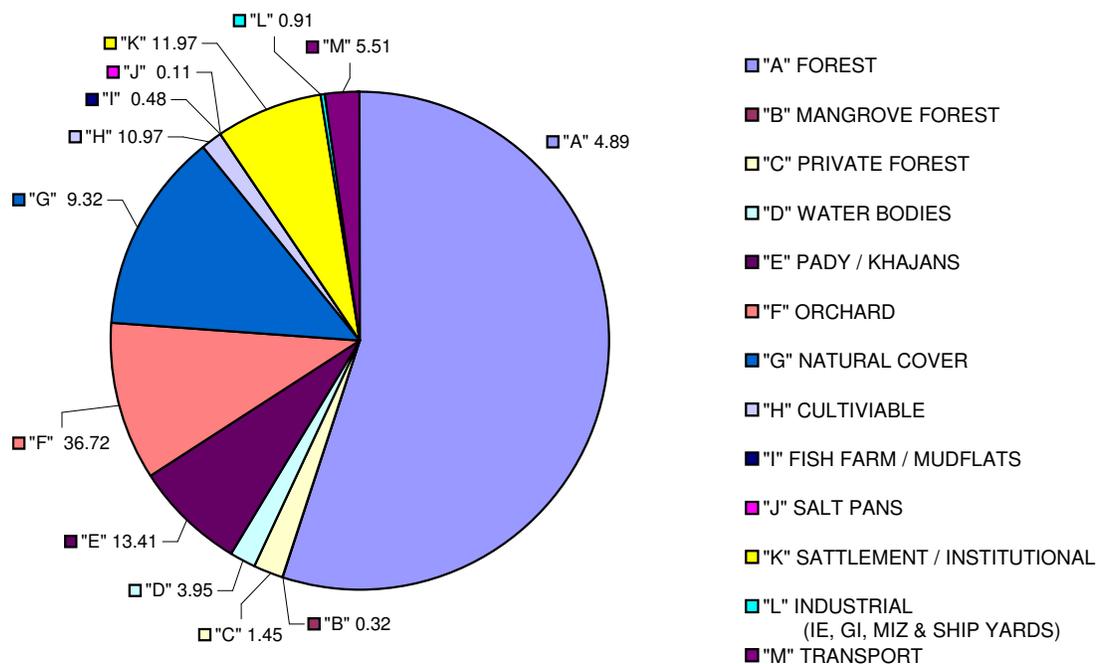
PANCHAYAT NAMES	V.P. PALIYEM		V.P. PARCEM		PERNEM MUNICIPAL		V.P. QUERIM-TIRACOL	
Area as per census (Ha)	1000		1044		1594		606	
	AREA IN HECTARES	% OF TOTAL PANCHAYAT	AREA IN HECTARES	% OF TOTAL PANCHAYAT	AREA IN HECTARES	% OF TOTAL PANCHAYAT	AREA IN HECTARES	% OF TOTAL PANCHAYAT
ECO - 1								
FOREST (Protected/reserved/national park/wild life)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MANGROVE FOREST	34.25	3.43	11.05	1.06	0.00	0.00	0.00	0.00
PRIVATE FOREST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
WATER BODIES/ nalla/ponds	67.85	6.79	64.91	6.22	33.39	2.09	65.63	10.83
PADDY FIELD/KHAZAN LANDS	101.17	10.12	135.37	12.96	92.68	5.82	94.02	15.52
ECO - 2								
ORCHARD	582.38	58.26	627.56	60.09	1071.80	67.25	296.62	48.96
NATURAL COVER	0.00	0.00	0.00	0.00	0.00	0.00	40.61	6.70
CULTIVABLE	16.23	1.62	1.83	0.17	70.50	4.42	4.42	0.73
SALT PANS	1.63	0.16	0.00	0.00	0.00	0.00	0.00	0.00
FISH FARM / MUD FLATS	17.73	1.77	79.99	7.66	0.00	0.00	0.00	0.00
SETTLEMENT	107.68	10.77	110.09	10.54	260.44	16.34	100.44	16.58
INSTITUTIONAL	66.21	6.62	0.00	0.00	0.00	0.00	0.00	0.00
INDUSTRY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MIZ	0.00	0.00	3.83	0.37	0.00	0.00	0.00	0.00
TRANSPORTATION	4.48	0.45	9.66	0.93	64.97	4.08	4.06	0.67
MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
GRAND TOTAL	1000	100.00	1044	100.00	1594	100.00	606	100.00

PANCHAYAT NAMES	V.P. TAMBOXEM-MOPA-UGUEM		TORXEM		V.P. TUEM		V.P. VARCOND	
Area as per census (Ha)	1372		996		1523		1126	
	AREA IN HECTARES	% OF TOTAL PANCHAYAT	AREA IN HECTARES	% OF TOTAL PANCHAYAT	AREA IN HECTARES	% OF TOTAL PANCHAYAT	AREA IN HECTARES	% OF TOTAL PANCHAYAT
ECO - 1								
FOREST (Protected/reserved/national park/wild life)	199.02	14.51	0.00	0.00	0.00	0.00	0.00	0.00
MANGROVE FOREST	0.00	0.00	0.00	0.00	18.31	1.20	0.00	0.00
PRIVATE FOREST	17.04	1.24	116.81	11.73	0.00	0.00	8.36	0.74
WATER BODIES/ nalla/ponds	33.49	2.44	38.78	3.89	110.26	7.24	15.84	1.41
PADDY FIELD/KHAZAN LANDS	127.66	9.30	158.91	15.96	228.35	14.99	103.34	9.18
ECO - 2								
ORCHARD	403.33	29.40	246.02	24.71	835.34	54.83	314.35	27.91
NATURAL COVER	0.00	0.00	116.81	11.73	11.11	0.73	218.43	19.40
CULTIVABLE	161.49	11.77	202.60	20.35	35.04	2.30	138.99	12.34
SALT PANS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FISH FARM / MUD FLATS	0.00	0.00	0.00	0.00	5.74	0.38	0.00	0.00
SETTLEMENT	86.36	6.29	90.65	9.10	110.29	7.24	63.04	5.60
INSTITUTIONAL	0.00	0.00	0.26	0.03	0.00	0.00	0.00	0.00
INDUSTRY	0.00	0.00	0.00	0.00	154.09	10.11	0.00	0.00
MIZ	0.00	0.00	4.10	0.41	5.95	0.39	2.99	0.27
TRANSPORTATION	343.62	25.04	20.76	2.09	8.94	0.59	260.77	23.16
MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
GRAND TOTAL	1372	100.00	996	100.00	1523	100.00	1126	100.00

