



LEGISLATIVE ASSEMBLY OF THE STATE OF GOA

**The Goa Land Revenue Code  
(Amendment) Bill, 2025**

(Bill No. 35 of 2025)

---

(To be introduced in the Legislative Assembly of the State of Goa)

---

**GOA LEGISLATURE SECRETARIAT  
ASSEMBLY HALL, PORVORIM  
JULY, 2025**

**The Goa Land Revenue Code  
(Amendment) Bill, 2025**

(Bill No. 35 of 2025)

A

BILL

*further to amend the Goa Land Revenue Code, 1968 (Act No. 9 of 1969).*

5 Be it enacted by the Legislative Assembly of the State of Goa in the Seventy-sixth Year of the Republic of India as follows:—

1. **Short title and commencement.**— (1) This Act may be called the Goa Land Revenue Code (Amendment) Act, 2025.

10 (2) It shall come into force on such date as the Government may, by notification in the Official Gazette, appoint.

2. **Insertion of new section 38A.**— In the Goa Land Revenue Code, 1968 (Act No. 9 of 1969), after section 38, the following section shall be inserted, namely:—

15 **“38A. Regularization of encroachment for unauthorized construction of dwelling house on Government land.**—

20 (1) Notwithstanding anything contained in this Code, the Goa Town and Country Planning Act, 1974 (Act 21 of 1975), the Goa Land (Prohibition on Construction) Act, 1995 (Goa Act No. 20 of 1995), the Goa (Regulation of Land Development and Building Construction) Act, 2008 (Goa Act 6 of 2008), the Goa Land Development and Building Construction Regulations, 2010, the Goa Municipalities Act, 1968 (Act No. 7 of 1969), the

Goa Panchayat Raj Act, 1994 (Goa Act No. 14 of 1994), the City of Panaji Corporation Act, 2002 (Goa Act 1 of 2003) or any other State law for the time being in force, where any person has carried out unauthorized construction of a dwelling house  
5 before the 28<sup>th</sup> day of February, 2014, on a land belonging to the Government or land granted by the Government in any manner whatsoever, such land may be regularised by the Deputy Collector by issuing an order in that regard subject to such conditions as prescribed, conferring Class I Occupancy,  
10 upon an application being made by the applicant and upon payment to the Government the occupancy price at such rate as may be specified by the Government by an order published in the Official Gazette:

Provided that the Deputy Collector shall not entertain  
15 any application under sub-section (1), if the land upon which such dwelling house has been unauthorisedly constructed falls within the limits of the protected forest, area declared as a wild life sanctuary, area covered under the Coastal regulation zone, No Development Zone, open spaces, areas  
20 covered under Eco Sensitive Zone-I, areas other than orchard land or cultivable land covered under Eco Sensitive Zone-II, Khazan land, road set back or right of way or any construction which causes obstruction to any natural water channel or any structure which is constructed by filling water bodies.

25        *Explanation.*— (i) “Eco Sensitive Zone-I” means Eco Sensitive Zone-I as classified in Regional Plan 2021.  
(ii) “Eco Sensitive Zone-II” means Eco Sensitive Zone -II as classified in  
30 Regional Plan 2021:

Provided further that the Deputy Collector may entertain an application under sub-section (1), if the land upon which such dwelling house has been unauthorisedly constructed falls within the limits of the area covered under Settlement Zone,  
5 Institutional Zone, Industrial Zone, Cultivable Zone or Orchard.

(2) The total extent of land to be regularized under this section shall comprise of only plinth area of dwelling house and area adjoining to such dwelling house upto two meters on  
10 all sides from its outer walls, if available. In no case the Deputy Collector shall regularize land exceeding 400 square meters:

Provided that where the encroached area exceeds above permissible limit, the Deputy Collector shall not pass an order of regularisation of land unless the applicant surrenders the  
15 excess encroached area to the Deputy Collector and the Deputy Collector takes possession of the same.

Provided further that, where more than one dwelling house exists in close proximity on land belonging to the Government or land granted by the Government and it is not  
20 feasible to allocate two metres of surrounding land from the outer walls to each such dwelling house, the available land shall be apportioned proportionately amongst them.

(3) Any person seeking regularisation under sub-section (1) shall make an application within six months from the date of  
25 coming into force of the Goa Land Revenue Code (Amendment) Act, 2025 to the Deputy Collector in such form, accompanied by such documents and such fees as prescribed.

(4) The Deputy Collector shall dispose of such application within a period of six months from the date of its receipt.

5 (5) No person to whom Class I Occupancy is granted under this section shall be entitled to sell, assign, or otherwise transfer the said land till the expiry of a period of twenty years from the date of such grant, except by way of gift in favour of a family member of the applicant and such transfer shall not attract the provisions of section 37-B of this Code.

