

BILL NO. ___ OF 2026

THE SATTARI LAND TENURE (RECOGNITION AND REGULARIZATION) BILL,
2026

A BILL to provide for the conferment of full ownership rights to the occupants of Alvara, Mokaso, and Kumeri lands in Sattari; to reclassify certain agricultural lands; and to ensure secure settlement rights for those residing outside protected ecological zones.

PART I: PRELIMINARY

1. Short title and extent:

(1) This Act may be called the Sattari Land Tenure (Recognition and Regularization) Act, 2026.

(2) It shall apply to all lands within the boundaries of Sattari Taluka, State of Goa.

2. Definitions:

(a) "Alvara Land" refers to lands granted under the Portuguese Decree of 1917 where the occupants have tilled the land but lack a definitive title.

(b) "Mokaso Land" refers to traditional land grants historically held by specific families or communities in Sattari.

(c) "Kumeri Cultivation" refers to the traditional shifting or hill cultivation practiced by the local forest-dwelling communities.

PART II: OWNERSHIP AND RECLASSIFICATION

3. Conversion of Alvara and Mokaso Holdings:

All holders of Alvara or Mokaso lands in Sattari who can prove continuous possession and cultivation for a period of 30 years prior to the commencement of this Act shall be deemed Class I Occupants (absolute owners).

(i) The Government shall, within six months, issue a Sanad of Ownership to all such holders.

(ii) No further "conversion fees" or "occupancy prices" shall be levied, recognizing the decades of land revenue already paid by these families.

4. Reclassification of Kumeri Lands:

All Kumeri lands currently classified as Class II (Restricted/Leasehold) under the Goa Land Revenue Code shall be reclassified as Class I (Freehold).

The "Prohibitory" status on these lands is hereby lifted, provided the land is used for continued agricultural or horticultural purposes.

PART III: SETTLEMENT AND ECOLOGICAL SAFEGUARDS

5. Regularization of Settlement Land:

Any dwelling unit or settlement area located on government land in Sattari shall be regularized with full ownership rights provided:

- (a) The settlement is located outside the demarcated boundaries of the Mhadei Wildlife Sanctuary and any proposed Tiger Reserve zones.
- (b) The occupant has been a resident for at least 15 years.

6. Protection of Ecological Zones:

This Act shall not apply to core forest areas or protected sanctuaries. However, for those living in "Buffer Zones," the State shall provide a Life-Lease with full agricultural rights, ensuring they are not evicted while maintaining the ecological integrity of the Western Ghats.

PART IV: STATEMENT OF OBJECTS AND REASONS

The people of Sattari have lived in a state of legal limbo for over 60 years. Despite being the primary producers of cashew, areca nut, and paddy, they are treated as "encroachers" on their own ancestral lands because of Portuguese-era classifications like Alvara and Mokaso. This Bill seeks to:

End the Alvara Dispute: By granting Class I status without exorbitant fees.

Empower Kumeri Farmers: By giving them the right to treat their land as an asset (Class I).

Secure Homes: By separating "Settlement Land" from "Sanctuary Land," ensuring that development happens without harming the environment.