PANCHAYAT NAMES	V.P. VIRNODA	
Area as per census (Ha)	1061	
	AREA IN HECTARES	% OF TOTAL PANCHAYAT
<i>ECO - 1</i>		
FOREST (Protected/reserved/ national park/wild life)	0.00	0.00
MANGROVE FOREST	0.00	0.00
PRIVATE FOREST	0.00	0.00
WATER BODIES/ nalla/ponds	4.70	0.44
PADDY FIELD/KHAZAN LANDS	85.81	8.09
<i>ECO - 2</i>		
ORCHARD	348.06	32.81
NATURAL COVER	316.95	29.87
CULTIVABLE	111.03	10.47
SALT PANS	0.00	0.00
FISH FARM / MUD FLATS	0.00	0.00
SETTLEMENT	158.95	14.98
INSTITUTIONAL	0.00	0.00
INDUSTRY	0.00	0.00
MIZ	5.44	0.51
TRANSPORTATION	30.00	2.83
MISCELLANEOUS	0.00	0.00
GRAND TOTAL	1061	100.00

BROAD LAND USES FOR CANACONA TALUKA

	FINAL RPG-2021	FINAL RPG-2021
	AREA IN HECTARES	% OF TALUKA
ECO - 1		
FOREST (Protected/reserved/ national park/wild life)	19324.13	54.89
MANGROVE FOREST	8.03	0.02
PRIVATE FOREST	671.10	1.91
WATER BODIES/ nalla/ponds	591.85	1.68
PADDY FIELD/KHAZAN LANDS	2591.84	7.36
ECO - 2		
ORCHARD	3619.67	10.28
NATURAL COVER	4621.17	13.13
CULTIVABLE	459.83	1.31
SALT PANS	0.00	0.00
FISH FARM / MUD FLATS	19.58	0.06
SETTLEMENT	2443.13	6.94
INSTITUTIONAL	3.12	0.01
INDUSTRY	66.33	0.19
MIZ	28.21	0.08
TRANSPORTATION	757.41	2.15
MISCELLANEOUS	0.00	0.00
GRAND TOTAL	35205	100.00



PANCHAYAT NAMES	CANACONA MUNICIPAL		V.P. COLA		V.P. AGONDA		V.P. SHRISTHAL	
Area as per census (Ha)	1743		3367		1455		3402	
	AREA IN HECTARES	% OF TOTAL PANCHAYAT	AREA IN HECTARES	% OF TOTAL PANCHAYAT	AREA IN HECTARES	% OF TOTAL PANCHAYAT	AREA IN HECTARES	% OF TOTAL PANCHAYAT
ECO - 1								
FOREST (Protected/reserved/national park/wild life)	520.16	27.83	817.18	23.73	351.10	23.72	1459.87	43.77
MANGROVE FOREST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PRIVATE FOREST	0.00	0.00	162.90	4.73	0.00	0.00	0.00	0.00
WATER BODIES/ nalla/ponds	40.04	2.14	42.90	1.25	37.04	2.50	100.25	3.01
PADDY FIELD/KHAZAN LANDS	418.49	22.39	242.65	7.05	177.76	12.01	357.89	10.73
ECO - 2								
ORCHARD	191.99	10.27	644.61	18.72	510.67	34.50	233.32	7.00
NATURAL COVER	0.00	0.00	1171.02	34.00	140.50	9.49	668.94	20.06
CULTIVABLE	78.24	4.19	0.00	0.00	0.00	0.00	236.44	7.09
SALT PANS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FISH FARM / MUD FLATS	19.58	1.05	0.00	0.00	0.00	0.00	0.00	0.00
SETTLEMENT	496.98	26.59	278.05	8.07	229.56	15.51	221.53	6.64
INSTITUTIONAL	2.66	0.14	0.47	0.01	0.00	0.00	0.00	0.00
INDUSTRY	0.00	0.00	0.00	0.00	0.00	0.00	23.64	0.71
MIZ	0.00	0.00	2.33	0.07	3.42	0.23	0.00	0.00
TRANSPORTATION	100.87	5.40	81.99	2.38	30.15	2.04	33.52	1.00
MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
GRAND TOTAL	1869	100.00	3444	100.00	1480	100.00	3335	100.00

PANCHAYAT NAMES	V.P. GAONDONGREM		V.P. POINGUINIM		V.P. LOLIEM		V.P. COTIGAO	
Area as per census (Ha)	6259		3546		4100		11171	
	AREA IN HECTARES	% OF TOTAL PANCHAYAT	AREA IN HECTARES	% OF TOTAL PANCHAYAT	AREA IN HECTARES	% OF TOTAL PANCHAYAT	AREA IN HECTARES	% OF TOTAL PANCHAYAT
ECO - 1								
FOREST (Protected/reserved/national park/wild life)	4132.52	66.02	650.66	18.35	1025.64	25.02	10367.00	92.80
MANGROVE FOREST	0.00	0.00	8.03	0.23	0.00	0.00	0.00	0.00
PRIVATE FOREST	25.51	0.41	243.71	6.87	238.98	5.83	0.00	0.00
WATER BODIES/ nalla/ponds	95.13	1.52	132.37	3.73	47.95	1.17	96.17	0.86
PADDY FIELD/KHAZAN LANDS	517.37	8.27	235.93	6.65	295.01	7.20	346.74	3.10
ECO - 2								
ORCHARD	111.35	1.78	977.35	27.56	946.64	23.09	3.74	0.03
NATURAL COVER	798.96	12.76	792.63	22.35	858.02	20.93	191.10	1.71
CULTIVABLE	94.40	1.51	26.67	0.75	22.64	0.55	1.43	0.01
SALT PANS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FISH FARM / MUD FLATS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SETTLEMENT	296.53	4.74	390.44	11.01	400.56	9.77	129.48	1.16
INSTITUTIONAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
INDUSTRY	0.00	0.00	39.83	1.12	2.43	0.06	0.43	0.00
MIZ	0.00	0.00	13.63	0.38	6.48	0.16	2.35	0.02
TRANSPORTATION	187.63	3.00	35.15	0.99	255.65	6.24	32.46	0.29
MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
GRAND TOTAL	6259	100.00	3546	100.00	4100	100.00	11171	100.00

APPENDIX IV
Classification of Settlements:
Final List of VP I, VP2 Village Panchayats

