dt. 01/10/2025 3841

Office of the State Registrar
Head of Notary Services
Inward No.: 10350
Dated: 08/10/25

Revenue Department,
Government of Goa,
Secretariat, Porvorim-Goa 403 521

No.:16/01/01/2025-Rev-I/PF-I/2835 **Dated: 01/10/2025**

NOTIFICATION

Whereas, the draft rules, namely, the Goa Land Revenue (Disposal of Government Lands) (Amendment) Rules, 2025 which the Government of Goa proposes to make in exercise of the powers conferred by sub-sections (1) and (2) of section 199 of the Goa Land Revenue Code, 1968 (Act No. 9 of 1969) were pre-published as required by sub-section (3) of section 199 of the said Act vide the Government Notification No. 16/01/01/2025-Rev-I/PF-I/2738 dated 12/09/2025 of the Department of Revenue, Government of Goa, in the Official Gazette, Supplement, Series I No. 24, dated 12/09/2025, inviting objections and suggestions from all persons likely to be affected thereby within a period of fifteen days from the date of publication of the said Notification in the Official Gazette;

And whereas, the said Official Gazette was made available to the public on 12/09/2025;

And whereas, objections and suggestions received from the public within the stipulated time on the said draft Rules have been considered by the Government.

Now, therefore, in exercise of the powers conferred by sub-sections (1) and (2) of section 199 of the Goa Land Revenue Code, 1968 (Act 9 of 1969) and all other powers enabling it in this behalf, the Government of Goa hereby makes the following rules, namely:-

1. **Short title and commencement.** — (1) These rules may be called the Goa Land Revenue (Disposal of Government Lands) (Amendment) Rules, 2025.

(2) They shall come into force on the date of commencement of the Goa Land Revenue Code (Amendment) Act, 2025.

2. **Amendment of rule 48 .** — In rule 48 of the Goa Land Revenue (Disposal of Government Lands) Rules, 1971 (hereinafter referred to as the "principal Rules"), the existing provisions thereof shall be numbered as sub-rule (1) and after sub-rule (1) so numbered, the following sub-rule shall be inserted, namely:-

"(2) The applicant shall pay fee of Rs. 100 /- (Rupees hundred only) while making an application under sub-section (3) of section 38A by affixing a Court fee stamp or a Special Adhesive stamp of Rs. 100/- (Rupees hundred only) on such application".

3. **Amendment of rule 49.** — The existing provisions of rule 49 of the principal Rules, shall be numbered as sub-rule (1) thereof and after sub-rule (1) as so numbered, the following sub-rule shall be inserted, namely:-

"(2) Form of application. - The application referred to in sub-section (2) of section 38A shall be in form XXIII hereto."

4. **Insertion of new rule 51.** — After rule 50 of the principal Rules, the following rules shall be inserted, namely: —

51. **Issuance of Public Notice.— (1)** Before passing any order under section 38A of the Code, a public notice of such intention shall be issued and prominently displayed in the Office of the Deputy Collector, the Office of the Mamlatdar, the Office of the concerned local body and the official website of respective Collector, inviting objections or suggestions, if any, from the public within a period of **fifteen days** from the date of such notice.

(2) The Deputy Collector shall consider and dispose of any objections or suggestions received within a period of thirty days from the date of expiry of the notice period.

52. **Terms and Conditions for grant of land under section 38A.-** Every land which is regularised by issuing an order and granting occupancy class I under section 38A of this Code, shall be subject to the provisions of this Code, rules framed thereunder and in particular the following conditions, namely:-

(a) the grantee shall use the land solely for his dwelling house and not for any other purpose;

(b) the grantee shall not sell, assign or otherwise transfer the land or any portion thereof till the expiry of a period of twenty years from the date of grant except by way of gift in favour of his/her family member. Any transfer of said land after expiry of 20 years shall be subject to the provisions of section 37B;

(c) If the grantee commits a breach of any of the conditions aforesaid, the grantee shall be liable to be evicted from the land and the Deputy Collector shall take possession of the land granted. In such eventuality the amount of occupancy price, paid by grantee shall be forfeited to the Government.

