

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
(WESTERN ZONE AT PUNE)**

APPEAL NO. 20 OF 2022 (WZ)

IN THE MATTER OF:

PAUL LOBO & OTHERS

...APPELLANTS

VERSUS

GOA COASTAL ZONE MANAGEMENT

AUTHORITY & OTHERS

...RESPONDENTS

**ADDITIONAL AFFIDAVIT
ON BEHALF OF RESPONDENT NO. 1
GOA COASTAL ZONE MANAGEMENT AUTHORITY**

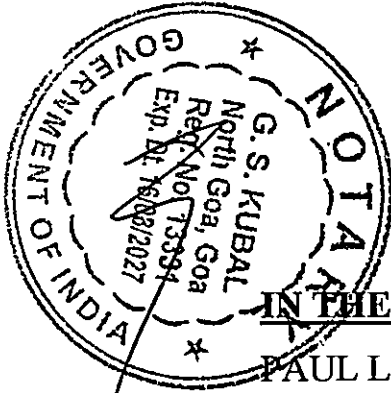
**ABHAY ANIL ANTURKAR
ADVOCATE FOR RESPONDENT NO. 1**

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...APPELLANTS

VERSUS

GOA COASTAL ZONE

MANAGEMENT AUTHORITY &

...RESPONDENTS

OTHERS

COUNTER-AFFIDAVIT ON BEHALF OF THE

RESPONDENT NO. 1

GOA COASTAL ZONE MANAGEMENT AUTHORITY

I, Johnson Bedy Fernandes, Member Secretary of the Respondent No. 1 GCZMA, having my office at: Goa Coastal Zone Management Authority, 4th Floor, Dempo Towers, Patto, Panaji, Goa, do hereby solemnly affirm and state as under:

1. I am the Member Secretary of the Respondent No. 1 Goa Coastal Zone Management Authority and am, as such, capable of affirming the present Additional Affidavit. I have examined the records pertaining to the captioned matter as available in my office, and am affirming this Additional Affidavit on the basis of these records.

2. The answering Respondent has already filed a Counter Affidavit dated 12.01.2023 in the captioned matter. The contents of the same may be read to be a part of this Affidavit, and are not being repeated again for the sake of brevity.
3. By its order dated 22.08.2024, this Hon'ble Tribunal had directed the answering Respondent to file certain documents and place some facts on record. The answering Respondent is filing the present Affidavit in compliance with this Hon'ble Tribunal's directions.
4. This Hon'ble Tribunal had made the following observations about a purported photograph appearing in the site inspection report dated 17.11.2021, which has been annexed in the captioned Appeal as Annexure A-6:

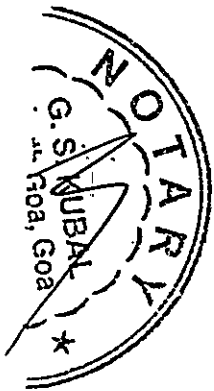
"4. During arguments, it transpired that the inspection report dated 17.11.2021 in respect of the inspection carried out by respondent No.1- GCZMA's Committee, has been filed from the side of the appellants from pages 106 to 118 of the paper-book, wherein at page 118, photograph no.7 appears to be an addition to the said report because copy of the same report, which has been supplied to us by respondent No.2-Project Proponent today, contains different page than the one which has been submitted by the appellants.



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When we enquired from the learned counsel for respondent No.1-GCZMA as to whether the report which has been filed by the appellants is genuine/correct, he could not answer and stated that he will have to seek instructions from the Department in this regard.

5. It is very important for us to note as to whether the map at page 118 of the paper-book forms part of the report or not because in the noting in the report, there is reference of photographs only upto 6 and not photograph no.7. On the basis of photograph No.7, it is argued by the learned counsel for the appellants that the area shown by letter "A" in it is forming part of the sand dunes, which is falling within 200 mtrs to 500 mtrs of the HTL, while it is being denied by the learned counsel for respondent No.2-Project Proponent that the same falls within HTL, rather he states that it is beyond 500 mtrs from HTL. Therefore, this needs clarification from respondent No.1 - GCZMA. Hence, an affidavit shall be filed by respondent No.1 - GCZMA as to whether the inspection report annexed with



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the memo of appeal by the appellants is genuine/correct or not and verified report shall be submitted by them within two weeks.”

5. In compliance with this Hon'ble Tribunal's directions, a copy of the entire site inspection report dated 17.11.2021 is annexed to the present Affidavit. A perusal of the site inspection shows that a photograph titled "Proposed location of storm water drain through property" is annexed to the report. Pertinently, this photograph does not contain any notings or markings on it. However, it is relevant to note that a copy of the same photograph, annexed to the Appeal paper book on page no. 118, is shown to have certain notings which are purported to have been made by the site inspection team. Hence, it can be concluded that the purported notings shown on the photograph at page no. 118 are not genuine.

A true copy of the Site Inspection Report dated 17.11.2021 is annexed and is marked as **ANNEXURE R-1**.

