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LEGISLATIVE ASSEMBLY OF THE STATE OF
GOA

**The Goa Land Revenue Code (Amendment)
Bill, 2026**

(Bill No. 50 of 2026)

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

GOA LEGISLATURE SECRETARIAT
ASSEMBLY HALL, PORVORIM
AUGUST, 2026

**The Goa Land Revenue Code (Amendment)
Bill, 2026**

(Bill No. 50 of 2026)

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BILL

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

Be it enacted by the Legislative Assembly of Goa in the Seventy-
5 seventh 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, 2026.

(2) It shall come into force at once except section 4 which shall be
deemed to have come into force on the 10th day of April, 2026.

10 **2. Amendment of section 2.**— In section 2 of the Goa Land
Revenue Code, 1968 (Act No. 9 of 1969) (hereinafter referred to as the
"principal Act") ,—

(i) after clause 7, the following clause shall be inserted, namely:—

15 “(7A) “Common Cadre” means common cadre created under section
4” ;

(ii) after clause (30), the following clauses shall be inserted,
namely:—

“(30A) “Revenue Department” means Revenue Department of the
Government of Goa;

20 (30B) “Revenue Secretary” means Secretary to Government of Goa
in charge of Revenue Department”;

(iii) after clause (32), the following clause shall be inserted,
namely:—

25 “(32A) “subordinate employees” means the employees working
under the Revenue Department and notified as subordinate employees
under clause (1) of sub-section (1) of section 4 of the Code”.

3. Substitution of section 4.— For section 4 of the principal Act, the following section shall be substituted, namely:—

“4. Appointment of revenue, survey and other officers and subordinate employees.— (1) The Government, or such officer as may be authorized by Government in this behalf, may appoint the following classes of revenue and survey officers, namely:— 5

(a) Collector, including Additional Collector;

(b) Director of Settlement and Land Records, including Additional Director of Settlement and Land Records;

(c) Assistant Collectors and Deputy Collectors; 10

(d) Survey and Settlement Officers;

(e) Superintendent of Surveys and Land Records;

(f) Assistant Survey and Settlement Officers;

(g) Inspectors of Surveys and Land Records;

(h) Mamlatdars, including Joint Mamlatdars; 15

(i) Awal Karkuns;

(j) Revenue Inspectors;

(k) Village Accountants or Talathis; and

(l) such other officers and subordinate employees as may be specified by rules made under this Code. 20

(2) Notwithstanding anything contained in this Code or any other State law, the Government may, by notification in the Official Gazette, constitute, in respect of all the Offices under the control of Revenue Department, a common cadre of any of the Officer or subordinate employees specified in sub-section (1). 25

(3) The Revenue Secretary shall be cadre controlling authority for the purpose of seniority list, transfer and promotions of the Officers and subordinate employees specified under clause (i), (j), (k) and (l) of sub-section (1).”

4. Amendment of section 38A. — In section 38A of the principal Act, in sub sections (3) and (7), for the words “six months” , the words “eighteen months” shall be substituted.

5. Amendment of section 199.— In section 199 of the principal Act, in sub-section (2), for clause (i) the following clause shall be substituted, namely.—

"(i) under section 4, appointment of other officers and employees;".

6. Validation of certain appeals, orders, and acts under section 188.— (1) Notwithstanding anything contained in any judgment, decree, or order of any Court or Tribunal to the contrary, any first appeal heard, order passed, or proceeding conducted by the Superintendent of Surveys and Land Records under the provisions of clause (e) of sub-section (1) of section 188 of this Code, prior to the commencement of the Goa Land Revenue Code (Amendment) Act, 2026, shall be deemed to be, and to have always been, valid and effective as if such appeal had been heard, order passed, or proceeding conducted by an appellate authority duly empowered and notified to be the appellate authority under the provisions of this Code and as if such powers were vested in him at all material times under this Code.

(2) No suit, appeal, or other legal proceeding shall be maintained or continued in any Court or before any authority merely on the ground that the Superintendent of Surveys and Land Records lacked jurisdiction to entertain or decide such appeals.

