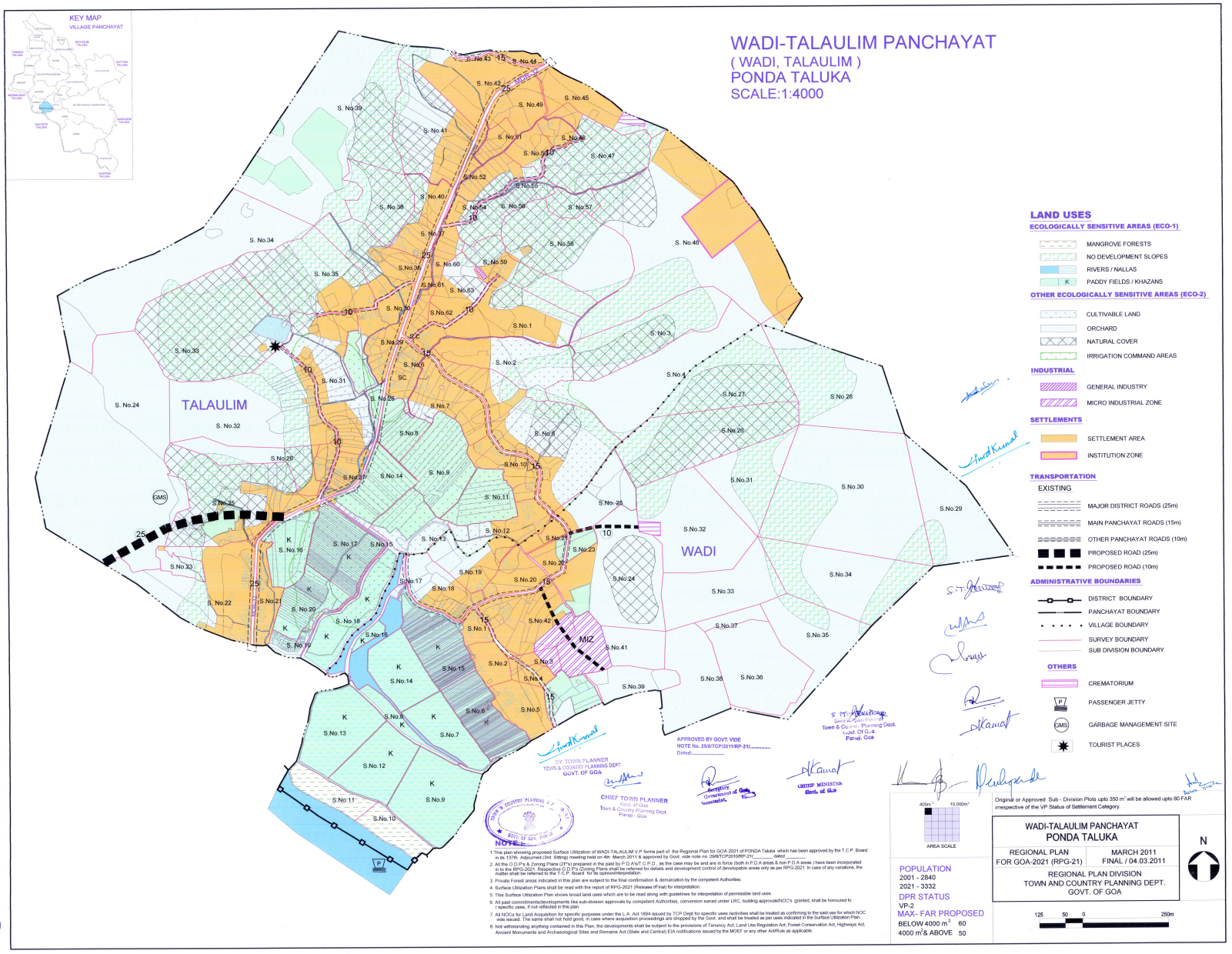
KEY MAP
VILLAGE PANCHAYAT
WADI-TALAULIM PANCHAYAT
(WADI, TALAULIM)
PONDA TALUKA
SCALE:1:4000
TALAULIM
WADI
MIZ
LAND USES
ECOLOGICALLY SENSITIVE AREAS (ECO-1)
MANGROVE FORESTS
NO DEVELOPMENT SLOPES
RIVERS / NALLAS
PADDY FIELDS / KHAZANS
OTHER ECOLOGICALLY SENSITIVE AREAS (ECO-2)
CULTIVABLE LAND
ORCHARD
NATURAL COVER
IRRIGATION COMMAND AREAS
INDUSTRIAL
GENERAL INDUSTRY
MICRO INDUSTRIAL ZONE
SETTLEMENTS
SETTLEMENT AREA
INSTITUTION ZONE
TRANSPORTATION
EXISTING
MAJOR DISTRICT ROADS (25m)
MAIN PANCHAYAT ROADS (15m)
OTHER PANCHAYAT ROADS (10m)
PROPOSED ROAD (25m)
PROPOSED ROAD (10m)
ADMINISTRATIVE BOUNDARIES
DISTRICT BOUNDARY
PANCHAYAT BOUNDARY
VILLAGE BOUNDARY
SURVEY BOUNDARY
SUB DIVISION BOUNDARY
OTHERS
CREMATORIUM
PASSENGER JETTY
GARBAGE MANAGEMENT SITE
TOURIST PLACES
APPROVED BY GOVT. VIDE
NOTE No. 28/8/TCP/2011/RP-21/.....
Dated:.....
DY. TOWN PLANNER
TOWN & COUNTRY PLANNING DEPT.
GOVT. OF GOA
CHIEF TOWN PLANNER
Govt. of Goa
Town & Country Planning Dept.
Panaji - Goa
CHIEF MINISTER
Govt. of Goa
Original or Approved Sub - Division Plots upto 350 m² will be allowed upto 80 FAR irrespective of the VP Status of Settlement Category.
AREA SCALE
POPULATION
2001 - 2840
2021 - 3332
DPR STATUS
VP-2
MAX- FAR PROPOSED
BELOW 4000 m² 60
4000 m²& ABOVE 50
WADI-TALAULIM 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
125 50 0 250m
NOTES
1. This plan showing proposed Surface Utilization of WADI-TALAULIM 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 137th Adjourned (3rd Sitting) meeting held on 4th March 2011 & approved by Govt. vide note no. 28/8/TCP/2010/RP-21/..... dated .....
2. All the O.D.P's & Zoning Plans (ZP's) prepared in the past by P.D.A's/T.C.P.D., as the case may be and are in force (both in P.D.A areas & non P.D.A areas) have been incorporated in to the RPG-2021. Respective O.D.P's /Zoning Plans shall be referred for details and development control of developable areas only as per RPG-2021. In case of any variations, the matter shall be referred to the T.C.P. Board for its opinion/interpretation.
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.