6. Furthermore, in its order dated 22.08.2024, this Hon'ble Tribunal had issued the following directions to the answering Respondent:

“8. It appears that the minutes of the meeting dated 19.04.2022, referred to above, are based on the site inspection report dated 17.11.2021. Therefore, we direct respondent No.1-GCZMA to clarify



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as to whether 1100 sq. mtrs area, which is found to be sand dune by the experts is beyond 500 mtrs of the HTL or within it and whether the said area is forming part of the project of respondent No.2-Project Proponent in question.

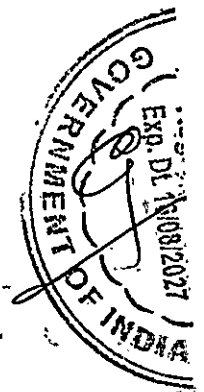
9. ... *Apart from that, we deem it appropriate to order measurement of the said area again in order to ascertain whether the construction of 10 metre wide road, which is being said to be outside the construction of the Project Proponent-respondent No.2 and whether the same falls within the project site of the Project Proponent and is within 500 mtrs of HTL or beyond it has to be ascertained and for this, apart from the report to be submitted by the GCZMA, we deem it appropriate to constitute a Joint Committee comprising one member each of respondent No.1-GCZMA, respondent No.4-MoEF&CC, National Centre for Sustainable Coastal Management (NCSCM) and District Collector, South Goa and the District Collector, South Goa will be the nodal agency of the said Committee. The Joint Committee is directed to give its findings*



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in respect of the road construction which is allegedly undertaken by respondent No.2- Project Proponent, whether it is falling within 500 mtrs of the HTL or beyond it and whether the same forms part of the said project. ...”

7. In compliance with this Hon'ble Tribunal's directions, the answering Respondent conducted a site inspection of Respondent No. 2's property bearing Survey No. 134/3 at village Cavelossim on 03.10.2024. The following persons were present during the inspection:
- (i) Mr. Ganesh Velip (Expert Member, GCZMA);
 - (ii) Dr. Manik Mahapatra (Scientist, NSCSM, Chennai);
 - (iii) Mr. Abhishek Naik (Awal Karkun, representative of the Deputy Collector and SDO-I, Salcete);
 - (iv) Mr. Keshav Naik (Engineer, GCZMA);
 - (v) Mr. Vignesh Naik (Field Surveyor, GCZMA);
 - (vi) Mr. Raunat Dessai (Field Surveyor, GCZMA);
 - (vii) Mr. Antonio Vital Luis (Appellant No. 4);
 - (viii) Mr. Jose Fernandes (Appellant No. 3);
 - (ix) Mr. Glen Almeida (Appellant No. 2); and
 - (x) Mr. Manoj Mehani (representative of Respondent No. 2 Nova Resorts).
8. Following the site inspection, the inspection team prepared a report dated 03.10.2024, in which it has made the



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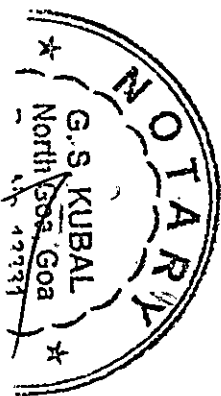
following observations and recommendations in respect of this Hon'ble Tribunal's directions:

"1. The Survey No. 134/3 of Cavelossim Village of Salcete Taluka falls partly in No Development Zone in CRZ-III, partly between 200-500m from HTL in CRZ-III, partly outside CRZ areas and substantial portion is covered by sand dunes (CRZ-IA) as per CZMP 2011.

2. During site inspection it was noticed that there exists compound wall on the southern and eastern side of the property. MS sheet fencing supported on MS Channels, etc. has been erected enclosing all the sides of the ongoing project, with gate on eastern side with approximately 4.00 m wide access on southern side. (as shown in ANNEXURE I).

3. Furthermore, it was observed that the proposed hotel project, situated on survey number 134/3 in Cavelossim Village, Salcete, Goa, was under construction and is not completed as yet.

4. The sand dune indicated as per CZMP 2011 has been cut by the respondent, NOVA RESORTS PVT. LTD. for construction/widening of approach/access road.



A handwritten signature in black ink, appearing to read "G.S. Kubal".

5. Mapping of the road using DGPS is carried out and superimposed on the plan.

6. The Sand dune admeasuring 1100.00 sq. mtrs. was mentioned in the site inspection report dated 17/11/2021. This sand dunes areas are shown as access/approach road and public beach access road on the approved plan with bearing No. GCZMA/15-16/09/1775 dated 20/10/2015 and which has been damaged in the course of their development.

7. The Sand dune which bears as mention as 1100 sq. mts. was comprising of an area of property bearing Survey No. 134/3 and Survey No. 135/4 having an area of 360.90 sq. mts. and 739.10 sq. mts. cumulating to the area of 1100 sq. mts.

8. It is observed that property bearing Sy. no. 135/4 is outside the 500 mts. and as per finally notified CZMP 2011 there is no sand dune.

9. The actual area of road in property bearing Sy. No. 134/3 which is part of the sand dune, as per CZMP 2011 is 304.90 sq. mts.”