7. Repeal and Saving.— (1) The Goa Land Revenue Code (Amendment) Ordinance, 2026 (Ordinance No. 2 of 2026) is hereby repealed.

(2) Notwithstanding such repeal, anything done or any action taken under the principal Act as amended by the said Ordinance shall be deemed to have been done or taken under the principal Act as amended by this Act.

STATEMENT OF OBJECTS AND REASONS

All Group “C” and Group “D” employees of the Government of Goa working in various offices under the Revenue Department, outside Secretariat, holding similar posts, are presently governed and controlled by different authorities. Despite they belonging to Revenue Department their seniority is maintained separately. Also, they cannot be transferred from one office to another within the Department.

This has resulted in administrative related difficulties in the matter of deployment, transfer and movement of employees between different offices under the Revenue Department. There is no effective manpower management and utilisation of available human resources. The existing arrangement also creates practical difficulties in maintaining uniformity in cadre management and in providing suitable avenues for mobility.

Therefore, the Bill seeks to amend sections 2 and 4 of the Goa Land Revenue Code, 1968 (Act No. 2 of 1969) suitably.

The Bill further seeks to amend section 38A of the said Code so as to extend the existing time period of 6 months to 18 months for providing reasonable time for applicants to avail benefits of section 38A.

Clause 6 of the Bill seeks to validate certain appeals, orders and proceedings of the Superintendent of Surveys and Land Records, passed under section 188 of the Code.

The Bill also seeks to repeal the Goa Land Revenue Code (Amendment) Ordinance, 2026 (Ordinance No.2 of 2026) promulgated by the Governor of Goa on the 10th day of April, 2026.

This Bill seeks to achieve the above objects.

FINANCIAL MEMORANDUM

No Financial implications are involved in this Bill.

MEMORANDUM REGARDING DELEGATED LEGISLATION

Clause 3 of the Bill empowers the Government to issue a notification for constituting a common cadre of Officer and subordinate employees in the Offices under the control of Revenue Department.

This delegation is of normal character.

Porvorim-Goa
31/08/2026.

(Atanasio Monserrate)
Minister for Revenue

Assembly Hall,
Porvorim-Goa
31/08/2026.

(Namrata Ulman)
Secretary to the Legislative
Assembly of Goa.

Extract of provisions of the Goa Land Revenue Code, 1968

Section 2(7) “Collector” means the Collector of the district and includes any officer appointed by the Government to exercise and perform all or any of the powers and functions of a Collector under this Code

Section 2(30) “revenue officer” means every officer of any rank whatsoever appointed under any of the provisions of this Code, and employed in or about the business of the land revenue or of the surveys, assessment, accounts, or records connected therewith;

Section 2(32) “standard rate” means, with reference to any particular class of land in a group, the value of four hundredths of the average yield of crops per hectare on land in that class of one hundred paise classification value;

Section 4. Appointment of revenue and survey officers.— The Government, or such officer as may be authorized by Government in this behalf, may appoint the following classes of revenue and survey officers, namely:—

- (a) Collector, including Additional Collector;
- (b) Director of Settlement and Land Records;
- (c) Assistant Collectors and Deputy Collectors;
- (d) Survey and Settlement Officers;
- (e) Superintendent of Surveys and Land Records;
- (f) Assistant Survey and Settlement Officers;
- (g) Inspectors of Surveys and Land Records;
- (h) Mamlatdars, including Joint Mamlatdars;
- (i) Awal karkuns;
- (j) Revenue Inspectors;
- (k) Village Accountants or Talathis; and

(1) Such other village officers and servants as may be specified by rules made under this Code.

Section 38A. Regularization of encroachment for unauthorized construction of dwelling house on Government land.— (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 before the 28th 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, 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 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 where such construction has been carried out after the 19th day of February, 1991, No Development Zone, open spaces, areas covered under Eco Sensitive Zone-I, 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 or areas other than orchard land or cultivable land covered under Eco Sensitive Zone-II.

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 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, 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 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 regularization of land unless the applicant surrenders the 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 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 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) 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.