CLASSIFICATION OF SETTLEMENTS

Pernem

S.No.	VP1	S.No.	VP2
1	Casne-Amberem-Poroscadem	1	Querim -Tiracol
2	Dhargalim	2	Palyem
3	Virnoda	3	Arambol
		4	Corgao
		5	Mandrem
		6	Morjim
		7	Agarwada-chopdem
		8	Parcem
		9	Tuem
		10	Varcond (Part)
		11	Torxem
		12	Tamboxem-Mopa-Uguem
		13	Chandel
		14	Casarvarne
		15	Ozorim
		16	Alorna
		17	Ibrampur

Bardez

S.No.	VP1	S.No.	VP2
1	Calangute	1	Pirna
2	Candolim	2	Nandora
3	Nerul	3	Carmurlim
4	Tivim (Part)	4	Oxel
5	Colvale	5	Siolim-Sodiem
6	Revora	6	Siolim-Marna
7	Pilerne-Marra (Part)	7	Penha de Franca (Part)
8	Reis-Magos (Part)	8	Socorro (Part)
		9	Salvador do Mundo (Part)
		10	Assagao
		11	Sirsaim (Part)
		12	Assonora
		13	Aldona
		14	Moira
		15	Nachinola
		16	Bastora
		17	Ucassaim Paliem Punola
		18	Pomburpa-Olaulim
		19	Verla Canca
		20	Anjuna-Caisua
		21	Arpora-Nagoa
		22	Parra
		23	Guirim
		24	Sangolda (Part)
		25	Saligao

CLASSIFICATION OF SETTLEMENTS

Bicholim

S.No.	VP1	S.No.	VP2
1	Cudnem	1	Mencurem - Dhumashem
2	Karapur-Sarvan (Part)	2	Salem
3	Mulgao	3	Latambarcem
4	Pale-Cotombi	4	Advalpale
5	Sirigao	5	Ona-Maulinguem-Curchirem
		6	Mayem Vainginim
		7	Narao
		8	Piligao
		9	Amona
		10	Navelim
		11	Surla
		12	Velguem

Sattari

S.No.	VP1	S.No.	VP2
1	Mauxi	1	Dongurli-Thane
		2	Querim
		3	Morlem
		4	Poriem (Part)
		5	Honda (Part)
		6	Nagargaon
		7	Pissurlem (Part)
		8	Sanvordem
		9	Cotorem
		10	Birondem
		11	Guleli

Tiswadi

S.No.	VP1	S.No.	VP2
1	Corlim	1	Azossim-Mandur (Part)
2	Curca-Bambolim-Talaulim (Part)	2	Batim (Part)
3	Se-Old-Goa	3	Carambolim (Part)
4	St.Lawrence (Agasaim)	4	Chodan-Madel
		5	Goltim-Navelim
		6	Cumbharjua
		7	Neura
		8	Sao Matias
		9	Siridao-Pale
		10	St.Andre (Goa Velha)
		11	St.Estevam

CLASSIFICATION OF SETTLEMENTS

Ponda

S.No.	VP1	S.No.	VP2
1	Bandora	1	Betki-Khandola
2	Betora-Nirancal-Conxem-Codar	2	Cundaim
3	Borim	3	Durbhat
4	Curti-Khandepar	4	Marcaim
5	Queula	5	Panchawadi
6	Tivrem-Orgao	6	Querim
7	Usgao-Ganjem	7	Verem-Vagurme
		8	Shiroda
		9	Veling-Priol-Cuncolem
		10	Volvoi
		11	Wadi-Talaulim
		12	Bhoma-Adcolna

Salcete

S.No.	VP1	S.No.	VP2
1	Colva	1	Curtorim
2	Navelim	2	Macasana
3	Verna	3	Guirdolim
4	Nagao	4	Sao Jose de Areal
5	Davorlim-Dicarpale	5	Telaulim
6	Rumdamol Davorlim	6	Dramapur-Sirlim
7	Nuven	7	Varca
8	Aquem-Baixo	8	Orlim
		9	Sarzora
		10	Paroda
		11	Chinchinim-Deussua
		12	Carmona
		13	Assolna
		14	Ambelim
		15	Cavelossim
		16	Velim
		17	Chandor-Cavorim
		18	Majorda-Utorda-Calata
		19	Loutulim
		20	Camurlim
		21	Betalbatim
		22	Seraulim
		23	Raia
		24	Rachol
		25	Cana-Benaulim

CLASSIFICATION OF SETTLEMENTS

Sanguem

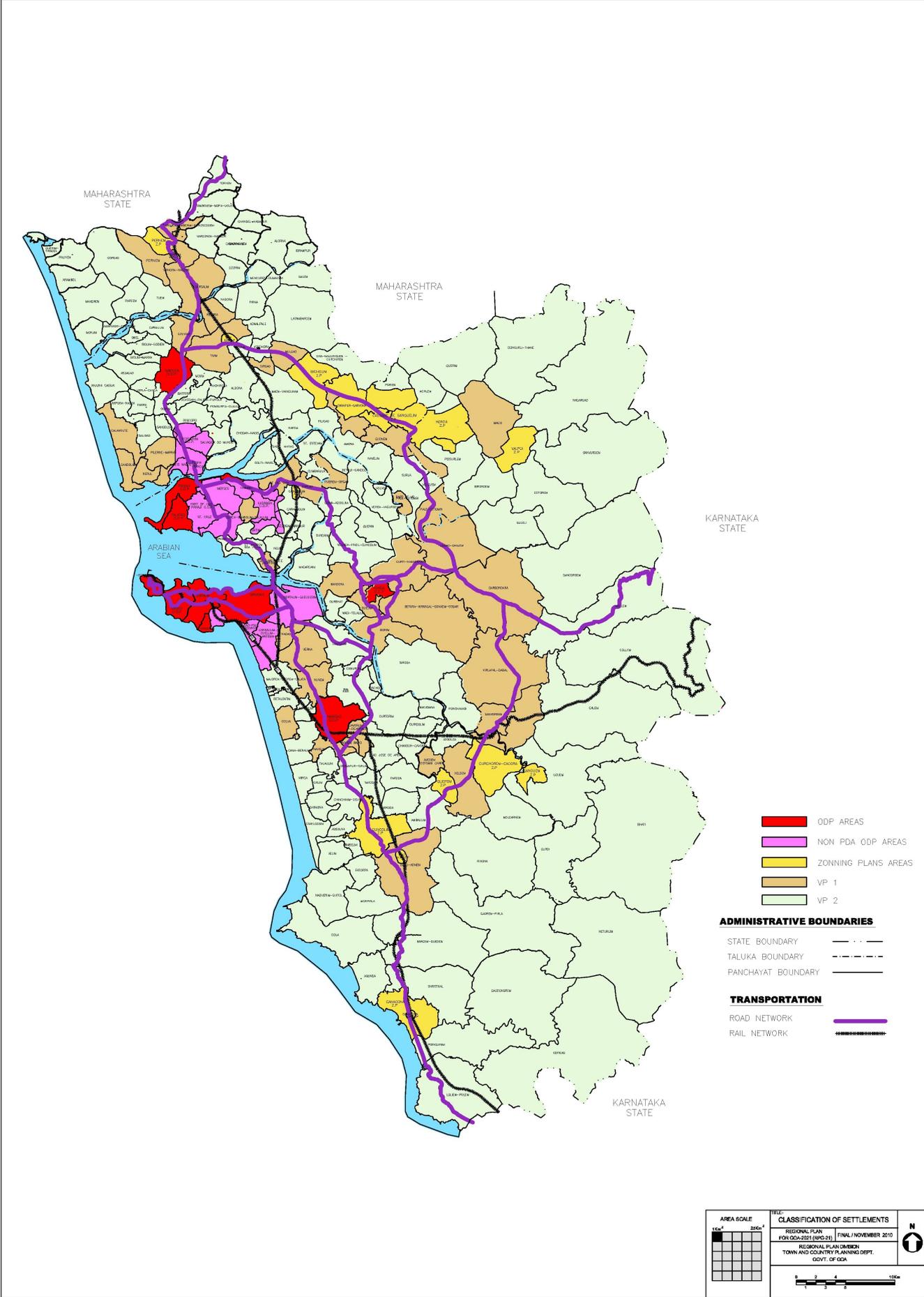
S.No.	VP1	S.No.	VP2
1	Dharbandora	1	Sancordem
2	Kirlapal-Dabal	2	Molem
3	Sanvordem	3	Colem
		4	Calem
		5	Uguem
		6	Bhati
		7	Curdi
		8	Rivona
		9	Neturlim