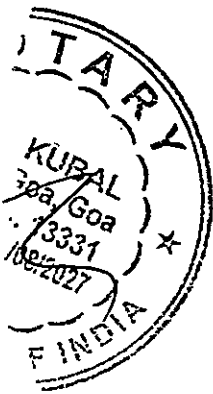
A true copy of the Site Inspection Report dated 03.10.2024 is annexed and is marked as ANNEXURE R-2.



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9. A perusal of the observations of the Site Inspection Report indicates the following situation:
- (i) Out of the total area of 1,100 m² of sand dunes found at the property of Respondent No. 2 Nova Resorts, an area of 360.90 m² is located in Survey No. 134/3 and falls within 500 m. from the High Tide Line as per the final 2011 CZMP. The remaining area, i.e. 739.10 m², is situated beyond 500 m. from the High Tide Line in Survey No. 135/4.
 - (ii) The actual area of the road constructed by Respondent No. 2 Nova Resorts is 304.90 m². This road is a part of the sand dune area situated in Survey No. 134/3 as per the final 2011 CZMP.
10. In this regard, the answering Respondent is also placing on record a copy of the Survey Plan issued by the Directorate of Settlement and Land Records in respect of Survey Nos. 134/3 and 135/4 upon which superimposition of approach road/access is depicted.

A true copy of the Survey Plan dated 14.10.2024 is annexed and is marked as ANNEXURE R-3.



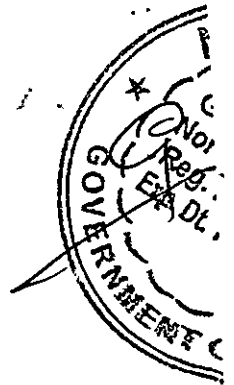
11. In addition to the aforesaid, this Hon'ble Tribunal had directed the answering Respondent to clarify the following aspects:

“9. In the minutes of the meeting dated 19.04.2022, it is also recorded that area of

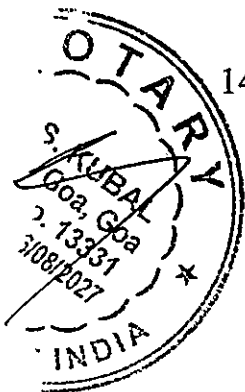
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1100 sq. mtrs be compensated within the PP's property under Survey No.134/3 on the north-eastern side of the location. How this could be permitted under law/relevant provision of the law and how any exemption could have been granted, as stated in paragraph No.8 of the minutes, need to be clarified by GCZMA. It will be appropriate to have clarification from respondent No.1-GCZMA in this regard. ...”


12. In this regard, it is submitted that the construction permission to Respondent No. 2 Nova Resorts was first granted on 20.10.2015. The CZMP for Goa as per the 2011 CRZ Notification was finalized and approved by Respondent No. 4 Ministry of Environment & Climate Change only on 06.09.2022. Hence, the final 2011 CZMP was not in existence at the time when the construction permission was granted. Moreover, the answering Respondent also did not have access to the report titled “Coastal Sand Dunes of Goa” prepared by the National Centre for Sustainable Coastal Management (NCSCM) at that point of time. It was only on 17.11.2021, i.e. after the inspection of Respondent No. 2 Nova Resort’s site, that the answering Respondent was appraised of the fact that Respondent No. 2 Nova Resorts had constructed a road on a sand dune area.



13. After considering the aforesaid facts and circumstances, the answering Respondent relied upon the decision of the Hon'ble Supreme Court in *Goa Foundation v. Diksha Holdings* reported in (2001) 2 SCC 97 to direct that the area of 1,100 m² of sand dunes cut by Respondent No. 2 Nova Resorts should be compensated within its property as the need to preserve ecology and to promote economic growth in a balanced and sustainable manner was envisioned due to the fact that the approval was conveyed by this Authority itself to construct the project on 20/10/2015 when CZMP 2011 was not in place and due to fact that the principle of promissory estoppel will be applicable. The answering Respondent further directed that this area of 1,100 m² area must be preserved as sand dunes along with those other areas shown in the Draft CZMP. Therefore, it is in this context that the answering Respondent directed compensation of the area of sand dunes cut by Respondent No. 2 Nova Resorts which as on date admeasures to only 360.90 sq. mtrs. of property bearing Sy. No. 134/3.



14. The answering Respondent has filed the present Affidavit in compliance of the directions passed in this Hon'ble Tribunal's order dated 22.08.2024. the answering Respondent craves the liberty of this Hon'ble Tribunal to file a further affidavit, if so directed or advised.


DEPONENT
 MEMBER SECRETARY
 GOA COASTAL ZONE MANAGEMENT AUTHORITY
 PANAJI - GOA

VERIFICATION

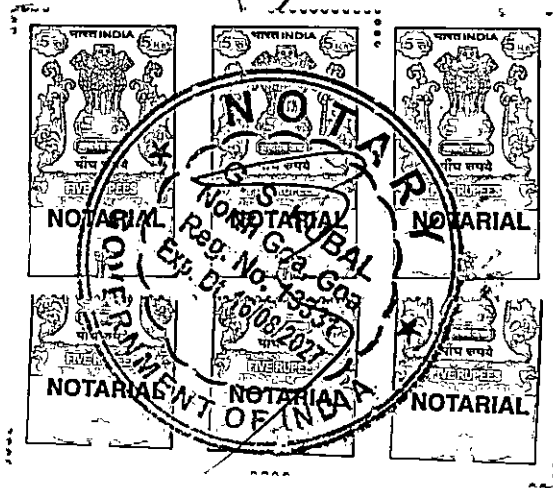
I, the above-named Deponent, do hereby state on solemn oath and affirmation that the facts stated hereinabove in this Additional Affidavit are true and correct to the best of my knowledge, information and belief, and nothing has been concealed.

