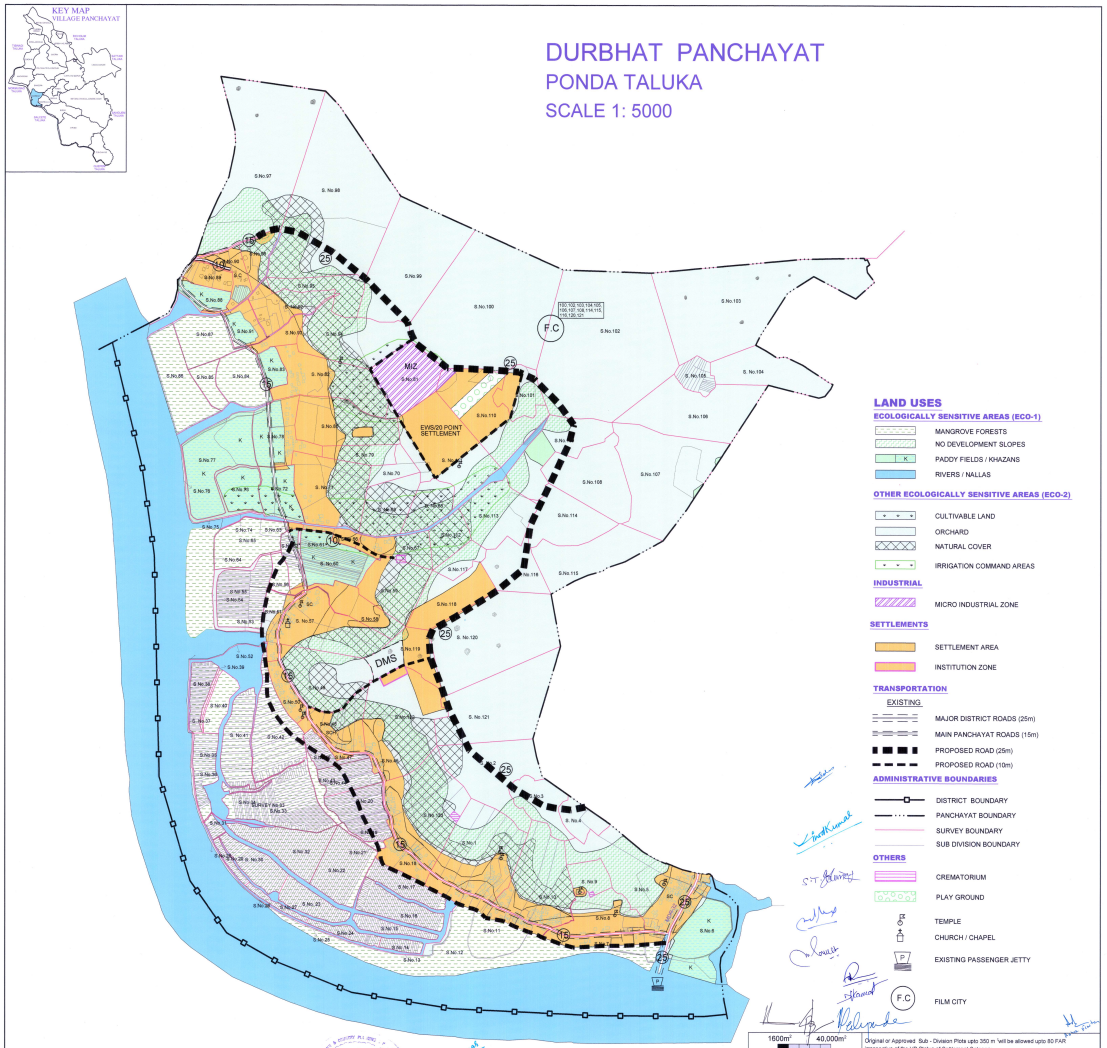
DURBHAT PANCHAYAT

PONDA TALUKA

SCALE 1: 5000

KEY MAP
VILLAGE PANCHAYAT



LAND USES

ECOLOGICALLY SENSITIVE AREAS (ECO-1)
- MANGROVE FORESTS
- NO DEVELOPMENT SLOPES
- PADDY FIELDS / KHAZANS
- RIVERS / NALLAS

OTHER ECOLOGICALLY SENSITIVE AREAS (ECO-2)
- CULTIVABLE LAND
- ORCHARD
- NATURAL COVER
- IRRIGATION COMMAND AREAS

INDUSTRIAL
- MICRO INDUSTRIAL ZONE

SETTLEMENTS
- SETTLEMENT AREA
- INSTITUTION ZONE

TRANSPORTATION

EXISTING
- MAJOR DISTRICT ROADS (25m)
- MAIN PANCHAYAT ROADS (15m)
- PROPOSED ROAD (25m)
- PROPOSED ROAD (10m)

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

OTHERS
- CREMATORIUM
- PLAY GROUND
- TEMPLE
- CHURCH / CHAPEL
- EXISTING PASSENGER JETTY
- FILM CITY

NOTE :-

1. This plan showing proposed Surface Utilization of DURBHAT V.P. forms part of the Regional Plan for GOA 2021 of PONDA Taluka which has been approved by the T.C.P. Board in its 1378 Adjourned (3rd Sitting) meeting held on 4th March 2011 & approved by Govt. vide note no. 2/68/TCP/2010/RP-21(_____) dated _____.
2. All the O.D.P's & Zoning Plans (ZPs) prepared in the past by P.C.A's/T.C.P.O , as the case may be and are in force (both in P.C.A areas & non P.C.A areas) have been incorporated in this plan and the Regional Plan for GOA 2021 (RPG-2021) shall be adopted for details and development control of developable areas only as per RPG-2021. In case of any variations, the matter shall be referred to the T.C.P. Board / Govt. for its decision as the case may be.
3. Private Forest areas indicated in this plan are subject to the final confirmation & demarcation by the competent Authorities.
4. Surface Utilization Plans shall be read with the report of RPG-2021 (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 to r specific uses, if not reflected in this plan.
7. All NOCs for Land Acquisition for specific purposes under the L.A. Act 1894 issued by TCP Dept for specific uses /activities shall be treated as confirming to the said use for which NOC was issued. The same shall 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/Rule as applicable.

APPROVED BY GOVT. VIDE NOTE No. 2/68/TCP/2011/RP-21(_____) Dated:_____

CHIEF TOWN PLANNER
Town & Country Planning Dept.
Panaji - Goa

Director
Government of Goa
Secretariat

SECRETARY (Planning)
Govt. of Goa

S.T.P. Mahatme
Town & Co... Planning Dept.
Govt. Of Goa
Panaji, Goa

1600m² | 40,000m²

AREA SCALE

POPULATION
2001 - 3696
2021 - 3639

DPR STATUS
VP-2

MAX- FAR PROPOSED
BELOW 4000 m² 60
4000 m² & ABOVE 50

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

DURBHAT PANCHAYAT
PONDA TALUKA

REGIONAL PLAN FOR GOA-2021 (RPG-21)	MARCH 2011 FINAL / 04.03.2011

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

N

250 100 0 500m