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Goa Government Legalizes Over 1 Lakh Pre-1972 Houses to Protect Residents

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The Goa government has introduced a major initiative to legalize over 100,000 homes built before 1972, offering relief to residents facing demolition threats following court rulings. Chief Minister Pramod Sawant announced the move after a cabinet meeting, confirming that the new process will begin on August 1.

Under the scheme, homeowners whose properties are visible on old government survey maps from around 1972 will be eligible to apply for legal recognition. This includes homes built on Alvara and Bhatkar lands, which have often been subject to legal uncertainties. The government has issued three official circulars outlining eligibility and the application process.

Applicants must submit a request along with a fee of ₹1,000. The first step involves obtaining a Settlement Land Certificate from the Deputy Collector. This certificate confirms that the house occupies at least 25 percent of the surveyed plot and sits on land measuring not more than 1,000 square meters. Once issued, this certificate will act as a conversion sanad, and no additional approvals will be required for future reconstruction.

The second stage of the process involves verification by the local panchayat or municipal council. This body will assess house tax status and confirm the existence of the structure. A certificate of legality will then be issued, acknowledging the house as a valid residential or commercial building, even if constructed on Alvara or Bhatkar land.

Finally, applicants will receive a Legal Home Certificate from the same local authority. This certificate officially recognizes the building for its intended use and completes the legalisation process. Each of these documents must be issued within seven days of application, ensuring the process remains efficient and timely.

Chief Minister Sawant clarified that while the certificates establish legal standing for the buildings, they do not transfer ownership rights. The aim of the scheme is to safeguard long-standing residents from eviction or demolition and to bring clarity to land records without enacting new legislation.

The government stated that the online portal for applications will go live on August 1. Training for local officials has already begun to ensure smooth implementation. The initiative is expected to benefit thousands of families across Goa who have lived for decades without formal legal protection for their homes.