Verified at Panaji, Goa on the 16th day of October, 2024.

Solemnly affirmed before me by
Johnson B. Fernandes
Reg. No: 07/250 Date: 16.10.2024
known / Identified to me by.

G. S. KUBAL
Notary (Govt. of India)
Panaji-Goa, India

Johnson B. Fernandes
DEPONENT
MEMBER SECRETARY
GOA COASTAL ZONE MANAGEMENT AUTHORITY
PANAJI - GOA



F. no. GCZMA/NGT matter/O.Appl. No. 28/2021/21-22/04.
F. no. GCZMA/N/Ille-Compl/20-21/56.

November 17, 2021.

INSPECTION REPORT

In matter of representation by Mr. Paul Lobo & others against violation of provisions of CRZ Notification 2011 and permission for proposed construction of resort/hotel on plot bearing Sy no. 134/1 in Cavelossim village, Salcete taluka Goa by M/s Nova Resort Pvt Ltd.

I. INTRODUCTION.

1. As requested by Member Secretary GCZMA vide notice of site inspection dated 28.10.2021 ref no. GCZMA/N/Ille-Compl/20-21/56/1181, a site inspection was conducted by us on 08.11.2021 regarding CRZ violations and permission for proposed construction of hotel/resort in Sy. no. 134/3 in Cavelossim village by M/s Nova Resorts Pvt Ltd.
2. The inspection commenced at about 11.30am in presence of the complainants Paul Lobo, Glen Almeida, Jose Fernandes, and Antonio Vital Luis and two representatives of Nova Resorts Pvt Ltd. At the outset, barring Mr. Glen Almeida, the other complainants objected to not having received individual notices of the site inspection; however, they later agreed to participate under protest. Inspection concluded at about 12.45pm.
3. The approximate GPS coordinates of the property are 15°12'06.19" N and 73° 56' 12.62" E¹.

II. BRIEF BACKGROUND.

4. This Authority granted its recommendation/permission from CRZ point of view for construction of hotel/resort in plot bearing Sy no. 134/3 of Cavelossim village Salcete Taluka vide letter no. GCZMA/S/15-16/09/1775 dated 20.10.2015 subject to certain specific and general conditions set out in the said communication. The proposal involved construction of 11 blocks having 80 units with floor area of 5774.71 m² on a plot of about 23400 m² as per the plan. The permission was valid for five years. One of the specific condition was that sand dunes must not be disturbed.
5. The complainants had filed OA no. 28/2021 before Hon'ble National Green Tribunal (NGT) *inter alia* praying for revocation of permission dated 20.10.2015 granted to the respondent Nova Resorts Pvt Ltd, for site inspection, to remove all constructions on the sand dunes and within NDZ and CRZ-III areas of Sy no. 134/3

¹ GPS Coordinates recorded on GPS Logger app.

and for restoration of sand dunes. Hon'ble Principal Bench NGT, while disposing the matter vide order dated 16.06.2021, confined itself to the prayer for revocation of permission on account of violations in last five years and directed this Authority to determine whether the alleged violations warrant revocation of permission granted on 20.10.2015.

III. VIOLATIONS ALLEGED BY COMPLAINANTS.

6. The alleged violations as culled out from the OA and submissions of the complainants during inspection, and our observations are tabulated below.

Sr no.	Summary of alleged violation	Observations
01	Flattening of sand dunes for filling low-lying areas.	No filling of low-lying area with sand extracted from dunes was noted. The spot indicated by the complainants was filled with construction debris.
02	Cutting and damaging of sand dune for construction of road.	It appears that a portion of the sand dune identified by NCSCM in Draft CZMP has been cut along the edge ² for widening of existing road. Incidentally, an approx. 5-metre wide road is shown on Draft CZMP from the village road through the property upto 260 metres from HTL. Oldest available historical Google Earth imagery also suggests that a <i>kutch</i> road existed at the spot prior to December 2002. A 10-metre wide access road is shown on plans approved by the Authority. Likewise, another portion of the sand dune has been cut to enable construction of public access to the beach. The total area of sand dune affected is 1100 m ² . ³
03	(a) Construction of retaining wall has blocked the path of natural storm water. (b) The said natural storm water drain drains all the rainwater from the village into the sea. Blockage will cause massive flooding.	(a) The complainants are referring to the laterite masonry wall constructed on the southern side ⁴ . However, the wall is part of the compound wall shown on the approved plan. We could not locate any natural storm water drain at the spot indicated by the complainants at the time of inspection. Nonetheless, as a preventive

² See Photograph 1.

