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# OFFICIAL GAZETTE GOVERNMENT OF GOA

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## SUPPLEMENT

Department of Revenue

Notification

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In exercise of the powers conferred by clause (19) of article 153 of the Legislative Diploma No. 2070 dated 15-4-1961, in its application to the State of Goa, the Government of Goa hereby makes the following rules so as to amend the Goa Comunidade Land Development and Regulation Rules, 2025, namely:—

1. *Short title and commencement.*— (1) These rules may be called the Goa Comunidade Land Development and Regulation (First Amendment) Rules, 2025.

(2) They shall come into force on the date of their publication in the Official Gazette.

2. *Amendment of rule 2.*— In rule 2 of the Goa Comunidade Land Development and Regulation Rules, 2025 (hereinafter referred to as the “principal Rules”),—

(i) for the expression, “ “amenity” means road, water supply, street lighting, drainage, sewerage, public parks, playgrounds, community centres and other community buildings, horticulture, internet connectivity, landscaping and any other public utility service as the Comunidade may so desire;”, the following clause shall be substituted, namely:—

“(a) “amenity plot” means a plot which is reserved for the purpose of establishing commercial vegetable market, playground, community centre, school or other educational institution and such other community building and includes a plot which is required to be reserved for the provision of amenities and utilities as per the provisions of the Goa Land Development and Building Construction Regulations, 2010 or resolved and desired by the concerned Comunidade to be reserved for the purpose of development of amenities and utilities;”

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

“(aa) “article” means article of Code of Comunidade;”;

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

“(b) “development proposal” means the document comprising the detailed project report and plans including the proposed facility infrastructure and amenity plots together with the sub-division layout

plan indicating the total number of plots in the area proposed for development clearly specifying the portion of land within such proposed development which will be offered to the Comunidade for the purpose of development;” ;

(iv) after clause (b), the following clause shall be inserted, namely:—

“(bb) “facility infrastructure” means road, water supply, street lighting, drainage, sewerage, parks, open spaces, horticulture, internet connectivity, landscaping and any other public facility infrastructure as per the Goa Land Development and Building Construction Regulations, 2010.”.

3. *Amendment of rule 4.*— In rule 4 of the principal Rules, in sub-rule (2),—

(i) for the words “technical and financial bid documents”, the words “technical bid and development proposal” shall be substituted.

(ii) the expression “The development proposal shall for the basis for evaluation and grant of development right/permit to the developer.” shall be added at the end.

4. *Amendment of rule 5.*— In rule 5 of the principal Rules,—

(i) in clause (B), for the words “financial bid”, the words “development proposal” shall be substituted;

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

“(E) The Comunidade shall invite bids for development of land from the Developers in such proportion as may be decided by the Managing Committee of the Comunidade. The proportion so decided by the Managing Committee of Comunidade shall include the area of plots to be developed including the amenity plots which shall form part of the Comunidade share, of which 20% shall be reserved for affordable housing to Gaonkars/Jonoeiro, after deducting the area used to develop facility infrastructure and the remaining plots shall be transferred to the Developer, on completion of the proposed development, in the manner provided in rule 11.”

5. *Amendment of rule 6.* — In rule 6 of the principal Rules, in sub- rule (1),—

(i) in clause (A), for the words “technical and financial bids” the words “technical bid and development proposal” shall be substituted;

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

“(B) The development proposal shall indicate the details of the plots and sub-division layout along with the nature of facilities and infrastructure proposed, the percentage and extent of the plots to be developed along with their respective plot numbers and the amenity plots specifying the amenities proposed to be offered to the Comunidade in lieu of developing the entire land. It shall also indicate the number of plots that the developer would be entitled to as his share upon completion of the development of land.”.

6. *Amendment of rule 7.*— In rule 7 of the principal Rules, for sub-rule (2), the following sub-rule shall be substituted, namely:—

“(2) The permission granted under sub-rule (1) shall be valid for a period of 3 years from the date of its grant unless extension thereof is granted by the Comunidade:

Provided that no such extension shall be granted without prior approval of the Government:

Provided further that such extension may be granted only if the delay is caused for reasons beyond the control of the developer.”.

7. *Amendment of rule 9.*— In rule 9 of the principal Rules, for sub-rule (2), the following sub-rule shall be substituted, namely:—

“(2) The developer shall commence the development work within a period of three months after obtaining all statutory permissions referred in sub-rule (1) and shall complete the same before the expiry of the period of the permission or such extended period as referred in sub-rule (2) of rule 7.”.

8. *Amendment of rule 10.*— In rule 10 of the principal Rules, for sub-rule (2), the following sub-rule shall be substituted, namely:—

“(2) Upon carrying out such examination as may be necessary, the Comunidade may either issue the Completion Certificate or refuse to do so by stating the reasons for such refusal in writing. In the event of refusal, the developer shall rectify the deficiencies or comply with the objections raised and thereafter re-submit the application for issuance of the Completion Certificate.”.

9. *Amendment of rule 11.*— In rule 11 of the principal Rules, in sub-rule (1), for the expression “as per rule 5,” the expression “as per rule 5(E)” shall be substituted.

10. *Amendment of rule 15.*— In rule 15 of the principal Rules, for sub-rule (3), the following sub-rule shall be substituted, namely:—

“(3) In the event of rejection of the application under sub-rule (2), the developer may prefer an appeal to the Government seeking appropriate relief, if the developer is of the opinion that the reasons for refusal of extension are unjust or unreasonable. In the event such appeal is not preferred or the same is preferred but not allowed, the developer shall forthwith vacate the site of development.”.

By order and in the name of the Governor of Goa.

*Vrushika Kauthankar*, Under Secretary (Revenue-I).

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