(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.

(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 28th 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.

(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 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.

188. Appeals.— (1) Save as otherwise expressly provided, an appeal shall lie from every original order, other than an interim order passed under this Code—

(a) if such an order is passed by an officer subordinate to the Sub-Divisional Officer, to the Sub-Divisional Officer;

(b) if such an order is passed by the Sub-Divisional Officer, to the Collector;

(c) if such an order is passed by the Collector, to the Tribunal;

(d) if such an order is passed by an Assistant Survey and Settlement Officer, to the Survey and Settlement Officer or to a revenue officer notified by the Government in the Official Gazette to be the appellate authority;

(e) if such an order is passed by a Survey and Settlement Officer, to the Director of Settlement and Land Records or to a revenue officer notified to be the appellate authority; and

(f) if such an order is passed by the Inspector of Surveys and Land Records, to the Superintendent of Surveys and Land Records.

(2) A second appeal shall lie against any order passed in first appeal:

(a) if the first appeal was filed under clause (a) of sub-section (1), to the Collector;

(b) if the first appeal was filed under clause (b) of sub-section (1), to the Tribunal;

(c) if the first appeal was filed under clause (d) of sub-section (1), to the Director of Settlement and Land Records or to a Revenue Officer notified by the Government in the Official Gazette to be the second appellate authority; and

(d) if the first appeal was filed under clause (e) or (f) of sub-section (1), to the Tribunal.

Section 199. Power to make rules.— (1) The Government may, by notification in the Official Gazette, make rules for carrying into effect the provisions of this Code.

(2) In particular, and without prejudice to the generality of the foregoing provision, such rules may provide for all or any of the following matters:—

(i) under section 4, appointment of other village officers, and servants;

(ii) under section 8, the registers, accounts and other records to be kept by the village officers;

(iii) under section 9, the powers and duties to be performed by the officers specified in clauses (b), (d), (e), (f) and (g) of section 4;

(iv) under section 21, rules for the disposal of land belonging to or vesting in the Central Government;

(v) under sub-section (1) of section 22, rules for the disposal of alluvial land;

(vi) under sub-section (4) of section 24, the premium to be paid;

(vii) under section 26, the rules subject to which the Collector may lease under grant or contract any unoccupied land;

(viii) under section 31, the rules subject to which the Collector or survey officer may regulate or prohibit the use of land for other purposes and summarily evict any holder who uses such land for such prohibited purpose;

(ix) under sub-section (1), of section 32 the form of application for permission to convert the use of land from one purpose to another; under clause (c) of sub-section (2), of section 32 the rules subject to which permission for change of user may be granted. by the Collector; and under sub-section (3), of section 32 the conditions subject to which the permission for change of user shall be deemed to have been granted under sub-section (5), of section 32 the rules prescribing the fine penalty which the defaulter shall be liable to pay; and under sub-section (6) of section 32 the form in which sanad shall be granted to the holder for non-agricultural use;

(x) under sub-section (1) of section 33, the rules prescribing the fine penalty to be paid as penalty for using land without permission;

(xi) under section 35, the rules subject to which the Collector may regularize the non-agricultural use of any land;

(xii) under sub-section (9) of section 36, the rules to regulate the extraction and removal of minor minerals;

(xiii) under section 38, the rules subject to which the land shall be granted to the encroacher;

(xiv) under section 46, rules subject to which holding shall be disposed of;

(xv) under section 50, the rules subject to which a holder of land shall be entitled to decrease of assessment;

(xvi) under sub-section (2), of section 51, rules according to which the assessment may be altered;

(xvii) under section 52, the rules in accordance with which reduction, suspension or remission of land revenue in any area may be granted;

(xviii) under section 60, the rules in accordance with which the records of the area and assessment of survey numbers and sub-divisions thereof shall be maintained;

(xix) under section 61, the rules in accordance with which the Collector may divide the holding and apportion assessment thereof and the limits of area of land revenue below which partition may be rejected;

(xx) under section 66, the rate of survey fee;

(xxi) under section 67, the form of sanad;