³ Approximate location of parts of dune affected by widening of access road and providing public beach access and total area is shown hatched in blue in annexed georeferenced map.

⁴ See Photograph 2.

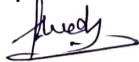
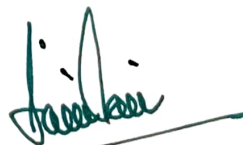
		<p>measure, the PP could be asked to maintain a cross storm water drain at the spot⁵ that would mitigate possibility of water-logging of paddy fields on southern side as well as cater to surface runoff from PP's property.</p> <p>(b) The claim that the alleged natural storm water drain drains all the rainwater from the village into the sea does not appear to be correct. There is a low lying area/field admeasuring about one ha. in the adjoining property under Sy. no. 134/4 on the southern side that is surrounded on three sides by sand dunes. Except for this catchment area, there is no possibility of rainwater overflow through Sy no. 134/3 towards the sea from any other direction. A Google Earth image showing the low-lying area and the direction of overflow towards the sea is attached⁶.</p>
04	Erection of metal sheet fencing in NDZ area.	<p>MS sheet fencing supported on MS channels etc. has been erected enclosing the eastern side of the property⁷. The height is about 3 metres. The fence has collapsed at some places. Presence of cement concrete at the base of the collapsed portions points to its use in the foundations. This portion is between about 230 metres to 500 metres from HTL.</p> <p>Between HTL and 230 metres, MS channels (without MS sheets) have been erected along the northern and southern boundaries and embedded in the NCSCM identified sand dune⁸.</p> <p>We were informed by PP's representatives that it was erected temporarily to last only during construction phase.</p>

⁵ Indicated in annexed georeferenced map.

⁶ See Annexure.

⁷ See Photographs 3 and 4.

⁸ See Photographs 5 and 6.

		No prior permission of the Authority is taken for the said fencing. Besides, the fencing on the southern side obstructs the public access to the beach as shown on the approved plan.
05	Blockage of traditional access paths to the beach.	There is no documentary evidence of traditional access through the property to the beach available in the files. The road on Draft CZMP ends about 250 metres from HTL. However, public beach access has been shown in the approved plan and maintained on site along the southern boundary ⁹ .
06	Only such construction may be permitted on the property that does not, in any way, affect the sand dune and other natural coastal features.	This aspect may be dealt while processing the revised plan submitted by the PP.

IV. FINDINGS & RECOMMENDATIONS.

7. In our considered opinion, the aforesaid violations do not warrant revocation of permission granted to the PP.
8. The portion of sand dunes cut by the PP for construction of approach road and public beach access road are marked for said purposes on the approved plan. The Panchayat licence permits the PP to develop the internal access roads. The permanent works (i.e., laterite masonry compound wall on southern and eastern sides and security cabin) constructed as on date are as per approved plan.
9. The PP has paid around Rs. 1.24 Cr. to various licensing authorities towards license fees, infrastructure tax etc.¹⁰.
9. The erection of temporary MS sheet fencing on the eastern side of the property under Sy no. 134/3 is in violation and must be removed and the land restored to its original condition.
10. Likewise, the MS channels (without MS sheets) erected on the western side of the property under Sy no. 134/3 embedded in the sand dune along the northern and southern boundaries are also in violation and must be removed and the dune restored to its original condition.

⁹ See Photograph 2.

¹⁰ Information obtained from File no. GCZMA/S/15-16/09.

11. A cross storm water drain of adequate capacity to be provided at the spot shown in annexed georeferenced map.

12. The access road to the property and the public beach access as shown on plan must be always kept open for the public including during construction phase.

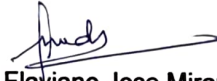
13. The recommendations made in our report dated 22.11.2021 on PP's application dated 18.10.2021 for approval of revised plans and renewal of permission¹¹ may also be read with the foregoing.

However, Authority may decide as deemed fit.

Submitted.



Sávio Joaquim Filipe Correia
Expert Member, GCZMA.



Flaviano Jose Miranda
Expert Member, GCZMA.

Enclosures:

1. Photographs.
2. Georeferenced map.

¹¹ File no. GCZMA/S/15-16/09.