10 (6) Once the land on which the dwelling house exists is regularized under the provisions of this section, any person who has been granted Class I occupancy may make an application under the Goa Regularisation of Unauthorized Construction Act, 2016 (Goa Act 20 of 2016), for the purpose of regularization of such dwelling house in accordance with the provisions contained therein.

20 (7) Notwithstanding anything contained in this Code or any other State law for the time being in force or any Judgment/Decree/Order of any court, no such dwelling house which has been unauthorisedly constructed before 28<sup>th</sup> day of February, 2014, shall be demolished for a period of six months from the date of coming into force of the Goa Land Revenue Code (Amendment) Act, 2025 and in case any application under sub section (3) is filed, within the time limit specified thereto, then such dwelling house shall not be demolished until the disposal of the said application.

25 (8) If no application is filed in accordance with sub section (3) within the time limit specified thereto or if such application so filed is rejected, the Deputy Collector shall initiate action against such encroachment in accordance with law.

(9) No suit, prosecution or other legal proceeding shall lie against the Deputy Collector or any officer authorised by the Deputy Collector, in respect of anything which is in good faith done or intended to be done in pursuance of this section or of  
5 any rules or orders made thereunder.

(10) In case it is found that the applicant has submitted false declaration or document,- (a) the Deputy Collector shall revoke the order passed under sub section (1) and upon such revocation the land regularised or allotted if any shall stand  
10 reverted to the Government;

(b) the applicant shall be punishable with imprisonment for a term which may extend upto two years and with fine which may extend upto rupees one lakh.

(11) An offence punishable under this section shall be  
15 cognizable.

(12) No Court other than the Court of a Judicial Magistrate First Class shall take cognizance of, and try, an offence under this section.

Explanation: For the purpose of this section,—

20 (a) “applicant” means a landless person, who has constructed a dwelling house on Government land before the 28<sup>th</sup> day of February, 2014, and who has been a resident of Goa for a period of not less than fifteen years immediately preceding the said date and includes his family members in  
25 case of his death but does not include a person or his family member who owns a plot of land, house, flat or apartment or

an undivided share in ancestral property which on the date of making an application has been separately allotted to him;

5 (b) “dwelling house” means a house where the applicant or his family members reside with a fixed habitation and is exclusively used by him or his family members for the purpose of their dwelling and is allotted a number by the local authority;

10 (c) “family member” means the spouse, son, unmarried daughter and includes grandson, widowed daughter, widowed granddaughter.

## **STATEMENT OF OBJECTS AND REASONS**

The Bill seeks to insert a new section 38A in the Goa Land Revenue Code, 1968 (Act No. 9 of 1969) so as to provide for the regularisation of land belonging to the Government or land granted by the Government in any manner whatsoever, on which a dwelling house exists prior to 28th February 2014 so as to protect such dwelling houses from demolition. The proposed amendment empowers the Deputy Collector to issue an order for such regularisation and to confer Class I Occupancy upon the person concerned, subject to the payment of occupancy price at such rate specified by the Government by a special order.

The said amendment is intended to provide legal recognition and security of tenure to long-standing occupants who have constructed dwelling houses on Government land. It seeks to bring these properties within the formal land revenue framework to ensure better regulation of such holdings and at the same time, augment revenue to the Government.

Further, in order to limit the extent of regularisation and prevent large-scale encroachments, the Bill provides that the total extent of land eligible for regularisation under this section shall comprise of the area occupied by the dwelling house and area adjoining to such dwelling house upto two meters on all sides from its outer walls, if available, and in no case the Deputy Collector shall regularize such land exceeding 400 sq. mts.



In cases where the encroached area exceeds the limit as specified, the excess portion shall be surrendered to the Government as a precondition for regularisation. Thus, the proposed amendment not only aims at providing tenure security but also acts as a measure to curb and free Government land from encroachment.

This Bill seeks to achieve the above objects.

### **FINANCIAL MEMORANDUM**

No financial implications are involved in this Bill, however, it will generate revenue for the Government through occupancy price.

### **MEMORANDUM REGARDING DELEGATED LEGISLATION**

Clause 1 (2) of the Bill empowers the Government to issue notification for appointing date to bring the Act into force.

Clause 2 of the Bill empowers the Government to issue order for specifying the rate of occupancy price to be paid for regularisation of encroachment on Government land.

Clause 2 of the Bill empowers the Government to frame rules for prescribing form of application, documents and fees.

These delegations are of normal character.

Place: Porvorim-Goa.  
Dated: 29th July, 2025

**ATANASIO MONSERRATE**  
Minister for Revenue

Assembly Hall  
Porvorim-Goa.  
Dated: 29th July, 2025

**NAMRATA A. ULMAN**  
Secretary to the  
Legislative Assembly of Goa.