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 (Res)/TCP/2026/1360 Date : 04-Nov-2026

Whereas, Town and Country Planning Department of the Government of Goa has notified Sy. No. 97/1 of Sancoale Village, having an area of 2,03,300m2 as non-developable area vide notification No. 36/18/39A/Notification(6-NF)/TCP/2026/583 dated 19/08/2026, published in Official Gazette, Series II No. 21 Dated 20-08-2026.

Whereas, the said land has been allotted to the Goa Shipyard Limited Government of India undertaking under Ministry of Defense by the Goa Industrial Development Corporation for setting up of critical infrastructure and facilities in support of its ship building and ship repair activities including its skill development centre.

Whereas, the said matter was placed before 241st meeting of the Town and Country Planning Board meeting held on 14/10/2026 and the Town and Country Planning Board after carefully examining the issue, decided that an area of 2,03,300m2 of Sy. No. 97/1-A, Sancoale village, allotted to Goa Shipyard Limited shall be rescinded.

Whereas, the Government vide note dated 29-10-2026 directed that an area of 2,03,300m2 in Sy. No. 97/1 of Sancoale Village shall be rescinded and shall not be the part of Non Developable Area.

Now, therefore, in view of the direction of the Government, an area of 2,03,300m2 in Sy. No. 97/1-A, Sancolae Village stands rescinded and shall not be part of Non Developable Area.

Vertika Dagur, Chief Town Planner (Planning) & ex officio Joint Secretary.

Panaji.

Notification

No. 36/18/39A/Notification (53F)/TCP/2026/1315 Date : 28-Oct-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.	Sachin Subhash Kadam	269/1-W	Usgao, Ponda	Orchard Total Area (243)	Settlement Zone	243	Approved for change of zone.

2.	Pundalik Maruti Chavan	269/1 Plot 7-B	Usgao, Ponda	Orchard Total Area (126.50)	Settlement Zone	126.50	Approved for change of zone.
3.	Armando Martinho Pires	312/1-C	Sao Jose De Area, Salcete	Cultivable Land with Irrigation Command Area Total Area (274)	Settlement Zone	274	Approved for change of zone an area of 274m2 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 and Forest Department.
4.	Wilson Teixeira & Lourensa D Costa	312/1-V	Sao Jose De Area, Salcete	Cultivable Land with Irrigation Command Area Total Area (280)	Settlement Zone	280	Approved for change of zone an area of 280m2 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 and Forest Department.
5.	Ulhas V. Prabhu & Seema U. Prabhu	312/1-J	Sao Jose De Areal, Salcete	Cultivable Land with Irrigation Command Area Total Area (262)	Settlement zone	262	Approved for change of zone an area of 262m2 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.
6.	Nathaniel Anthony Angelo Gomes Alemao	312/1-P	Sao Jose De Areal, Salcete	Cultivable Land with Irrigation Command Area Total Area (263)	Settlement zone	263	Approved for change of zone an area of 263m2 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.
7.	Venancio Saude Furtado	86/1-A (Part)	Cacora, Quepem	General Industry Total Area (515)	Settlement Zone	500	Approved for change of zone. The secondary development shall be permitted strictly only after obtaining NOC from Forest Department.
8.	Deepali Rahul Mochemadkar	256/13-B (Part)	Borim, Ponda	Orchard Total Area (267)	Settlement Zone	267	Approved for change of zone.
9.	Suresh P. Bandodkar	24/2-G	Loutolim, Salcete	Orchard with No Development Slope Total Area (203)	Settlement zone	203	Approved for change of zone being within permissible gradient.
10.	Mohammad Ayaz	73/1-I (Part)	Sao Jose De Areal Salcete	Play Ground Total Area (535)	Settlement Zone	500	Approved for change of zone. The secondary development shall be permitted strictly only after obtaining NOC from Village Panchayat Sao Jose De Areal.
11.	Ryago Homes Pvt. Ltd., POA Shraddha Nikhil Kamat	29/12-A (Part)	Reis Magos, Bardez	Partly Natural Cover (759m2), Partly Natural Cover with No	Settlement Zone	580	Approved for change of zone an area of 580m2 from Natural

