

GOENCHE PORJECHI MAGNIM

THE CHARTER

- 1. Hills and forests are the heritage of the people. All development and cutting of hills should be stopped forthwith.**

An immediate Ordinance should be passed or Bill introduced to make the necessary amendments to the Act or relevant Regulations stopping all development and cutting of hills.

- 2. All development must be in terms of the Regional Plan/ODP as long as the Regional Plan/ODP is in force.**

The Prime Minister's promise to weed out corruption must start here by repealing these laws. These amendments to the Town & Country Planning Act are the major source of corruption.

We therefore demand

(a) that an Ordinance be passed or Bill introduced forthwith to repeal all amendments to the Town & Country Planning Act (Sections 16-B, 17(2) and 39(A)) and any other cognate legislations which permit

(i) change of zoning,

(ii) change of user and/or

(iii) increase in FAR in those cases where the roads have lesser width than what is required under the law;

(b) An Ordinance be passed or a Bill introduced to amend the Land Revenue Code, preventing sale of land to non-agriculturists and non-residents.

The amendment to provide that agricultural land (paddy fields, orchard land and other lands used for growing vegetables and millets, etc.) whether tenanted or non-tenanted can only be transferred by way of lease, sale, etc. if permissible in law, only for the purpose of agricultural activities and to those who are resident in Goa for the last 30 years.

Until the laws are repealed, all permissions granted under the amendments must be kept on hold. In plots where development has not commenced or partially commenced, the work should be suspended.

- 3. Development in villages, towns and cities should not be allowed without the Government carrying out a survey of the 'Carrying Capacity' in the village.**

The Government in the next budget must provide funds for the entire exercise to be carried out initially in the villages in the financial year commencing 1st April 2026 and in the towns and cities in the financial year commencing 1st April 2027. NEERI or any other Governmental body should be entrusted to carry out the survey.

- 4. People of Goa in cities, towns and villages are facing acute shortage of drinking water, which is a part of their fundamental right to life. The people are entitled at least on the promise of the Chief Minister Dr. Pramod Sawant to 4 hours of drinking water daily.**

Until adequate drinking water is made available, no permission for multi-storied buildings or projects for bungalows in gated communities or plots should be granted. Permission can only be granted as an exception to local residents for their residential home, maximum ground plus one.

- 5. All development must follow the principle of sustainable development. These principles should include the polluter pays principle, the precautionary principle and intergenerational equity.**

These principles should be made part of all building permissions, where the cost of construction exceeds Rs.5 crores.

- 6. All negative declarations given by Mamlatdars and other competent officers under the Goa Agricultural Tenancy Act, 1964 for the last 5 years must be re-examined by a committee consisting of retired High Court Judges / District Court Judges. All persons who participate in this process for applying and getting negative declarations by falsifying and suppressing documents, irrespective of their profession, should be prosecuted.**

An amendment should be carried out to the Goa Agricultural Tenancy Act conferring power on the mamlatdar of 'review' in cases where negative declarations were obtained by suppression of documents and/or fraud.

Similar exercise must also be carried out in case of orchard lands.

7. **No development should be allowed on / near natural water bodies, lakes, rivers, forests, hills, and seashores.**

Considering the Public Trust Doctrine, all projects must be subject to the polluter pays principle, precautionary principle and intergenerational equity.

8. **All casinos in the Mandovi river should be removed forthwith. The promises made by political parties in their election manifesto or by various Chief Ministers, past or present, should be enforced immediately within a time limit of 6 months.**

9. **All structures in the CRZ which are illegal must be forthwith sealed, licenses cancelled and demolished after due process.**

The State Government in the Goa Foundation vs. State of Goa in Writ Petition No.126 of 1996 dated 29th June 2000 had assured the High Court based on which assurances the High Court had issued various directions. The directions in that judgment must be enforced as of 29th June 2000.

10. **Action must be taken against all persons / officers / architects / surveyors / engineers, who are party to or abetting the preparation and falsification of notes to help the applicant/developer/builder, contrary to ground facts or provisions of law in order to grant permissions.**

Immediate departmental action should be taken against them, including their suspension as these are clear instances of quid pro quo. Punishment in such cases should be dismissal from service with forfeiture of pension.