

## **The Goa Town and Country Planning (Amendment) Bill, 2022**

(Bill No. 15 of 2022)

A

Bill

*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-third Year of the Republic of  
India as follows:—

**1. Short title and commencement.**— (1) This  
Act may be called the Goa Town and Country  
Planning (Amendment) Act, 2022.

(2) It shall come into force on such date as the  
Government may, by notification in the Official  
Gazette, appoint.

**2. Amendment of section 2.**— In section 2 of  
the Goa Town and Country Planning Act, 1974  
(Act 21 of 1975) (hereinafter referred to as the  
“principal Act”,—

(i) After clause (19), the following clause shall  
be inserted, namely:—

“(19A) “local planning area” means an  
area other than planning area;”.

(ii) after clause (30), the following clause shall  
be inserted, namely:—

“(31) “Zoning Plan” means a Zoning Plan  
prepared under this Act.”.

**3. Insertion of new sections 17D and 17E.—**

After section 17C of the principal Act, the following sections shall be inserted, namely:—

“17D. Power to direct preparation of Zoning Plan.— (1) The Government may direct the Chief Town Planner (Planning) to prepare a Zoning Plan in respect of the whole or any part or parts of the local planning area.

(2) The Zoning Plan referred under sub-section (1) shall be prepared after consultation with the concerned local authority or authorities and it shall be within the broad framework of regional plan.

(3) The provisions of sections 12, 13, 14 and 15 of this Act shall mutatis mutandis apply for preparation of Zoning Plan.

17E. Contents of Zoning Plan.— (1) The Zoning Plan shall,—

(a) indicate, define and provide for all the matters that have to be, or may be, indicated, defined and provided for in the regional plan with such modifications as the Government deems fit;

(b) indicate, define and provide for—

- (i) areas to be reserved for agriculture, public and semi-public open spaces, parks, playgrounds, gardens, and other recreational uses, green belts and natural reserves;
- (ii) comprehensive land allocation of areas or zones for residential, commercial, industrial, public utilities, agricultural and other purposes;

(iii) complete road and street pattern and traffic circulation pattern for present and future requirements;

(iv) major road and street improvements;

(v) areas reserved for public buildings and institutions and for new civic development;

(vi) areas for future development and expansion, and areas for new housing;

(vii) amenities, services and utilities;

(viii) such other matters as may be prescribed or as may be directed by the Government or the Board to be indicated, defined, and provided for;

(c) include zoning regulations to regulate within each zone, the location, height, number of storeys and size of buildings and other structures, the size of yards, courts and other open spaces and the use of buildings, structures and land;

(2) Zoning Plan for local planning area may,—

(a) indicate, define and provide for,—

(i) all such matters including planning standards, gross and new density and such guiding principles as the Government may consider expedient to be indicated, defined and provided for in the regional Plan;

(ii) detailed development of specific areas for housing, shopping centres, industrial areas, civic centres, educational and cultural institutions, rain water harvesting, garbage management, cattle pounds and other public utilities;

(iii) control of architectural features, elevation and frontage of buildings and structures;

(b) designate, any land as land subject to acquisition for any public purpose, and in particular, but without prejudice to the generality of this provision for the purposes of:—

(i) the State Governments, or for any local authority or other authority established by law and public utility concerns;

(ii) dealing satisfactorily with the areas of bad layout or obsolete development, slum areas for re-location of population;

(iii) providing for open spaces, parks and playgrounds;

(iv) securing the use of the land in the manner specified in the regional plan;

(v) any of the matters as are referred to in clause (a).

(C) indicate and provide proposal for transferable development right, transferable development right for posterity, accommodation reservation or any other similar technique for promoting planned development.

(3) Subject to such rules as may be made for regulating the form and contents of a Zoning Plan, any such plan shall include such maps and such descriptive matters as may be necessary to explain and illustrate the proposals included in that plan.”.

**4. Insertion of new section 99A.**— After section 99 of the principal Act, the following section shall be inserted, namely:—

**“99A. Power to engage consultant or set up a special function agency.—** The Planning and Development Authority or the Chief Town Planner (Planning) with the prior approval or upon direction of the Government may engage a consultant or set up special function agency for performance of such specific function consistent with the objects of this Act, where it is of the opinion that such function requires highest level of efficiency.”.

**5. Amendment of section 110.—** In section 110 of the principal Act, for sub-section (3), the following sub-section shall be substituted, namely:—

(3) Any person who obstructs the entry of a person empowered or authorised under this section to enter into or upon any land or building or molests such person after such entry shall be punishable with fine which may extend to ten thousand rupees.”.

**6. Amendment of section 115.—** In section 115 of the principal Act, for sub-section (4), the following sub-section shall be substituted, namely:—

“(4) If any officer having custody of a plan, scheme makes or causes to be made any change in such plan, scheme or in any part, such change not being authorised by or under the provisions of this Act, he shall be liable for disciplinary action.”.

**7. Amendment of section 123.—** In section 123 of the principal Act, for the expression “with fine which may be extend to two hundred rupees or with imprisonment for a term which may be extend to two months”, the expression “with fine which may extend upto ten thousand rupees” shall be substituted.

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The Bill has been passed by the Legislative  
Assembly of the State of Goa on 22nd July, 2022.

Dated

Speaker

I assent to this Bill.

Dated

Governor



LEGISLATIVE ASSEMBLY OF THE STATE OF GOA

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(As Passed by the Legislative Assembly of the State of Goa)

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**GOA LEGISLATURE SECRETARIAT,  
ASSEMBLY HALL, PORVORIM, GOA  
JULY, 2022**