(d) In case it is found that the applicant has furnished false declaration or document, the land regularised or allotted shall stand reverted to Government and the applicant shall be punishable with imprisonment for a term which may extent upto two years and with fine which may extent upto rupees one lakh.

5. **Insertion of new Forms XXIII and XXIV.** — After Form XXII of the Principal Rules, the following forms shall be inserted, namely:-

"FORM XXIII

(Under Section 38A of the Goa Land Revenue Code, 1968, as amended by the Goa Land Revenue Code (Amendment) Act, 2025)

APPLICATION FOR REGULARIZATION OF ENCROACHMENT FOR UNAUTHORIZED CONSTRUCTION OF DWELLING HOUSE ON GOVERNMENT LAND

To,
The Deputy Collector & SDO,
_____ Sub-Division,
_____ District, Goa.

Sir/ Madam,

In pursuance of the Goa Land Revenue Code (Amendment) Act, 2025, in its application to the State of Goa, the undersigned Shri/Smt._____, son /daughter/ wife of Shri _____, aged _____ years, (Occupation) _____, residing at _____, Goa, hereby submit this application for regularization of grant/ allotment of encroached land belonging to the Government on which a dwelling house has been constructed by the undersigned / _____ of the undersigned. The details of Applicant, encroacher, land and dwelling house are as under:

(Please fill in CAPITAL LETTERS only)

1. Details of Applicant:

a. Full Name: _____

b. Relation with the encroacher (if applicant is other than the encroacher):

_____

c. Residential Address:

d. Contact Number: _____

e. Email (if any): _____

2. Details of Encroacher:

a. Full Name:

b. Residential Address:

c. contact No:

d. E mail id (if any):

3. Other Details:

a. Location / Address of Dwelling House: _____

b. Village Panchayat / Municipality: _____

c. Survey No. / P.T Sheet No. and Sub-Division No. / Chalta No.: _____

d. Approximate Plinth Area (sq. mts): _____

e. Date of Construction (Month / Year) (must be before 28/02/2014): _____

f. House Number allotted by local authority: _____

g. Other number allotted by local authority: _____

h. Total area applied for regularisation (sq. mts): _____

i. Total area encroached (sq. mts): _____

j. Family members staying in the dwelling house: _____

4. Status of Applicant:

o I am an applicant as defined in Section 38A.

o I have been a resident of Goa for at least 15 years preceding 28.02.2014.

o I do not own any plot of land, house, flat, apartment, or undivided ancestral property separately allotted to me, in the State of Goa.

5. Zone in which land falls (tick applicable):

o Settlement Zone

o Institutional Zone

o Industrial Zone

o Cultivable Zone

o Orchard

6. Documents Enclosed:

List of documents relied to substantiate the claim:

(Tick and attach list at end of form)

LIST OF DOCUMENTS TO BE SUBMITTED

Sl. No.	Document	
1	Proof of number allotted to the dwelling house by the Local Authority	Document issued by Municipal Council/ Municipal Corporation/Village Panchayat
2	Proof of construction of dwelling house prior to 28.02.2014 (Note: Any of these documents provided that the document should be of such nature that it is sufficient proof of the existence of the dwelling house prior to 28.02.2014)	Water/ Electricity/ other utility services consumption bills
		Election Photo Identity Card
		Aadhaar Card
		Ration card
		Passport
		Telephone Usage Bill
		House Tax Receipts
		Bank Account passbook of Scheduled banks
		Postal Account passbook
		Any Tax receipts Issued
		Notice/ letter issued by any Government Department/Local body
3.	Residence Certificate issued to the Applicant by the Mamlatdar of the Taluka within whose jurisdiction the dwelling house is situated, duly certifying minimum 15 years residence of the Applicant in the State of Goa, prior to 28.02.2014.	