Quepem

S.No.	VP1	S.No.	VP2
1	Balli-Adnem	1	Assolda
2	Xeldem	2	Molcornem
3	Avedem-Cotombi-Chaifi	3	Ambaulim
		4	Fatorpa
		5	Naqueri-Quitol
		6	Morpila
		7	Barcem-Quedem
		8	Cavorem-Pirla

Canacona

S.No.	VP1	S.No.	VP2
		1	Agonda
		2	Cola
		3	Cotigao
		4	Gaondongrem
		5	Loliem-Polem
		6	Poinguinim
		7	Shrithal (Part)



- ODP AREAS
- NON PDA ODP AREAS
- ZONNING PLANS AREAS
- VP 1
- VP 2

ADMINISTRATIVE BOUNDARIES

- STATE BOUNDARY
- TALUKA BOUNDARY
- PANCHAYAT BOUNDARY

TRANSPORTATION

- ROAD NETWORK
- RAIL NETWORK

<p>AREA SCALE</p> <table border="1" style="width: 100%; height: 40px; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">100'</td> <td style="width: 50%; text-align: center;">2500'</td> </tr> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2</td> </tr> <tr> <td style="text-align: center;">3</td> <td style="text-align: center;">4</td> </tr> <tr> <td style="text-align: center;">5</td> <td style="text-align: center;">6</td> </tr> </table>	100'	2500'	1	2	3	4	5	6	<p>CLASSIFICATION OF SETTLEMENTS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">REGIONAL PLAN FOR ODA-2011 (UPC-21)</td> <td style="width: 50%;">FINAL / NOVEMBER 2010</td> </tr> <tr> <td colspan="2" style="text-align: center;">REGIONAL PLAN DIVISION TOWN AND COUNTRY PLANNING DEPT. GOVT. OF ODA</td> </tr> </table>	REGIONAL PLAN FOR ODA-2011 (UPC-21)	FINAL / NOVEMBER 2010	REGIONAL PLAN DIVISION TOWN AND COUNTRY PLANNING DEPT. GOVT. OF ODA		<p>N</p>
100'	2500'													
1	2													
3	4													
5	6													
REGIONAL PLAN FOR ODA-2011 (UPC-21)	FINAL / NOVEMBER 2010													
REGIONAL PLAN DIVISION TOWN AND COUNTRY PLANNING DEPT. GOVT. OF ODA														

APPENDIX V
List of Activities Permissible in
Micro Industrial Zones

APPENDIX V:

LIST OF ACTIVITIES PERMISSIBLE IN MICRO INDUSTRIAL ZONES

Type of activities considered as Micro industries

- 1) Waste Recycling yards
- 2) Garages /Service stations/ Vehicles related sales and services.
- 3) Mills for masala grinding/flour/ oil / rice and others with agro base.
- 4) Fabrication units for grills and other metal works.
- 5) Upholstery units for house/vehicles.
- 6) Agro based product units eg. coir making, pillow & bed making, cane furniture.
- 7) Small garment units
- 8) Air conditioning/ refrigeration workshops.
- 9) Electrical motor winding/ repairing units.
- 10) Computer hardware/ repairing / servicing units.
- 11) Screen printing/ printing press/stationery binding units.
- 12) Glass embossing/ glass works.
- 13) Bakeries/ Confectioneries.
- 14) Soda, soft drinks, ice cream factories.
- 15) Cold storage/ Ice factories.
- 16) Fish processing plants.
- 17) Gas godowns domestic & commercial.
- 18) Artificial jewellery/ handicraft units.
- 19) Non bio-degradable waste sorting unit.
- 20) Power laundry.
- 21) Soap and detergent making unit.
- 22) Tissue paper manufacturing unit.
- 23) Wax and wax product manufacturing unit.
- 24) Food and fruit processing unit.
- 25) Packaging unit.
- 26) Fibreglass works including boat making , mouldings of various products.
- 27) Cashew related works ofkernel oil extraction, etc.
- 28) Wood works/ carvings etc.
- 29) Pharmaceutical sub units.

Plots to be reserved for services/ utilities and facilities like water tank, sub-station, canteen facilities, shops, exhibitions etc.

One plot to be reserved for wet waste treatment and composting.

