



LEGISLATIVE ASSEMBLY OF THE STATE OF GOA

**The Goa Town and Country  
Planning (Amendment and  
Validation) Bill, 2024**

(Bill No. 25 of 2024)

---

(As introduced the Legislative Assembly of the State of Goa)

---

**GOA LEGISLATURE SECRETARIAT,  
ASSEMBLY HALL, PORVORIM, GOA  
JULY, 2024**

# The Goa Town and Country Planning (Amendment and Validation) Bill, 2024

(Bill No. 25 of 2024)

A

BILL

5 *further to amend the Goa Town and Country  
Planning Act, 1974 (Act 21 of 1975).*

BE it enacted by the Legislative Assembly of  
Goa in the Seventy-fifth Year of the Republic of  
India as follows:—

10 **1. Short title and commencement.**— (1) This  
Act may be called the Goa Town and Country  
Planning (Amendment and Validation) Act, 2024.

(2) It shall be deemed to have come into force  
on the 16th day of December, 2022.

15 **2. Amendment of section 19.**— In the Goa  
Town and Country Planning Act, 1974 (Act 21 of  
1975) (hereinafter referred to as the “principal  
Act”), in section 19, after sub-section (2), the  
following sub-section shall be inserted, namely:—

20 “(3) Notwithstanding anything contained in  
this Act,-

25 (i) where the whole or part of any planning  
area, in respect of any Outline Development  
Plan as referred in section 3 of the Town  
and Country Planning (Amendment and  
Validation) Act, 2024 is withdrawn is  
withdrawn from the operation of this Act, the  
Outline Development Plan which was in force  
in such planning area on the date of its  
30 withdrawal shall remain in force till such date  
the said area continues to be non-planning  
area;

(ii) where any area is declared to be a planning area under section 18, till such date the Outline Development Plan is prepared and published under section 37 in respect of such area, all development works in such area shall conform to the regional plan.”. 5

**3. Validation.**— Notwithstanding anything contained in any judgment, decree or order of any court or other authority to the contrary, all approvals granted and zoning certificates/ conversion reports issued on the basis of the Outline Development Plan for Calangute-Candolim Planning Area – 2025 and Outline Development Plan for Arpora-Nagoa-Parra Planning Area – 2030 after coming into force of the Notification No. 36/1/TCP/443/2022/3406 dated 16-12-2022, published in the Official Gazette, Extraordinary No. 4, dated 20-12-2022 shall, for all purposes, be deemed to be and to have always been validly granted/issued in accordance with the provisions of section 19 of the principal Act as amended by this Act, and accordingly,- 10 15 20

(i) no suit or other proceeding shall lie or be maintained or continued in any court challenging such approvals/certificates/reports; and 25

(ii) anything done or any action taken or purported to have been done or taken, under or for the purposes of the principal Act on the basis of the said outline development plan or regional plan, as the case may be, shall be deemed to have been validly done or taken in accordance with law as if the provisions of section 19 of the principal Act, as amended by this Act, had been in force at all material times. 30 35

**4. Repeal and saving.**— (1) The Goa Town and Country Planning (Amendment and Validation) Ordinance, 2024 (Ordinance No. 2 of 2024) is hereby repealed.

- 5 (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**

The Bill seeks to insert sub-section (3) in Section 19 of the Goa Town and Country Planning Act, 1974 (Act 21 of 1975) so as enable the Chief Town Planner to consider all proposals on the basis of the Outline Development Plan which was in force prior to the withdrawing of the concerned planning area, till such time the said area continues to be non-planning area. The Bill also seeks to make provision so that any area which is declared to be a planning area shall conform to the regional plan till such date the Outline Development Plan is prepared in respect of such area.

The Bill also seeks to repeal the Goa Town and Country Planning (Amendment and Validation) Ordinance, 2024 (Ordinance No. 2 of 2024) promulgated by the Hon'ble Governor of Goa on 29th February, 2024.

This Bill seeks to achieve the above objects.

**Financial Memorandum**

No financial implications are involved in this Bill.

**Memorandum Regarding Delegated  
Legislation.**

No delegated legislation is envisaged in this Bill.

Porvorim, Goa.  
31st July, 2024

**Vishwajit Rane**  
Minister For Town and  
Country Plannig

Porvorim, Goa.  
31st July, 2024

**Namrata Ulman**  
Secretary to the (Legislature)  
Assembly of Goa

ANNEXURE

---

**Extract of Section 19 of the Goa  
Town and Country Planning Act,  
1974 (Act 21 of 1975)**

---

**19. Power to withdraw planning area from operation of the Act.**— (1) The Government may, if it is of opinion that it is necessary so to do in the public interest by notification, withdraw from the operation of this Act the whole or part of any planning area.

(2) When a notification is issued under sub-section (1) in respect of any planning area or part thereof —

(i) this Act and all rules, regulations, bye-laws, notifications, orders, directions and powers made, issued or conferred under this Act, shall cease to apply to the said area or part and the Planning and Development Authority, if any constituted, under this Act shall cease to have jurisdiction in respect of the said area or part, as the case may be; but where any Planning and Development Authority has been constituted exclusively for such area or part, such Authority shall, on the date of the notification stand dissolved;

(ii) the Government shall, after consulting the Board, the Planning and Development Authority and the local authority or authorities concerned, frame a scheme determining the portion or portions of the balance of the fund of the Planning and Development Authority concerned which shall vest in the Government and in the local authority or authorities concerned, and the manner in which the properties and liabilities of the Planning and Development Authority shall be apportioned between the Government and such local authority or authorities, and on the scheme being notified in the Official Gazette, the fund, property and liabilities of the Planning and Development Authority shall vest and be apportioned accordingly.

