



LEGISLATIVE ASSEMBLY OF THE STATE OF GOA

**The Goa Regularisation of Unauthorized
Construction (Amendment) Bill, 2025**

(Bill No. 40 of 2025)

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

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

**The Goa Regularisation of Unauthorized
Construction (Amendment) Bill, 2025**

(Bill No. 40 of 2025)

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BILL

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

5 Be it enacted by the Legislative Assembly of 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.

10 (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),-

15 (i) in sub-section (1),—

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

20 "(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:-

25 "(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. 5

(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."; 10

(d) the first proviso shall be omitted;

(e) after the fourth proviso, the following proviso shall be inserted, namely:— 15

"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, 20

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."; 25

(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; 30

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

(ii) 600 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. 5

(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." 10 15

3. Insertion of new section 6A.— After section 6 of the principal Act, the following section shall be inserted, namely:— 20

"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: 25

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: 30

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:

5 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:—

10 (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

15 (iii) any other sufficient reason."

STATEMENT OF OBJECTS AND REASONS

The Bill seeks to amend section 3 of the Goa Regularisation of Unauthorized Construction Act, 2016 (hereinafter referred to as the "said Act") so as to widen the scope of the said Act in the matter of regularisation of unauthorized construction.

A fresh window of 2 years to file applications for persons who could not apply earlier, or whose applications were rejected on certain grounds is sought to be given. The built-up area limits are also being revised to permit regularisation up to 500 square meters in Village Panchayat areas and up to 600 square meters in areas under Municipal Councils or Corporation, however, the same is subject to permissible F.A.R. norms.

The Bill seeks to insert new section 6A in the said Act so as to avoid multiplicity of proceedings and to empower authorized officer to correct mistakes or error apparent on face of the record or for any other sufficient reason by reviewing his order. Such review shall be subject to prior permission of the Collector which shall be entertained within a period of one year from the date of such order and barred if an appeal has been filed or decided under section 7.

This Bill seeks to achieve the above objects.

FINANCIAL MEMORANDUM

No financial implications are involved in this Bill.

**MEMORANDUM REGARDING DELEGATION OF
LEGISLATION**

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

This delegation is of normal character.

Place: Porvorim-Goa.
Dated: 4th August, 2025

ATANASIO MONSERRATE
Hon'ble Minister for Revenue

Assembly Hall
Porvorim-Goa.
Dated: 4th August, 2025

NAMRATA ULMAN
Secretary to the
Legislative Assembly of Goa.

ANNEXURE

**Extract of section 3 and 6 of the Goa Regularization of
Unauthorized Construction Act, 2016 (Goa Act, 20 of 2016)**

3. Regularisation of unauthorized construction.-

(1) Any person who has carried out unauthorized construction in the property specified herein below before the 28th day of February, 2014, may make an application in Form I hereto together with application fee in the form of Court fee stamp of rupees five, documents specified in Schedule I hereto, sketch of the structure proposed to be regularized alongwith dimensions to the officer as may be authorised by the Government by Notification in the Official Gazette, not below the rank of Junior Scale Officer of Goa Civil Service, for regularisation of such unauthorized construction, within a period of 210 days from the date of coming into force of this Act:

(a) any residential, commercial or residential cum commercial unauthorised construction in applicants own property or by the applicant who is co-owner, with written consent of all other co-owners thereto, in a property jointly held by the applicant with such co-owners.

(b) any unauthorized construction of a dwelling house by the applicant who is declared/registered as mundkar under the provisions of the Goa, Daman and Diu Mundkars (Protection from Eviction) Act, 1975 (Act No.1 of 1976) of a farm house constructed by the applicant who is tenant or owner of an agricultural land.

(c) any unauthorized construction by the applicant in undivided property jointly held by a unit of family or families, with written consent of all other members of the family/families.

(d) any unauthorized construction carried out by any institution or a person other than an individual in its property.