APPENDIX V (a)

POLICY FOR PLOT ALLOTMENT & RESERVATION IN MIZs

The objectives of the Micro Industrial estate are to generate employment, use local resources, encourage-local entrepreneurship and provide self employment opportunities. In order to achieve these goals, a policy for allotment and reservation within the MIZ focusing on local citizens as a target group, has been drawn up as under:

- a) Plots shall be allotted to residents within the limits of respective Village Panchayat areas as the first priority.
- b) Educated youth with technical background shall be given priority.
- c) All existing Micro industrial units in the said Village Panchayat area should be encouraged to shift to MIZ by giving preference to them in plot allotment.
- d) 60% to 75% of plots could be reserved for local citizens only (within respective Village Panchayat area)
- e) Second priority could be given for the citizens residing in the adjoining panchayat areas (25% of plots only).
- f) One plot to be reserved for wet waste treatment and composting.
- g) All registered recycling yards shall be compulsorily shifted to M.I.Z.
- h) All non-compatible units existing in residential areas shall be compulsorily shifted.

Note: Sarpanch of the Village Panchayat shall be an ex-officio member of the Governing body of M.I.E.

APPENDIX V b
Prototype Design for Micro Industrial Zone

APPENDIX VI

MIZ and Facilities for Pernem & Canacona (Based on Public Inputs)

APPENDIX VI: MIZ & FACILITIES PROPOSED, PERNEM TALUKA

Sr.No.	VILLAGE PANCHAYAT	MIZ		D.M.S.		G.M.S.		PLAY GROUND		CREMA-TORIUM		CATTLE POUND		LENGTH OF PROPOSED ROAD Mts.	BEACH ACCESS & PARKING	REMARKS
		50000m ²	No	20000m ²	No	6500m ²	No	As proposed by V.P.	No	6500m ²	No	2000m ²	No			
1	Alorna	√	2	---	---	---	---	---	---	---	---	---	---	** - 156.00		
2	Agarwada/Chopdem	√	2	---	---	---	---	√	1	---	---	---	---	-----		
3	Arambol	√	2	---	---	---	---	√	1	√	2	---	---	* -1721.00	1	
4	Casarvarnem	---	---	---	---	√	1	---	---	√	1	---	---	-----		Airport Link Road 1812.00
5	Casnem/Ambercem/Poroscodem	√	1	---	---	---	---	---	---	---	---	---	---	-----		
6	Chandel/Hasapur	---	---	---	---	---	---	---	---	---	---	---	---	-----		
7	Corgao	√	1	√	1	√	1	√	3	√	2	---	---	*** - 4767.00		
8	Dhargalim	√	1	√	2	---	---	---	---	√	1	---	---	* 1095 mts		Airport Link Road 3195.01
9	Ibrampur	√	1	---	---	---	---	---	---	---	---	---	---	** - 394		
10	Mandrem	√	1	√	3	√	1	√	2	---	---	---	---	** - 1091	3	
11	Morjim	---	---	√	1	√	1	√	1	√	1	√	1	* - 2307	4	
12	Ozorim	√	1	√	2	---	---	---	---	√	4	---	---	* - 546		Airport Link Road 1068.00
13	Paliem	---	---	√	2	---	---	---	---	---	---	---	---	** - 2571 * - 5540		
14	Parcem	√	1	√	1	√	1	√	1	√	1	---	---	* - 602		
15	Querim/Terekhol	---	---	√	1	√	1	√	2	√	3	---	---	* - 6577	3	
16	Torxem	√	1	√	1	---	---	---	---	---	---	---	---	* - 2223		
17	Tuem	√	1	√	2	√	1	√	3	√	3	√	1	-----		
18	Tamboxem/Mopa/Uguem	---	---	---	---	√	1	---	---	---	---	---	---	-----		
19	Varconda	√	1	---	---	---	---	√	3	√	1	---	---	-----		
20	Virnoda	√	1	---	---	---	---	√	1	√	2	---	---	-----		
21	Pernem (M.C.L.)	---	---	√	1	√	1	---	---	---	---	---	---	-----		
Total			17		17		9		18		21		2	29590		6075.01

