	462/1 to 13, 499/1 to 4, 500/1 to 14, 503/1 & 2, 504/1 to 19, 506/1 to 10, 505/1, 508/1 to 8, 509/1 to 14, 510/1 to 7, 511/1 to 6, 519/1 to 12, 512/1 to 3, 513/1 to 9, 517/1 to 3, 518/1 to 18, 516/1 to 15, 514/1 to 45, 515/1 & 2					

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. 7 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 (13N)/TCP/2026/562 dated 24-06-2026, published in the Official Gazette, Series III No. 13 dated 25/06/2026 (as regards proposals at Sr. No. 1, 2 & 3); 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. 1, 2 & 3 in its 241st Meeting held on 14/10/2026, 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. (7) 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 (6) 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) & ex officio Joint Secretary.

Panaji.

Notification

No. 36/18/39A/Notification (54F)/TCP/2026/1417 Date : 11-Nov-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.	Exclusior Luxury Project Two LLP & Slavio Luxury Project Four LLP	124/0 (Part)	Mandrem, Pernem	Partly Orchard (50401m2), Partly Orchard with No Development Slope (18647m2) Total Area (69043)	Settlement	50401	Approved for change of zone.
2.	Siddesh G.N. Chopdekar	64/1-B (Part)	Corlim, Tiswadi	Partly Settlement (2399m2), Partly Orchard (150) Total Area (2549)	Settlement	150	Approved for change of zone an area of 150m2 from Orchard to Settlement zone.
3.	Nitesh Chandrakant Dessai	9/7 (Part)	Agonda, Canacona	Partly Settlement (260m2), Partly Orchard (300m2), Partly Orchard with No Development Slope (1815m2) Total Area (2375)	Settlement	300	Approved for change of zone an area of 300m2 from Orchard to Settlement zone.
4.	Filomena Josefa Pires alias Philomena Josepha Pires	312/1-K (Part)	Sao Jose De Area, Salcete	Partly Cultivable Land with Irrigation Command Area (344m2), Partly Paddy Field with Irrigation Command Area (18m2) Total Area (352)	Settlement	244	Approved for change of zone an area of 244m2 from Cultivable Land with Irrigation Command Area to Settlement zone with Irrigation Command Area. The secondary development shall be permitted strictly only after obtaining NOC from Water Resources Department.
5.	M/s. Green First Estates Pvt. Ltd., Rep. by Shailesh Bharne	503/1-A (Part-D)	Tivim, Bardez	Partly Institutional (50,000m2), Partly Play Ground (15,195m2), Partly Cultivable Land with Irrigation Command Area	Settlement	25000	Approved for change of zone an area of 25000m2 from Cultivable Land with Irrigation Command Area to Settlement zone

				(1,98,505m2), affected by 10 mts wide proposed road 2,63,700			with Irrigation Command Area. The secondary development shall be permitted strictly only after obtaining NOC from Water Resources Department
6.	Sandip Rohidas Coulekar	330/12	Aldona, Bardez	Partly Settlement (94m2), Partly Orchard (406m2) Total Area (500)	Settlement	406	Approved for change of zone an area of 406m2 from Orchard to Settlement zone.
7.	Arun Shyam Gaonkar	99/1-W	Bordem, Bicholim	Orchard Total Area (300)	Settlement	300	Approved for change of zone.
8.	Mamta Shyam Gaonkar alias Mamata Shyamsunder Gaonkar	99/1-X	Bordem, Bicholim	Orchard Total Area (300)	Settlement	300	Approved for change of zone.
9.	Harimangal Chawdhary	244/18-C	Siolim, Bardez	Natural Cover Total Area (225)	Settlement	225	Approved for change of zone.
10.	Sneha Sandesh Dhargalkar	69/1-AE (Part)	Virnora, Pernem	Partly Settlement (65m2), Partly Cultivable Land with Irrigation Command Area (335m2) Total Area (400)	Settlement	335	Approved for change of zone an area of 335m2 from Cultivable Land with Irrigation Command Area to Settlement zone with Irrigation Command Area. The secondary development shall be permitted strictly only after obtaining NOC from Water Resources Department.
11.	Maria A. Fernandes	128/1-A	Pernem, Pernem	General Industry, plot is affected by existing National Highway (NH-17) Total Area (300)	Settlement	300	Approved for change of zone.
12.	M/s. Gangareddy Infra Pvt. Ltd., POA Prashant P. Shirodkar	12/1-A-3-A	Morjim, Pernem	Orchard Total Area (4710)	Settlement	4710	Approved for change of zone.
13.	M/s. Gangareddy	238/5	Morjim, Pernem	Orchard Total Area (5095)	Settlement	5095	Approved for change of zone.