Photograph 1



Photograph 2



Photograph 3



Photograph 4



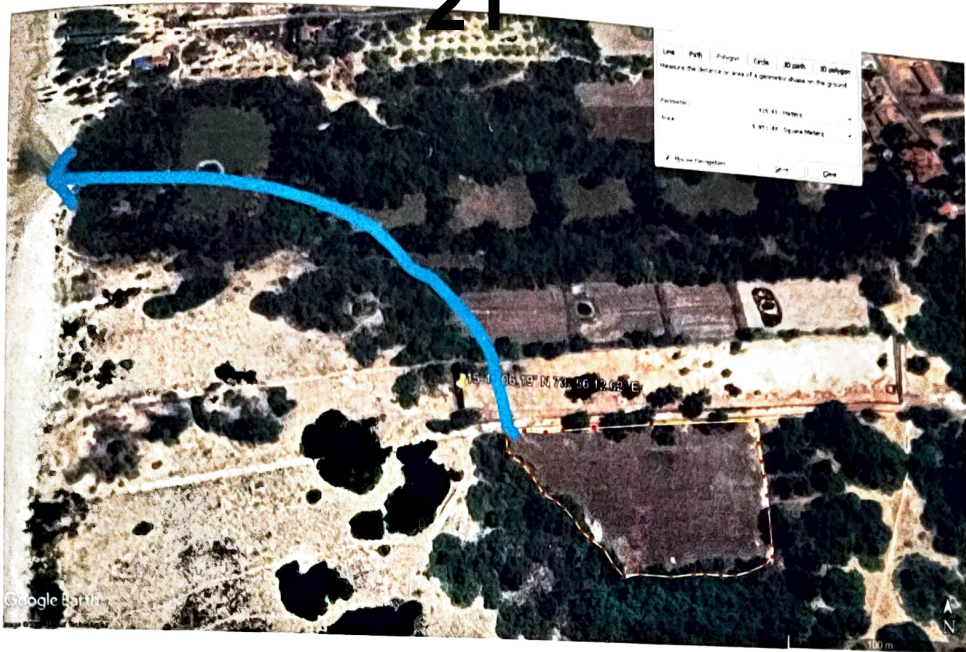
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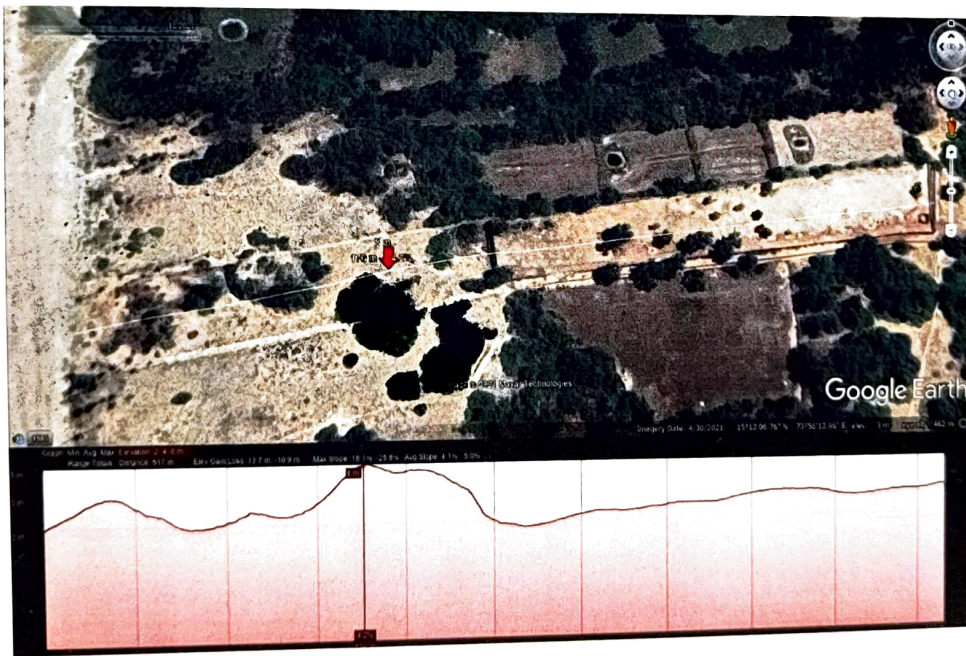