(e) any unauthorized construction carried out by the applicant, in a property wholly owned by another person with the consent of such person.

Provided that no such written consent as referred to in clauses (a) and (c) is required where the property/land is divided/allotted

between all co-owners or members of family/families by an order or decree of the court in any proceedings or by any registered Deed or instrument.

Provided that the person who could not make application within above period may make such application within a period of 30 days (thirty days) from the date of coming into force of the Goa Regularisation of Unauthorized Construction (amendment) Act, 2018.

Provided for the that the person who could not make application within a period as specified in the first proviso may make such application within a period of 90 days (Ninety days) from the date of coming into force of the Goa Regularisation of Unauthorized Construction (Amendment) Act, 2023.

Provided further that the person who could not make application within a period as specified in the third proviso may make such application within a period of ninety days from the date of coming into force of the Goa Regularisation of Unauthorized Construction (Third Amendment) Act, 2023.

(2) The authorised officer shall issue acknowledgment to the applicant of having received the application under sub-section (1).

(3) The authorised officer shall scrutinize the application received under sub-section (1) and after holding an enquiry, as he deems fit and conducting site inspection thereof and subject to payment by the applicant of charges, taxes, fees and penalty as determined by the authorised officer as per schedule II hereto, pass an order of regularisation of such unauthorized construction.

(4) The built up area of the unauthorized construction which is proposed to be regularised shall not exceed,-

(i) 200 square meters in case such construction is meant for personal residence of the applicant;

(ii) 100 square meters in case such construction is meant for commercial purpose of the applicant;

(iii) 250 square meters in case such construction is meant for residential cum commercial purpose of the applicant;

(iv) 400 square meters in case such construction is meant for institutional purpose;

(5) The authorised officer shall not entertain any application under sub-section (1), if the unauthorized construction 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, opens spaces, public land, areas covered under Eco Sensitive Zone-I, areas other than orchard land or cultivable land covered under Eco Sensitive Zone-II, Khazan land, any construction prohibited under the Goa Land (Prohibition on Construction) Act, 1995, (Goa Act No.20 of 1995), 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 or any construction in or for scrap yard.

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 Regional Plan 2021;

Provided that the authorized officer may entertain any application under sub-section (1), if the unauthorized construction falls within the limits of the area covered under Settlement Zone, Institutional Zone or Industrial Zone, Cultivable Zone, ORCHARD.

(6) The authorised officer shall not entertain an application or proceed with regularisation process of unauthorized construction where the title or ownership of any property/land upon which unauthorized construction has been carried out, is subject matter of a dispute before any Court, Tribunal or any Statutory Authority and such Court, Tribunal or Statutory Authority has passed an injunction or granted status quo or any prohibitory order against such property/land or construction.

(7) Where the title or ownership or any property/land upon which unauthorized construction has been carried out, is subject matter of a dispute before any Court, Tribunal or any Statutory Authority, but no such injunction or status quo or any prohibitory order is granted against such property/land or construction by such Court, Tribunal or Statutory Authority and the authorised officer passes any order of regularization of unauthorized construction under this Act, such order shall be subject to the decision of such Court or Tribunal or Statutory Authority.

(8) Notwithstanding anything contained in the relevant Act or in any contract, judgment, decree or order of any Court, or any Statutory Authority or any instrument having the force of law, the authorized officer may, entertain an application under sub-section (1) and pass an order of regularisation of unauthorized construction under this Act and upon passing of such order of regularisation of unauthorized construction, such unauthorized construction shall be deemed to have been regularised under the relevant Act.

6. Duties of officers.— It shall be the duty of the Collector of the district and the Mamlatdar of every Taluka, upon expiry of a period of 180 days from the date of coming into force of this Act, to identify such Constructions which are unauthorized or any part of it which is unauthorized and have not applied for regularisation within the said period and direct the competent authorities under the relevant Acts to take immediate action for demolition of such unauthorized constructions.