	Infra Pvt. Ltd., POA Prashant P. Shirodkar						
14.	Abraham J. Abraham & Others	79/3-B (Part)	Reis Magos, Bardez	Partly Settlement (3626m2), Partly Orchard with No Development Slope (45m2) Total Area (3671)	Settlement	45	Approved for change of zone an area of 45m2 from Orchard with No Development Slope to Settlement Zone being within permissible gradient.
15.	Abraham J. Abraham & Others	79/3-D (Part)	Reis Magos, Bardez	Partly Settlement (3154m2), Partly Orchard with No Development Slope (517m2) Total Area (3671)	Settlement	517	Approved for change of zone an area of 517m2 from Orchard with No Development Slope to Settlement Zone being within permissible gradient.
16.	Nandyala Suryanarayana Raju, POA Mr. Prashant P. Shirodkar	10/1-J	Morjim, Pernem	Orchard Total Area (4067)	Settlement	4067	Approved for change of zone.
17.	Pankaj Yeshwant Narvekar	303/5-H	Corgao, Pernem	Orchard Total Area (324)	Settlement	324	Approved for change of zone.

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 (1R)/TCP/2026/29 dated 22/10/2024, published in the Official Gazette, Series III No. 30 dated 24/10/2024 (as regards proposal at Sr. No. 1);

(ii) Vide Notification No. 36/18/39A/Notification (46)/TCP/2026/171 dated 18-03-2026, published in the Official Gazette, Series III No. 51 dated 20-03-2026 (as regards proposal at Sr. No. 2);

(iii) Vide Notification No. 36/18/39A/Notification (50)/TCP/2026/247 dated 08-04-2026, published in the Official Gazette, Series III No. 2 dated 09/04/2026 (as regards proposal at Sr. No. 3);

(iv) Vide Notification No. 36/18/39A/Notification (55)/TCP/2025/341 dated 29/04/2026 published in the Official Gazette, Series III No. 5 dated 30-04-2026 (as regards proposal at Sr. No. 4);

(v) Vide Notification No. 36/18/39A/Notification (64)/TCP/2026/564 dated 24/06/2026, published in the Official Gazette, Series III No. 13 dated 25/06/2026 (as regards proposal at Sr. No. 5);

(vi) Vide Notification No. 36/18/39A/Notification (65)/TCP/2026/614 dated 01/07/2026, published in the Official Gazette, Series III No. 14 dated 02/07/2026 (as regards proposal at Sr. No. 6);

(vii) Vide Notification No. 36/18/39A/Notification (66)/TCP/2026/651 dated 08/07/2026, published in the Official Gazette, Series III No. 15 dated 09/07/2026 (as regards proposal at Sr. No. 7 & 8);

(viii) Vide Notification No. 36/18/39A/Notification (67)/TCP/2026/687 dated 15/07/2026, published in the Official Gazette, Series III No. 16 dated 16/07/2026 (as regards proposal at Sr. No. 9);

(ix) Vide Notification No. 36/18/39A/Notification (68)/TCP/2026/725 dated 22/07/2026, published in the Official Gazette, Series III No. 17 dated 23/07/2026 (as regards proposal at Sr. No. 10);

(x) Vide Notification No. 36/18/39A/Notification (69)/TCP/2026/749 dated 29/07/2026, published in the Official Gazette, Series III No. 18 dated 30/07/2026 (as regards proposal at Sr. No. 11);

(xi) Vide Notification No. 36/18/39A/Notification (71)/TCP/2026/812 dated 12/08/2026, published in the Official Gazette, Series III No. 20 dated 13/08/2026 (as regards proposal at Sr. No. 12, 13, 14 & 15);

(xii) Vide Notification No. 36/18/39A/Notification (73)/TCP/2026/854 dated 26/08/2026, published in the Official Gazette, Series III No. 22 dated 27/08/2026 (as regards proposal at Sr. No. 16 & 17); 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. 1 in its 208th Meeting held on 02/12/2024, Sr. No. 2 in its 238th Meeting held on 11/08/2026, Sr. No. 3, 4, 6, 7, 8, 9, 10 & 11 in its 240th Meeting held on 22/09/2026, Sr. No. 5, 12, 13, 14, 15, 16 & 17 in its 241st Meeting held on 14/10/2026, 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) & ex officio Joint Secretary.

Panaji.

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Office of the Chief Town Planner (Planning)

Corrigendum

No. 36/18/39A/Notification (Corr-53F)/TCP/2026/1419 Date : 11-Nov-2026

In the Notification No. 36/18/39A/Notification(53F)/TCP/2026/1315 dated 28/10/2026, published in the Official Gazette, Series II No. 32 dated 05/11/2026 for the case referred at Sr. No. 21, the content of