

Panaji, 16th April, 2026 (Chaitra 26, 1948)

SERIES II No. 3

OFFICIAL GAZETTE GOVERNMENT OF GOA

PUBLISHED BY AUTHORITY

SUPPLEMENT

GOVERNMENT OF GOA

Department of Home

Home-General Division

Order

No. 2/48/2025-HD(G)/1044

Date : 13-Apr-2026

Read: 1) Order No. 2/48/2025-HD(G)/4019 dated 09-12-2025.

2) Addendum No. 2/48/2025-HD(G)/126 dated 14-01-2026.

The Government is pleased to dissolve the Committees constituted to inspect tourism related establishments vide above referred Order with immediate effect.

Further, the power of enforcement and monitoring of tourism related establishments shall be with Additional Collector-II/Additional District Magistrate-II within their respective jurisdiction with immediate effect.

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

ManthanManojNaik, Under Secretary (Home-I).

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Department of Town and Country Planning

Notification

No. 36/18/39A/Notification (29F)/TCP/2026/275

Date : 15-Apr-2026

Whereas, the Town and Country Planning Department of the Government of Goa received applications under sub-section (1) of Section 39A of the Goa Town and Country Planning Act, 1974 (Act 21 of 1975) for change of zones in the Regional Plan for Goa 2021 in respect of the plots of land as specified in detail in column Nos. (2) to (7) of the Table below (hereinafter referred to as “the said Proposals”);

TABLE

Sr. No.	Name of the Applicant	Survey No./Sub Division No./P.T. Sheet No./ Chalta No.	Name of Village and Taluka	Published land use as per RPG-2021/ODP (Total Area) in m2	Proposed land use	Area proposed in sq. mts.	Decision of the Government
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	Seema Sham Shelke	3/1-S	Usgao, Ponda	Orchard Total Area (300)	Settlement Zone	300	Approved for change of zone an area of 300m2 from Orchard to Settlement Zone.
2.	Preeti Singh and others	241/11	Mandrem, Pernem	Partly Orchard (1991m2) Partly Orchard with No Development Slope (40m2) and the property is within Quarry Site. Total Area (2031)	Settlement zone	2031	Approved for change of zone an area of 1400m2 from Orchard to Settlement being within permissible gradient. Secondary development shall be permitted strictly after obtaining NOC from Forest Department
3.	Beena T.P.	226/2-K	Salvador-do-Mundo, Bardez	Natural Cover Total Area (214)	Settlement Zone	214	Approved for change of zone an area of 214m2 from Natural Cover to Settlement Zone.
4.	Suchita Pratap Gawas	226/2-F	Salvador-do-Mundo, Bardez	Natural Cover Total Area (210)	Settlement zone	210	Approved for change of zone an area of 210m2 from Natural Cover to Settlement Zone.
5.	Basappa Basavanthappa Thipalli	226/2-E	Salvador-do-Mundo, Bardez	Natural Cover Total Area (210)	Settlement zone	210	Approved for change of zone an area of 210m2 from Natural Cover to Settlement Zone.
6.	Vinod Suresh Kaskar	226/2-J	Salvador-do-Mundo, Bardez	Natural Cover Total Area (214)	Settlement zone	214	Approved for change of zone an area of 214m2 from Natural Cover to Settlement Zone.
7.	Shruti Narayan Kurre	226/2-A	Salvador-do-Mundo, Bardez	Natural Cover Total Area (214)	Settlement zone	214	Approved for change of zone an area of 214m2 from Natural Cover to Settlement Zone.
8.	Shruti Narayan Kurre	226/2-B	Salvador-do-Mundo, Bardez	Natural Cover Total Area (214)	Settlement zone	214	Approved for change of zone an area of 214m2 from Natural Cover to Settlement Zone.
9.	Guru Shirodkar alias Guru Martins	Chalta No. 11 of PTS No. 187 (Part)	Panaji, Tiswadi	Natural Reserve/ Orchard A-2 Total Area (2508)	Settlement Zone	2508	Approved for change of zone an area of 1600m2 from Natural Reserve/ Orchard A-2 Zone to Settlement Zone being within permissible gradient.
10.	Krishna T. Naik	253/1-B-15	Raia, Salcete	Orchard Total Area (395)	Settlement Zone	395	Approved for change of zone an area of 395m2