OTHER DOCUMENTS TO BE SUBMITTED WITH THE APPLICATION
FORM I and XIV/ FORM D
Site Plan
Survey Plan
Zoning Certificate from the TCP

FORM XXIV

AFFIDAVIT

1. I, the undersigned Mr./ Mrs. /Miss _____, son/ daughter/ wife of _____, occupation _____, aged _____ years, Indian National, married, resident of _____, do hereby solemnly affirm and state on oath as under :
2. I say that I have applied for regularization of land under section 38A of the Goa Land Revenue Code, 1968. I say that all the information furnished by me in the application dated _____, and the documents furnished are true, correct, and complete in all respect to the best of my knowledge and belief, and nothing material has been concealed, misrepresented, or wrongly stated.
3. I say that I am a **landless person** in the State of Goa and I, _____/ my father/ mother/spouse Shri./ Smt._____ have constructed a dwelling house on _____ (date) on Government land i.e prior to **28th February 2014.**
4. I say that I have been a permanent resident of the State of Goa for a continuous period of _____ years immediately preceding **28th February 2014.**
5. I say that my father / mother/ spouse Shri/ Smt.___ have constructed dwelling house on _____ and that they had residence in Goa for a period of ____ years preceding the said date (28/02/2014).
6. I say that I do not own any other land, house, flat, apartment, or undivided share in ancestral property separately allotted to me.
7. I say that I have applied for regularisation of an area measuring _____ square metres, and in the event the total area under encroachment exceeds the

permissible limit specified in the Code, 1968, I undertake to surrender the excess encroached area to the Government without any claim.

8. I say that the construction sought to be regularised is **not** situated in any prohibited category of land as mentioned in the proviso to **section 38A(1)** of the Goa Land Revenue Code, 1968.
9. I say that neither myself nor any of my family member has made any other application for regularization of encroachment of land under section 38A of the Goa Land Revenue Code, 1968 or any other law for the time being in force besides this application.
10. I say that I nor any of my family member will further claim/ apply for regularisation under section 38 A of the Goa Land Revenue Code, 1968 or any other law for the time being in force.
11. I say that I am fully aware that if any information, statement, or document submitted by me is found to be incorrect, false, or misrepresented, the regularisation of the construction, if granted, shall be automatically revoked without any further notice, and I shall be duty-bound to remove the said construction at my own cost, and shall also be liable for prosecution under **section 38A(10)** of the Goa Land Revenue Code, 1968.
12. I say that the contents of this Affidavit are true to the best of my knowledge and nothing is misrepresented in it. If any information given in this Affidavit is found to be false / untrue, I shall be held responsible and liable for whatever action the concerned authorities may like to take in the matter.
13. I say that this Affidavit has been sworn by me to produce alongwith application for regularization of encroached land belonging to the Government of Goa, before _____.

Solemnly affirmed at _____ on this _____ day of _____

DEPONENT

By Order and in the name of
the Governor of Goa

(Vrushika Kauthankar)
Under Secretary (Revenue-I)

To,

1. The Director (Printing & Stationery), Government Printing Press, Panaji-Goa (**uploaded on e-Gazette**) for publication in the official Gazette.

Copy to:

1. The Collector, North Goa District, Panaji Goa.
2. The Collector, South Goa District, Margao – Goa.
3. The Director General of Police, Goa Police Headquarters, Near Azad Maidan, Panaji Goa.
4. The State Registrar & Notary Services, Patto, Panaji Goa with request to circulate to both the District Registrars and all the sub Registrars.
5. The Director, Directorate of Settlement and Land Records, Panaji-Goa.
6. The Director of Panchayat, Govt. of Goa, Panaji Goa.
7. The Director, Urban Development Department, Govt. of Goa, Panaji Goa.
8. The Chief Town Planner, Town & Country Planning Department, Panaji Goa.
9. The Director of Agriculture, Govt. of Goa, Panaji Goa.
10. The Accountant General, Audit Bhavan, Porvorim, Goa.
11. The Principal Chief Engineer, Public Works Department, Altinho, Panaji Goa.
12. The Director, Directorate of Accounts, Porvorim-Goa.
13. The Under Secretary to Hon'ble Chief Minister, Ministerial Block, Porvorim-Goa.
14. The P.S to Hon'ble Revenue Minister, Ministerial Block, Porvorim-Goa.
15. Guard file.
16. O/c.

***** Tel: (0832) 2419696 Fax: (0832) 2419670 email: usrev1-sect.goa@nic.in*****