Note: -

* - 10 mts R/W

** - 15 mts R/W

*** - 25 mts R/W

MIZ & FACILITIES PROPOSED, CANACONA TALUKA

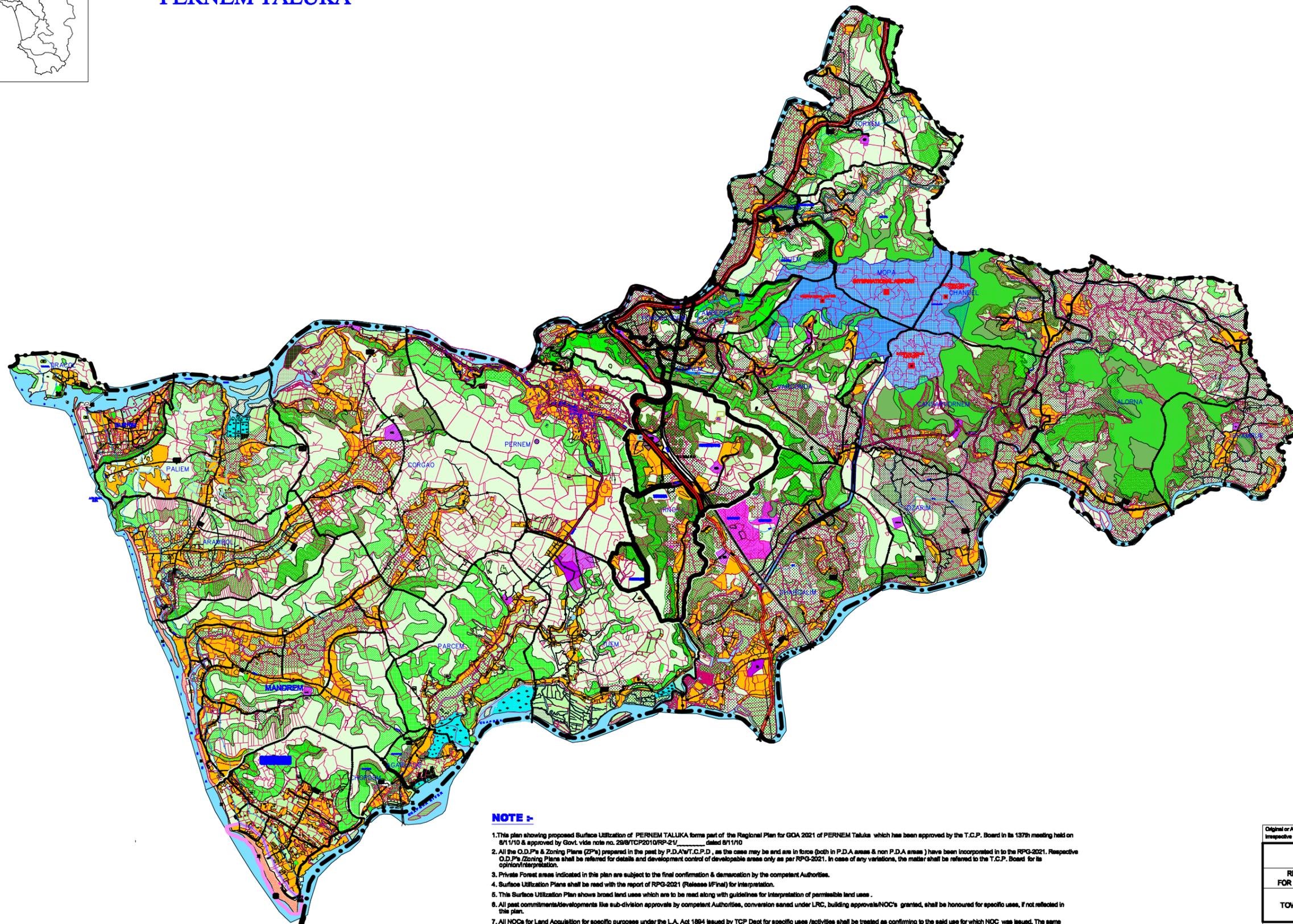
Sr.No.	VILLAGE PANCHAYAT	MIZ		D.M.S.		G.M.S.		PLAY GROUND		CREMA-TORIUM		CATTLE POUND		LENGTH OF PROPOSED ROAD Mts.	BEACH ACCESS & PARKING	REMARKS
		50000m ²	No	20000m ²	No	6500m ²	No	As proposed by V.P.	No	6500m ²	No	2000m ²	No			
1	Agonda	√	---	√	2	√	1	√	2	√	4	√	1	*- 7175	3	
2	Cola	√	1	√	1	√	3	√	4	√	1	---	---	---	---	
3	Cotigao	√	1	---	---	√	1	---	---	---	---	---	---	*- 426	---	
4	Gaondongrim	√	1	---	---	√	2	√	1	√	1	---	---	---	---	
5	Lolien	√	1	√	2	√	1	√	1	√	2	---	---	*- 4367	2	
6	Poinguinim	√	1	√	4	√	1	√	1	√	5	√	1	*- 2220	1	
7	Shrithal (Canacona)	---	---	---	---	√	1	√	1	√	3	√	1	*- 15175	---	
8	Nagarcem (M.CL.)	---	---	√	1	---	---	√	1	√	1	√	1	*- 1058	2	
Total			5		10		10		11		17		4	30421	8	

NOTE: * - 10 mts R/W

APPENDIX VII
Pernem Surface Utilisation Plan



REGIONAL PLAN FOR GOA-2021 PERNEM TALUKA



LAND USES

BIOLOGICALLY SENSITIVE AREAS (BIO-1)

- PROTECTED/RESERVED FORESTS
- MANGROVE FORESTS
- NO DEVELOPMENT SLOPES
- PRIVATE FORESTS
- SAND DUNES / SANDY AREAS
- RIVER / NALLAS / PONDS
- PADDY FIELDS / KHAZANS
- MUD FLATS

OTHER BIOLOGICALLY SENSITIVE AREAS (BIO-2)

- GRASSLAND
- ORCHARD
- SALT PANS
- FISH FARMS
- IRRIGATION COMMAND AREAS
- HERITAGE LANDSCAPE

INDUSTRIAL

- INDUSTRIAL ESTATE
- GENERAL INDUSTRIES
- MIXED INDUSTRIES
- SETTLEMENT AREAS
- GROWTH HUBS

TRANSPORTATION

ROADS

- NATIONAL HIGHWAY EXISTING
- NATIONAL HIGHWAY (PWD ALIGNMENT)
- MAIN PANCHAYAT ROADS (15m)
- OTHER PANCHAYAT ROADS (10m)
- RAILWAY

INTERNATIONAL AIRPORT LAND ACQUISITION

GOVERNANCE

- STATE BOUNDARY
- TALUKA BOUNDARY
- PANCHAYAT BOUNDARY
- VILLAGE BOUNDARY
- MUNICIPAL BOUNDARY
- CANAL
- DISTRIBUTORS

OTHERS

- TOURIST BEACH HEAD/TOURIST PLACES
- JETTIES
- FORTS
- GOLF COURSE
- MINOR PORTS
- SCHOOL
- SPORTS CITY
- ARCHAEOLOGICAL SITE WITH BUFFER
- 200 MTR. LINE FROM HTL
- 600 MTR. LINE FROM HTL

NOTE :-

1. This plan showing proposed Surface Utilization of PERNEM TALUKA forms part of the Regional Plan for GOA-2021 of PERNEM Taluka which has been approved by the T.C.P. Board in its 137th meeting held on 8/11/10 & approved by Govt. vide note no. 29/8/TCP2010/RP-2/V dated 8/11/10
2. All the O.D.P.s & Zoning Plans (ZPs) 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 RFG-2021. Respective O.D.P.s/Zoning Plans shall be referred for details and development control of developable areas only as per RFG-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. Surface Utilization Plans shall be read with the report of RFG-2021 (Release I/Final) 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 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/activities 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.
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/Rules as applicable.

Original or Approved Sub-Division Plans upto 300 m² will be allowed upto 80 FAR irrespective of the taluka Status of Settlement Category.

PERNEM TALUKA	
REGIONAL PLAN FOR GOA-2021 (RPG-21)	FINAL / 08.11.2010
REGIONAL PLAN DIVISION TOWN AND COUNTRY PLANNING DEPT. GOVT. OF GOA	



