

(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 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 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 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,—

(a) “applicant” means a landless person, who has constructed a dwelling house on Government land before the 28th 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 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;

(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;

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

Secretariat,
Porvorim-Goa.
Dated: 01-09-2025.

SANDIP JACQUES
Secretary to the Government of Goa,
Law Department (Legal Affairs).

Notification

7/25/2025-LA/124

Date : 01-Sep-2025

The Goa Regularisation of Unauthorized Construction (Amendment) Act, 2025 (Goa Act 17 of 2025), which has been passed by the Legislative Assembly of Goa on 07-08-2025 and assented to by the Governor of Goa on 26-08-2025, is hereby published for the general information of the public.

Dnyaneshwar Raut Dessai, Joint Secretary (Law).

The Goa Regularisation of Unauthorized Construction (Amendment) Act, 2025

(Goa Act 17 of 2025)

[26-08-2025]

AN

ACT

further to amend the Goa Regularisation of Unauthorized Construction Act, 2016 (Goa Act 20 of 2016).

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 Regularisation of Unauthorized Construction (Amendment) Act, 2025.

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

2. *Amendment of Section 3.*— In the Goa Regularisation of Unauthorized Construction Act, 2016 (Goa Act 20 of 2016) (hereinafter referred to as the “principal Act”), in Section (3),—

(i) in sub-section (1),—

(a) for clause (a), the following clause shall be substituted, namely:—

“(a) any residential, commercial or residential cum commercial unauthorized construction in applicants own property, or in a property jointly held by the applicant with other co-owners.”;

(b) for clause (c), the following clause shall be substituted, namely:-

“(c) any unauthorized construction by the applicant in undivided property jointly held by a unit of family or families.”;

(c) after the clause (e), the following clauses shall be inserted, namely:—

“(f) any unauthorized construction of a dwelling house carried out on a land belonging to a Comunidade in respect of which the officer authorized under clause (1) of article 372-B of the Legislative Diploma No. 2070 dated 15-4-1961, in its application to the State of Goa, has passed order of regularisation of such land.

(g) any unauthorized construction of a dwelling house carried out on a land belonging to the Government or land granted by the Government in respect of which the Deputy Collector has passed order of regularisation of such land.

(h) any unauthorized construction of a dwelling house carried out on a land granted by the Government under 20 Point Programme Scheme in respect of which the competent authority has granted Class I occupancy.”;

(d) the first proviso shall be omitted;

(e) after the fourth proviso, the following proviso shall be inserted, namely:—

“Provided further that the person,—

(i) who could not make application within the period as specified in the fourth proviso; or

(ii) whose application has been rejected by the authorized officer before the commencement of the Goa Regularisation of Unauthorized Construction (Amendment) Act, 2025, on any ground whatsoever,

may make such application or fresh application, as the case may be, within a period of two years from the date of coming into force of the Goa Regularisation of Unauthorized Construction (Amendment) Act, 2025.”;

(ii) in sub-section (3), for the words “pass an order of regularisation of such unauthorized construction”, the expression “grant a sanad under Section 32 of the Goa Land Revenue Code, 1968 (Act

No. 9 of 1969) and pass an order of regularisation of such unauthorized construction” shall be substituted;

(iii) for sub-section (4), the following sub-section shall be substituted, namely:—

“(4) The total built up area of the unauthorized construction which is proposed to be regularised including all floors thereof shall not exceed,—

(i) 600 square meters, in case such construction is carried out within limits of any Village Panchayat, subject to the permissible F.A.R.;

(ii) 1,000 square meters, in case such construction is carried out within limits of any Municipal Council or Municipal Corporation, subject to the permissible F.A.R., and

such construction shall be meant for either personal residence, commercial purpose, commercial cum residential purpose or institutional purpose of the applicant.”;

(iv) in sub-section (5),

(a) for the words “area covered under the Coastal regulation zone”, the expression “area covered under the Coastal regulation zone where such construction has been carried out after the 19th day of February, 1991” shall be substituted;

(b) after the existing proviso, the following proviso shall be inserted, namely:—

“Provided further that where there is no required access of three meters to the unauthorized construction, the authorized officer shall entertain an application under sub-section (1) for regularisation of unauthorized construction if the applicant undertakes to make such access available within a period of five years by submitting an undertaking to that effect.”;

(v) after sub-section (7), the following sub-sections shall be inserted, namely:—

“(7A) Where the authorized officer passes an order under this Act for regularisation of unauthorized construction in a property jointly held by the applicant with other co-owners as referred in clause (a) of sub-section (1), without the written consent of all such co-owners, such order shall be subject to the order or judgment that may be passed by the competent Civil Court in a suit or other legal proceeding that may be initiated by the aggrieved co-owner.

(7B) Where the authorized officer passes an order under this Act for regularisation of unauthorized construction in a property jointly held by the applicant with other members of the unit of family or families as referred in clause (c) of sub-section (1), without the written consent of all other members of such family or families, such order shall be subject to the order or judgment that may be passed by the competent Civil Court in a suit or other legal proceeding that may be initiated by the aggrieved any member of such family or families.”.

3. *Insertion of new Section 6A.*— After Section 6 of the principal Act, the following Section shall be inserted, namely:—

“6A. *Review of order.*— (1) The authorized officer may either on his own motion or on application of any party interested, review any order passed by him or by any of his predecessors-in-office and pass such order in reference thereto as he thinks fit:

Provided that the authorized officer shall before reviewing any order under this section, obtain the permission of the Collector.

(2) No order shall be reviewed under this section without giving notice to the other party and no application for review of such order shall be entertained unless filed within a period of one year from the date of such order:

Provided that the authorized officer shall not, on his own motion, review any order under this section after expiry of period of six months from the date of such order:

Provided further that no application for review shall be entertained if an appeal against the said order has already been filed or decided under Section 7 of this Act.

(3) No order shall be reviewed except on the following grounds, namely:—

(i) discovery of new and important matter or evidence which, after the exercise of due diligence was not within the knowledge of the applicant or could not be produced by him at the time when the order was passed or order made; or

(ii) some mistake or error apparent on the face of the record; or

(iii) any other sufficient reason.”.

Secretariat,
Porvorim-Goa.
Dated: 01-09-2025.

SANDIP JACQUES
Secretary to the Government of Goa,
Law Department (Legal Affairs).