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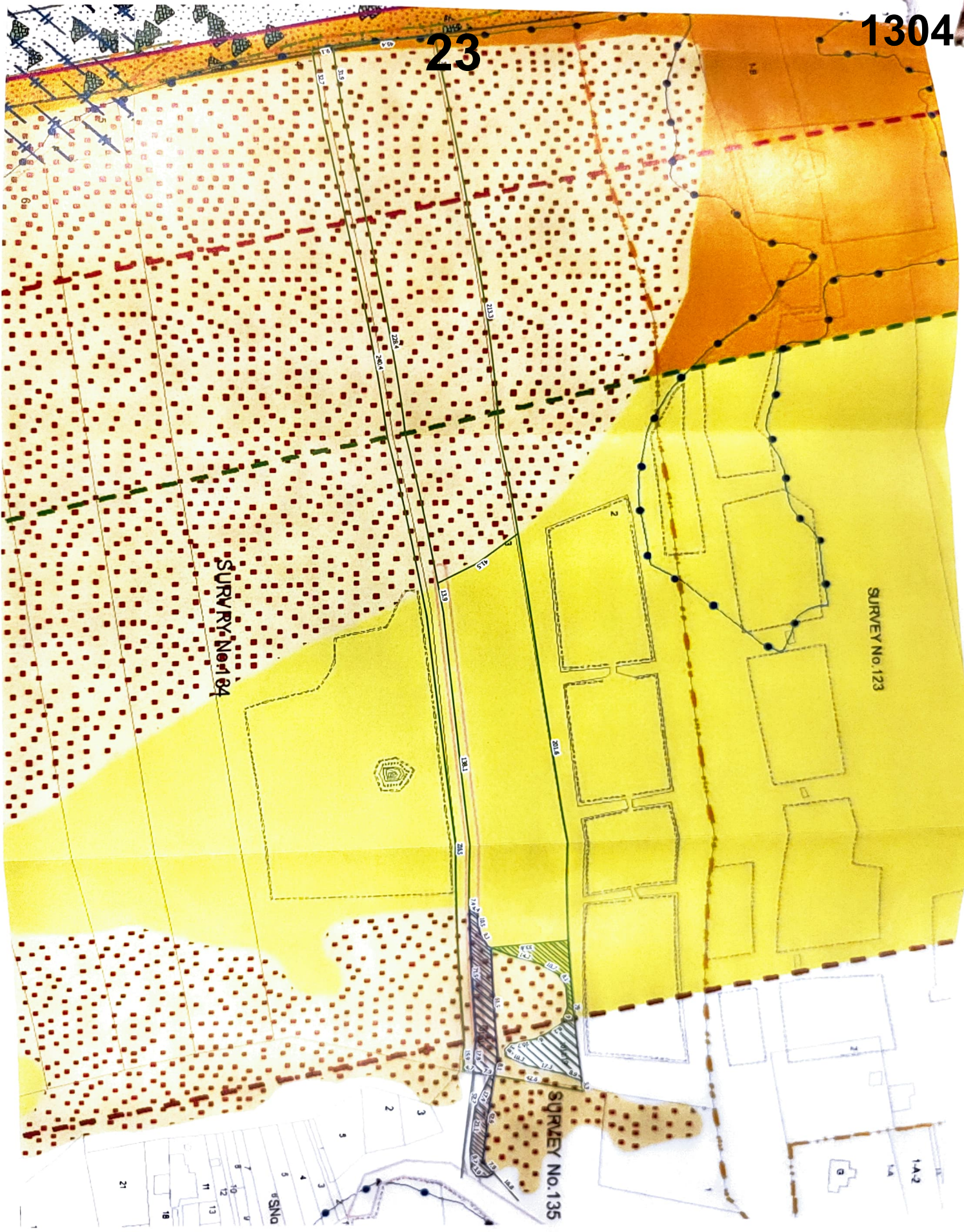
Photographs 5 & 6



GE Image showing low-lying field and probable direction of rainwater overflow into the sea.



Longitudinal Profile through Sy no. 134/3 of Cavellissim.



INSPECTION REPORT

In the matter of representation made by Mr.Paul Lobo & others against violation of provisions of CRZ Notification 2011 and permission for proposed construction of resort/hotel on plot bearing Sy.No.134/3 in Cavelossim Village,Salcete taluka Goa by M/s Nova Resort Pvt.Ltd.

INTRODUCTION

As per the directions issued by the Hon'ble NGT in Appeal No. 20/2002 dt. 22/08/2024, a joint site inspection was held on 03/10/2024 in compliance to the said directions.

The joint site inspection commenced at 11.15 am in the presence of the following parties:

- 1)Shri. Ganesh Velip, Expert Member GCZMA
- 2)Dr.Manik Mahapatra, Scientist NCSCM Chennai
- 3)Mr.Abhishek Naik, Awal Karkun –representative of Deputy Collector and SDO-I Salcete
- 4)Mr.Keshav Naik, Engineer GCZMA
- 5)Mr.Vighnesh Naik, Field Surveyor GCZMA
- 6)Mr.Raunat Dessai, Field Surveyor GCZMA
- 7)Mr.Antonio Vital Luis, Complainant
- 8)Mr.Jose Fernandes, Complainant
- 9)Mr.Glen Almeida, Complainant
- 10)Mr.Manoj Mehani, representative of M/s Nova Resorts Pvt.Ltd.

At the time of inspection representative of the MoEF & CC and one of the complainant namely Paul Lobo was absent.

BRIEF BACKGROUND


1. As seen from the records in the file, this Authority granted its recommendation/permission from CRZ point of view for construction of Hotel/resort in plot bearing Sy.No. 134/3 of Cavelossim village Salcete Taluka vide approval No.GCZMA/15-16/09/1775 dated 20/10/2015 subject to certain specific and general conditions set out in the said approval.The proposal involved construction of 11 blocks having 80 units with floor area of 5774.71 sq.mtrs. on a plot of about 23400.00 sq.mtrs. as per the plan.The permission was valid for five years. One of the specific condition was that sand dunes must not be disturbed.
- 2.Further the respondent, NOVA RESORTS PVT.LTD. had asked for minor changes in approved plans for proposed construction of hotel project in property bearing Sy. No.134/3 at Cavelossim Village,Salcete Goa and the same was approved by the Authority vide approved No.GCZMA/S/15-16/09/216 dated 29/04/2022. Once again the Authority granted approval for minor changes in approved plans for proposed construction of hotel project in property bearing Sy. No.134/3 at Cavelossim Village,Salcete Goa vide Ref.No.GCZMA/S/15-16/09/2106 dated 16/12/2022.with all other terms and conditions stipulated in our earlier approval letter No. GCZMA/S/15-16/09/1775 dated 20/10/2015.
- 3.The complainants had filed OA No. 28/2021 before Hon'ble National Green Tribunal (NGT) *inter alia* praying for revocation of permission dated 20/10/2015 granted to the respondent Nova Resorts Pvt Ltd, to remove all constructions on the sand dunes and within NDZ of the CRZ-III areas of Survey No.134/3 and restoration of sand dunes. The Hon'ble Principal Bench NGT, while disposing the matter vide order dated 16/06/2021,confined itself to the prayer for revocation of permission on account of violations in last five years and directed this Authority to determine whether the alleged violations warrant revocation of permission granted on 20/10/2015.