				Development Slope (1065m2) Total Area (1824)			Cover to Settlement zone. The secondary development shall be permitted strictly only after obtaining NOC from Forest Department.
12.	Ryago Homes Pvt. Ltd., POA Shraddha Nikhil Kamat	29/10 (Part)	Reis Magos, Bardez	Partly Settlement (987m2), Partly Natural Cover (451m2) Partly Natural Cover with No Development Slope (562m2) Total Area (2000)	Settlement Zone	330	Approved for change of zone an area of 330m2 from Natural Cover to Settlement zone. The secondary development shall be permitted strictly only after obtaining NOC from Forest Department.
13.	Gangareddy Infra Pvt Ltd., POA Prashant P. Shirodkar	239/12	Morjim, Pernem	Partly Orchard (5496m2), Partly Orchard with No Development Slope (1500m2) Total Area (6996)	Settlement Zone	6996	Approved for change of zone an area of 5496m2 from Orchard to Settlement zone and an area of 1500m2 from Orchard with No Development Slope to Settlement zone being within permissible gradient. The secondary development shall be permitted strictly only after obtaining NOC from Forest Department.
14.	M/s Costal Fruits & Nuts Plantation LLP represented by its Partner Ritesh Kumar Goel, Authorised Representative Shrirang Namdev Banavlikar	79/0 (Part)	Nadora, Bardez	Partly Orchard (1021m2), Partly Natural Cover (22091m2), Partly Natural Cover with No Development Slope (1849m2) Total Area (24961)	Settlement Zone	24961	Approved for change of zone an area of 1021m2 from Orchard to Settlement zone, an area of 20183m2 from Natural Cover to Settlement zone and an area of 1849m2 from Natural Cover with No

							Development Slope to Settlement zone being within permissible gradient. The secondary development shall be permitted strictly only after obtaining NOC from Forest Department.
15.	Sarvanand Fal Dessai	158/1-AH	Sirvoi, Quepem	Orchard with No Development Slope Total Area (320)	Settlement Zone	320	Approved for change of zone being within permissible gradient.
16.	M/s. Gangareddy Infra Pvt. Ltd., POA Prashant P. Shirodkar	245/1	Morjim, Pernem	Orchard Total Area (4727)	Settlement Zone	4727	Approved for change of zone.
17.	Konidela Ramcharan Tej, POA Prashant P. Shirodkar	245/5	Morjim, Pernem	Orchard Total Area (3486)	Settlement Zone	3486	Approved for change of zone.
18.	Altaf Mulla	98/12-A	Ucassaim, Bardez	Natural Cover Total Area (288)	Settlement Zone	288	Approved for change of zone.
19.	Nandyala Suryanarayana Raju, POA Mr. Prashant P. Shirodkar	10/1-D	Morjim, Pernem	Orchard Total Area (4067)	Settlement Zone	4067	Approved for change of zone.
20.	Kenneth Rishi Luis Cupertino De Saldana	107/1-J (Part)	Utorda, Salcete	Partly Settlement (1804m2), Partly Paddy Field (1273m2) Total Area (3,077)	Settlement Zone	1,273	Approved for change of zone an area of 1273m2 from Paddy Field to Settlement zone being not low lying. The secondary development shall be permitted strictly only after obtaining NOC from Forest Department.
21.	Domingo Santan Mendes	81/4	Oxel, Bardez	Partly Settlement & Partly Paddy Field with Irrigation Command Area	Settlement Zone	11633	Approved for change of zone an area of 11633m2 from Paddy Field with Irrigation

				Total Area (11700)			Command Area to Settlement zone with Irrigation Command Area. The secondary development shall be permitted strictly only after obtaining NOC from Forest Department 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 (35)/TCP/2026/619 dated 22/10/2025, published in the Official Gazette, Series III No. 30 dated 23/10/2025 (as regards proposal at Sr. No. 1)

(ii) 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. 2);

(iii) 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 proposal at Sr. No. 3 & 4)

(iv) Vide Notification No. 36/18/39A/Notification (45)/TCP/2025/146 dated 12/03/2026, published in the Official Gazette, Series III No. 50 dated 12/03/2026 (as regards proposal at Sr. No. 5 & 6);

(v) Vide Notification No. 36/18/39A/Notification (62)/TCP/2026/495 dated 10/06/2026, published in the Official Gazette, Series III No. 11 dated 11/06/2026 (as regards proposal at Sr. No. 7);

(vi) Vide Notification No. 36/18/39A/Notification (63)/TCP/2026/532 dated 17/06/2026, published in the Official Gazette, Series III No. 12 dated 18/06/2026 (as regards proposal at Sr. No. 8, 9)

(vii) 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. 10, 11, 12, 13 & 14);

(viii) 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. 15);

(ix) 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. 16 & 17);

(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. 18 & 19);