							from Orchard to Settlement Zone.
11.	M/s. Satt Adhar Builders	475/1	Corgao, Pernem	Partly Cultivable zone with Irrigation Command Area (6663m ²), Partly Cultivable with No Development slope with Irrigation Command Area (2937m ²) Total Area (9600)	Settlement zone	9600	Approved for change of zone an area of 6663m ² from Cultivable land with Irrigation Command Area to Settlement zone with Irrigation Command Area and an area of 2937m ² from Cultivable land with No Development slope with Irrigation Command Area to Settlement zone with Irrigation Command Area being within permissible gradient. Secondary development shall be permitted strictly after obtaining NOC from Water Resources Department.
12.	Wasim Shaikh	98/13-F	Ucassaim, Bardez	Natural Cover Total Area (225)	Settlement zone	225	Approved for change of zone an area of 225m ² from Natural Cover to Settlement Zone.
13.	Govind Sahadev Kerkar & Sharmila Govind Kerkar	490/2-K	Latambarcem, Bicholim	Natural Cover with Irrigation Command Area Total Area (308)	Settlement Zone	308	Approved for change of zone an area of 308m ² from Natural Cover with Irrigation Command Area to Settlement zone with Irrigation Command Area. Secondary development shall be permitted strictly after obtaining NOC from Water Resources Department.
14.	Vinay Vishnu Shetgaonkar & Vaidhavi Vinay Shetgaonkar	338/3-H	Aldona, Bardez	Orchard Zone Total Area (240)	Settlement Zone	240	Approved for change of zone an area of 240m ² from Orchard to Settlement Zone.
15.	Dayanand Manohar Patil	266/1 Plot B-1	Usgao, Ponda	Natural Cover Total Area (168)	Settlement Zone	168	Approved for change of zone an area of 168m ² from Natural Cover to Settlement Zone.
16.	Subramanya Narayan Naik alias Bhat	92/1-Q-3	Queula, Ponda	Orchard with No Development Slope Total Area (400)	Settlement	400	Approved for change of zone an area of 400m ² from Orchard with No Development Slope to Settlement Zone being within permissible gradient.
17.	Sohum Shah Films Developers LLP, Rep. by Amita Shah	244/20	Mandrem, Pernem	Partly Orchard (12206m ²), Partly Orchard with Irrigation	Settlement zone	12580	Approved for change of zone an area of 12206m ² from Orchard to Settlement zone and

				Command Area (374m2) Total Area (12580)			374m2 from Orchard with irrigation Command Area to Settlement zone with Irrigation Command Area subject to strictly compliance of NOC from Water Resources Department before secondary development.
18.	La Sea Real Tech LLP, Rep. by Rajiv Kumar and Lalit Arora	247/13-B (Part)	Mandrem, Pernem	Partly Settlement (544m2), Partly Cultivable Land overlapping Irrigation Command Area (2001m2), Partly Cultivable Land with No Development Slope overlapping with Irrigation Command Area (455m2) Total Area (3000)	Settlement zone	728	Approved for change of zone an area of 728m2 from Cultivable land with Irrigation Command Area to Settlement Zone with Irrigation Command Area. Secondary development shall be permitted strictly after obtaining NOC from Water Resources Department.
19.	Mr. Naresh Narayan Savant	236/1 Plot No. 209-210 B	Usgao, Ponda	Natural Cover Total Area (150)	Settlement Zone	150	Approved for change of zone an area of 150m2 from Natural Cover to Settlement Zone.
20.	Ganesh Vishnu Deshprabhu	289/7 (Part)	Mandrem, Pernem	Cultivable Land with Irrigation Command Area within 200-500 mts. from High Tide Line. Total Area (7388)	Settlement zone	2348	Approved for change of zone an area of 2348m2 from Cultivable Land with Irrigation Command Area to Settlement Zone with Irrigation Command Area. Secondary development shall be permitted strictly after obtaining NOC from GCZMA and Water Resources Department.

And whereas, in terms of sub-rule (1) of Rule 4 of the Goa Town and Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) Rules, 2024 (hereinafter referred to as the “said Rules”), the Town and Country Planning Department after scrutinizing the said proposals placed such proposals alongwith its scrutiny reports before the Goa Town and Country Planning Board for its recommendations/approval/decision;

And whereas, the Goa Town and Country Planning Board approved the said proposals as specified in column No. 8 of the above Table;

And whereas, notices as required by sub-rule (2) of Rule 4 of the said Rules were published,—

- (i) Vide Notification No. 36/18/39A/Notification (33)/TCP/2025/574 dated 08-10-2025, published in the Official Gazette, Series III No. 28 dated 09-10-2025 (as regards proposals at Sr. No. 1, 2,3,4,5,6);
- (ii) Vide Notification No. 36/18/39A/Notification (35)/TCP/2025/619 dated 22-10-2025, published in the Official Gazette, Series III No. 30 dated 23-10-2025 (as regards proposal at Sr. No. 7,8 & 9);
- (iii) Vide Notification No. 36/18/39A/Notification (37)/TCP/2025/671 dated 05-11-2025, published in the Official Gazette, Series III No. 32 dated 06-11-2025 (as regards proposal at Sr. No. 10);