APPENDIX VIII
Canacona Surface Utilisation Plan

APPENDIX IX
List of ODP Areas

LIST OF ODP's

OUTLINE DEVELOPMENT PLANS FOR PLANNING AREAS (UNDER PDA JURISDICTION)			
S. NO.	TYPE	JURISDICTION	TALUKA NAME
1	PANAJI	PANAJI CITY (CCP)	TISWADI
2	TALEIGAO	TALEIGAO VP	TISWADI
3	MAPUSA	MAPUSA CITY (MCL)	BARDEZ
4	MORMUGAO	MORMUGAO CITY (MCL) CHICALIM VP CHICOLNA VP SANCOALE VP	MORMUGAO
5	MARGAO	MARGAO CITY (MCL)	SALCETE
6	PONDA	PONDA CITY (MCL)	PONDA
OUTLINE DEVELOPMENT PLANS FOR NON PDA AREAS			
1	OLD PANAJI	St. CRUZ VP MERCES VP CURCA-BAMBOLIM-TALAU LIM VP (Part) CHIMBEL VP (Part) SE-OLD-GOA VP (Part)	TISWADI
2	KADAMBA	BATIM VP (Part) SE-OLD-GOA VP (Part) CURCA-BAMBOLIM-TALAU LIM VP (Part) CARAMBOLIM VP (Part) AZOSSIM-MANDUR VP (Part) CHIMBEL VP (Part)	TISWADI
3	PORVORIM	PENHA-DE-FRANCA VP (Part) REIS-MAGOS VP (Part) PILERNE-MARRA VP (Part) SANGOLDA VP (Part) SOCORRO VP (Part) SALVADOR-DO-MUNDO VP (Part)	BARDEZ
4	OLD MORMUGAO	VELSAO-PALE-ISSORCIM VP CORTALIM-QUELOSSIM VP CANSALIM-CUELIM-AROSSIM VP	MORMUGAO

APPENDIX X
List of Zoning Plan Areas

LIST OF ZONING PLANS

ZONING PLANS			
S. NO.	TYPE	JURISDICTION	TALUKA NAME
1	PERNEM MUNICIPAL AREA	PERNEM MCL	PERNEM
2	BICHOLIM MUNICIPAL AREA	BICHOLIM MCL	BICHOLIM
3	SANQUELIM-HONDA MUNICIPAL AREA	SANQUELIM MCL CARAPUR-SARVONA VP (Part) PODOCEM-PORIE M VP (Part) HONDA VP (Part) PISSURLEM VP (Part)	BICHOLIM SATTARI
4	VALPOI MUNICIPAL AREA	VALPOI MCL	SATTARI
5	CUNCOLIM MUNICIPAL AREA	CUNCOLIM MCL	SALCETE
6	QUEPEM MUNICIPAL AREA	QUEPEM MCL	QUEPEM
7	CURCHOREM-CACORA MUNICIPAL AREA	CURCHOREM-CACORA MCL	QUEPEM
8	SANGUEM MUNICIPAL AREA	SANGUEM MCL	SANGUEM
ZONING PLANS AROUND KONKAN RAILWAYS STATIONS			
1	PERNEM	PERNEM (Part)	PERNEM
2	TIVIM-SIRSAIM	TIVIM VP (Part) SIRSAIM VP (Part)	BARDEZ
3	CARAMBOLIM	CARAMBOLIM VP (Part)	TISWADI
4	BALLI	BALLI-ADNEM VP (Part)	QUEPEM
5	CANACONA	CANACONA MCL (Part)	CANACONA

APPENDIX XI
Permissible Land Uses
in
RPG-2021

APPENDIX XI

PERMISSIBLE LAND USES IN REGIONAL PLAN RPG-2021

NO.	USE ZONE	NORMAL USES PERMITTED	USES PERMITTED ON SPECIAL GROUNDS
1)	SETTLEMENT	<p>Residential and its complementary uses / Commercial and its complementary uses / Public utilities and services :</p> <p>Residential houses, group housing, plotted development, hostels of non-commercial nature, hostels attached to existing religious structures or any institutional buildings, educational buildings and all types of schools and colleges wherever necessary, churches, temples, mosques and other religious buildings.</p> <p>Telegraph offices, telephone exchanges, parking places, bus stop / shelters, taxi and rickshaw / motorcycle pilot stand, local commercials as may be considered necessary.</p> <p>Nurseries and green houses, retail shops and restaurants, any minor needs ancillary to residential use. Biogas plants of non-commercial nature.</p> <p>Shops/bars/offices (Govt., private, professional), cyber plazas, shops for smithies, cobbler, craft, laundry, dry cleaning, eating places, bakeries, soda stalls, ice cream parlors, and the kind, flower, fruit, vegetable/fish/meat markets, photo studio, clinic/labs. *Motor fuel filling stations including petrol, diesel, CNG, etc (on ground floor only), computer software units, I.T. enabled services. Printing presses, bus terminals, cinema houses, club houses, play grounds, any recreational uses. (Above uses permitted on special grounds will have to be marked in the ward level plans accordingly).</p> <p>Uses not permitted All industrial activities other than cottage industries, and handicraft units and all other activities not reflected in uses permitted.</p> <p>Roads & infrastructural developments, railway stations/sidings, jetties, water tanks, pump houses, pipe system, electric lines,</p>	<p>Social, community, religious and recreational buildings, health institutions, hospitals, nursing homes, beach resorts/ hotels/motels, telecommunication towers, cyber parks/ information technology parks, boarding houses, oil mills, village / cottage industries of agro nature, service industries (existing will be retained).</p> <p>Stadia, cemetery, crematorium, burial ground, with area specification and required buffer zone around, airport / helipads (only existing will be retained).</p> <p>All types of activities listed under MIZ shall be restricted in settlement uses and existing ones to be phased out/ encouraged to shift to MIZ areas.</p> <p>Any other allied uses which the Govt., may in the public interest decide on merit of each case based on infrastructure.</p>