- (iv) Vide Notification No. 36/18/39A/Notification(31)/TCP/2025/482 dated 17-09-2025, published in the Official Gazette, Series III No. 26 dated 25-09-2025 (as regards proposals at Sr. No. 11);
- (v) Vide Notification No. 36/18/39A/Notification (34)/TCP/2025/602 dated 14-10-2025, published in the Official Gazette, Series III No. 29 dated 16-10-2025 (as regards proposals at Sr. No. 12);
- (vi) Vide Notification No. 36/18/39A/Notification (40)/TCP/2025/735 dated 26-11-2025, published in the Official Gazette, Series III No. 35 dated 27-11-2025 (as regards proposals at Sr. No. 13);
- (vii) Vide Notification No. 36/18/39A/Notification (41)/TCP/2025/767 dated 31-12-2025, published in the Official Gazette, Series III No. 40 dated 01-01-2026 (as regards proposals at Sr. No. 14);
- (viii) Vide Notification No. 36/18/39A/Notification (21)/TCP/2025/118 dated 13-05-2025, published in the Official Gazette, Series III No.7 dated 15-05-2025 (as regards proposals at Sr. No. 15);
- (ix) Vide Notification No. 36/18/39A/Notification(12)/TCP/2024/59 dated 10-12-2024, published in the Official Gazette, Series III No. 37 dated 12-12-2024 (as regards proposals at Sr. No. 16 & 19);
- (x) Vide Notification No. 36/18/39A/Notification(28)/TCP/2025/354 dated 06-08-2025, published in the Official Gazette, Series III No. 19 dated 07-08-2025 (as regards proposals at Sr. No. 17);
- (xi) Vide Notification No. 36/18/39A/Notification (38)/TCP/2025/704 dated 12-11-2025, published in the Official Gazette, Series III No. 33 dated 12-11-2025 (as regards proposals at Sr. No. 18);
- (xii) Vide Notification No. 36/18/39A/Notification (36)/TCP/2025/646 dated 29-10-2025, published in the Official Gazette, Series III No. 31 dated 30-10-2025 (as regards proposal at Sr. No. 20); and suggestions were invited from the public within a period of thirty days from the date of publication to the said Notifications in the Official Gazette.

And whereas, suggestions received from public were placed before the Goa Town and Country Planning Board in terms of sub-rule (3) of Rule 4 for its recommendation/approval and the Goa Town and Country Planning Board after due consideration of the suggestions received from the public recommended the proposals for change of zone as regards to Sr. No. 16 in its 213th Meeting held on 07-03-2025, Sr. No. 15 in its 216th Meeting held on 13-06-2025, Sr. No. 1,10 in its 226th Meeting held on 16-01-2026, Sr. No. 9, 11,19 in its 227th Meeting held on 02-02-2026 and Sr. No. 3, 4, 5, 6, 7, 8, 13, 14 in its 229th Meeting held on 12-03-2026, Sr. No. 17, 18 in its 230th Meeting held on 30-03-2026, Sr. No. 2, 12, 20 in its 228th Meeting held on 18-02-2026, and directed to take further action as per sub-rule (4) of Rule 4 of the said Rules;

And whereas, as required by sub-rule (4) of Rule 4 of the said Rules, the recommendation/approval/decision of the Goa Town and Country Planning Board along with the said proposals were placed before the Government for its decision and the Government has approved the same;

Now, therefore, in view of the recommendation of the Goa Town and Country Planning Board being approved by the Government and in exercise of the powers conferred by Section 39A of the Goa Town and Country Planning Act, 1974 (Act 21 of 1975) read with sub-rule (5) of Rule 4 of the Goa Town and Country Planning (Change of zone of land in the Regional Plan or the Outline Development Plan) Rules, 2024, the Regional Plan is hereby altered and modified as specified in column No. (8) of above Table and as directed by the Government for carrying out change of zone of land in respect of the plots of land as specified in detail in column Nos. (2) to (7) of above Table.

The alteration and modification of the Regional Plan as notified in this Notification shall be subject to the outcome of the PIL Writ Petition Nos. 53 of 2024 and 54 of 2024 which are pending final disposal before the Hon'ble High Court of Bombay at Goa.

Vertika Dagur, Chief Town Planner(Planning).

Panaji.