		Transformer units, control rooms, service stations, public utility services like power sub-station transmission lines, communication lines, water supply lines, sewerage lines, drainage lines, rainwater harvesting.	
NOTE : Any development will be governed by the Goa Land Development & Building Construction Regulations 2010.			
II)	CULTIVABLE LAND	<p>1) Agricultural, Horticultural, Dairy and Poultry Farming.</p> <p>2) Farm houses/ pump houses as per the guidelines, animal sheds, cattle pounds, storage bins, processing units allied to cultivators own produce.</p> <p>3) Biogas plant, water, and electric installations as per farmer's need at site.</p> <p>4) Boundary / retaining wall, drainage lining, land drainage & irrigation, hydro electric works and tube wells for irrigations.</p> <p>5) Animal husbandry and veterinary services and allied uses.</p> <p>6) Roads, parking & infrastructural developments on public interest.</p> <p>7) Public utility services like transmission lines, communication lines, water supply lines, sewerage lines, drainage lines.</p> <p>8) Microwave cellular towers.</p> <p>9) Motor fuel filling stations including petrol, diesel, CNG, etc.</p> <p>10) Rainwater harvesting and watershed management works.</p> <p>11) Eco-Tourism Scheme as specified in the plan.</p>	<p>Cemetery, crematorium, burial ground with buffer zones, railway lines/stations/yards/sidings, airports with necessary buildings/ installations, helipads, wireless stations, weather stations, microwave towers, telecommunication towers / centers/ studios, LPG godowns.</p> <p>Any other allied uses which Govt. may in public interest, decide which include garbage dumping site / solid waste management site / landfill sites, hydro electric / power plants / sub stations.</p>
III)	PADDY FIELDS/ KHAZAN LANDS	<p>Agricultural activities only.</p> <p>No Development other than Agriculture. However, roads, electric lines, sewage lines, water supply lines or any other infrastructure on special grounds in case there is no alternative.</p>	No other development will be permitted.
IV)	ORCHARD	<p>1) Agricultural, horticultural, dairy and poultry farming.</p> <p>2) Afforestation development of any of the part for recreation.</p> <p>3) Farm houses as per the guidelines, animal sheds, cattle pounds, storage bins, processing units allied to cultivators own produce.</p> <p>4) Biogas plant, water, and electric installations as per farmer's need at site.</p> <p>5) Boundary / retaining wall, drainage lining,</p>	<p>Cemetery, crematorium, burial ground with restrictions, bus stand & railway lines/ stations/ yards/ sidings, airport with necessary building & installations, helipads, wireless station, weather stations, public utility services like transmission lines, communication lines, water supply lines, sewerage lines, drainage lines.</p> <p>Microwave towers,</p>

		<p>land drainage & irrigation, hydro electric works and tube wells for irrigation.</p> <p>6) Animal husbandry and veterinary services and allied used.</p> <p>7) Roads, parking and infrastructural developments on public interest.</p> <p>8) Rainwater harvesting and watershed management works.</p> <p>9) Eco-Tourism Schemes as specified in the plan.</p>	<p>telecommunication towers/ centres. gokart tracks/ racing tracks, amusement parks, theme parks, open air restaurants / venue entertainment provided the area of holding is more than 25,000 sq.mts. and the coverage and FAR restricted to 2 % and 2 respectively. This use will be further subject to accessibility and suitability conditions and availability of required infrastructure. LPG godowns.</p> <p>*Motor fuel filling stations including petrol, diesel, CNG, etc.</p> <p>Small restaurants along National Highways/ State Highways provided the area of holding should be minimum 8000 sq. mts and minimum frontage of 100 mts. The area of all the structures will be restricted to 10% or 500 sq. mts. whichever is less and construction will have to be restricted to single storey.</p> <p>Any other allied uses, which Govt., may, in public interest, decide including garbage dumping sites / solid waste management sites/ landfill sites, hydro electric/ power plants/ sub stations as per the merits of each case.</p>
V)	WATER BODIES	<p>a) Transport and recreational uses of boating and bathing.</p> <p>b) Raising fish, turtle, seagull, crab, plankton, and other sea food.</p> <p>c) Installation of water pumps when it is meant for water supply or irrigation.</p> <p>d) Raising of mangroves, flower plants, trees etc., in case they possess bunds.</p>	<p>House boats, floating hotels when allowed to be permitted with restrictions for promotion of tourism.</p>
VI)	SALT PANS	Traditional salt extraction.	NIL
VII)	NATURAL COVER	<p>a) Raising of forest and wild life.</p> <p>b) Hydro electric power plants and installations.</p> <p>c) Roads, parking and infrastructural work of public interest by Govt.</p> <p>d) Drainage ditches irrigation networks and boundary walls.</p> <p>e) Rainwater harvesting and watershed managements works.</p> <p>f) Eco-Tourism Schemes as specified in the Plan.</p>	<p>Farm houses/ pump houses as per Farm House guidelines. Animal husbandry and veterinary services and allied uses.</p> <p>Saw mills, agro based, forest based industries.</p> <p>Any other complementary uses which the Govt. may in public interest decide as per merits of each case.</p> <p>*Uses shall be further subject to</p>

			approval from competent authorities and shall not be in violation to Forest Conservation Act.
VIII)	FOREST/ PRIVATE FOREST	All uses permitted under Forest Conservation Act (FCA) and Tribal Act. In private forests, as per any scheme the Govt., may promote with the approval of MOEF, GOI.	NIL
IX)	MINING AREAS	<p>a) Active mines, prospective mines, basalt/ gneiss mines, laterite extractions, stocking of mining rejects / ores.</p> <p>b) Bunding and filling of pits for afforestation.</p> <p>c) Loading / unloading and Jetties.</p> <p>d) Rainwater harvesting and watershed management works.</p>	<p>Brick kilns and other brick making. Installations of machines, weigh bridges.</p> <p>Beneficiation plants, sludge treatment plants.</p> <p>Motor fuel filling stations and infrastructure related to mining activities including restricted residential use for watch, ward and labour.</p> <p>Any other complementary uses which the Govt., may in public interest decide as per merits of each case.</p>
X)	INDUSTRIAL		
	a) Industrial Estates	<p>a) Heavy and light industries, subject to pollution control.</p> <p>b) Small scale units/ flatted factories.</p> <p>c) Cyber parks, information technology parks, information technology industrial units.</p> <p>d) Parking, loading and unloading areas, warehouses and storage, truck stand, bus stops, taxi/ rickshaw/ motorcycle pilot stand.</p> <p>e) Public utility, community buildings and retail shops.</p> <p>f) *Motor fuel filling stations including petrol, diesel, CNG, etc and service garages.</p> <p>g) LPG godowns.</p> <p>h) Roads & infrastructural developments, railway lines/ stations/ sidings, airports including buildings & installations, helipads, jetties.</p>	Any other complementary uses which the Govt. may in public interest decide as per merits of each case.
	b) MIZ	All industrial activities indicated in Appendix V	

*Motor Fuel filling stations will only be allowed in case the site is abutting on a road of right of way not less than 15 mts and complying with the requirements and guidelines.

All development will be governed by the normal building bye-laws, zoning regulations including sub division regulations.

No development shall be permitted in slopes above 25% (1:4 gradient).

Uses on special grounds shall require the prior approval of the Government.

NOTE:

TOURIST PLACES

In Tourist places identified in the Government approved Tourism Master Plan, the following uses may be permitted with the approval of Government:

- a) Development catering to tourists.
- b) Beach head development.
- c) Public utility buildings and Infrastructure.
- d) Transport based installations.
- e) Parks, playgrounds & recreational facilities.
- f) Resorts / hotels and restaurants with due consideration to environmental planning norms and CRZ regulations.

All development in the CRZ zone will have to conform to CRZ regulations.