OBSERVATION AND RECOMMENDATIONS

1. The Survey No. 134/3 of Cavellossim Village of Salcete Taluka falls partly in No Development Zone in CRZ-III , partly between 200-500m from HTL in CRZ-III, partly outside CRZ areas and substantial portion is covered by sand dunes(CRZ-IA) as per CZMP 2011.
2. During site inspection it was noticed that there exists compound wall on the Southern and eastern side of the property. MS sheet fencing supported on MS Channels etc. has been erected enclosing all the sides of the ongoing project ,with gate on eastern side.with approximately 4.00 m wide access on Southern side. (as shown in ANNEXURE I).
3. Furthermore, it was observed that the proposed hotel project, situated on survey number 134/3 in Cavellossim Village, Salcete, Goa, was under construction and is not completed as yet.
4. The sand dune indicated as per CZMP 2011 has been cut by the respondent, NOVA RESORTS PVT.LTD. for construction/widening of approach/access road.
5. The mapping of the road using DGPS is carried out and superimposed on the plan.
6. The Sand dune admeasuring 1100.00 sq.mtrs. was mentioned in the site inspection report dated 17/11/2021. This sand dune areas are shown as access approach road and public beach access road on the approved plan with bearing No. GCZMA/15-16/09/1775 dated 20/10/2015 and which has been damaged in the course of their development.
7. The Sand dune which bears a mention as 1100sq.mts. was comprising of an area of property bearing Survey No. 134/3 and Survey No. 135/4 having an area of 360.90 sq.mts. and 739.10 sq.mts. cumulating to the area of 1100 sq.mts.
8. It is observed that property bearing Sy.no. 135/4 is outside the 500 mts. and as per finally notified CZMP 2011 there is no sand dune .
9. The actual area of road in property bearing Sy.No. 134/3 which is part of the sand dune ,as per CZMP 2011 is 304.90 sq.mts.


Shri. Ganesh Velip
Expert Member GCZMA

Dr. Manik Mahapatra
Scientist NCSCM Chennai


Abhishek Naik
Awal Karkun-Representative of Deputy Collector
& SDO-I Salcete Taluka Margao


Keshav Naik
Engineer GCZMA


Vighnesh Naik
Field Surveyor GCZMA


Raunat Dessai
Field Surveyor GCZMA



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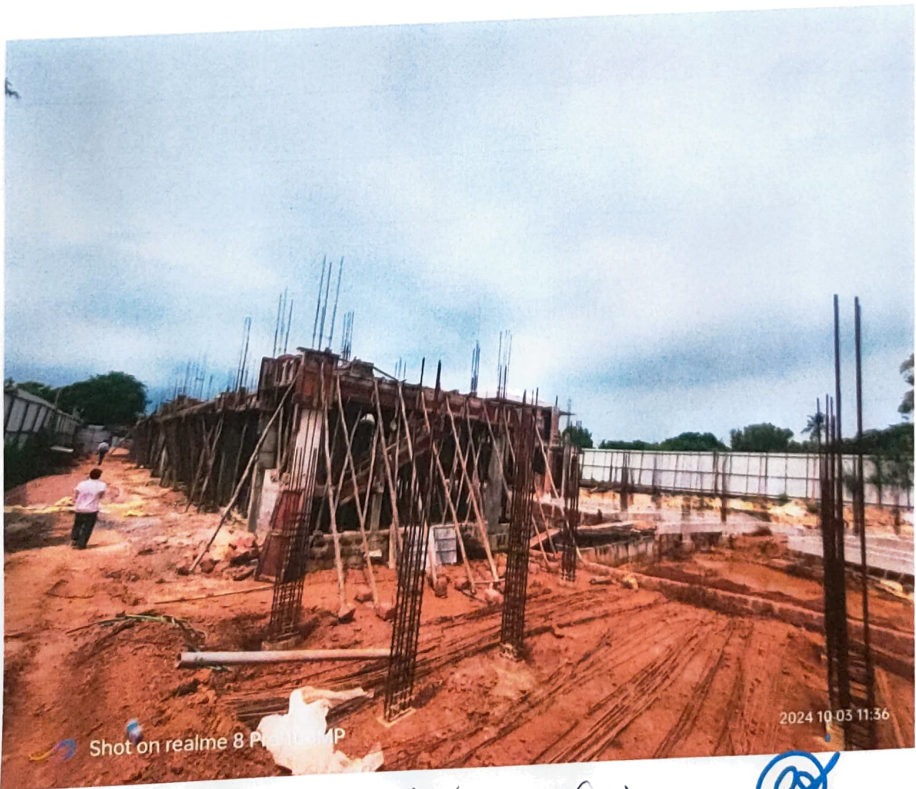
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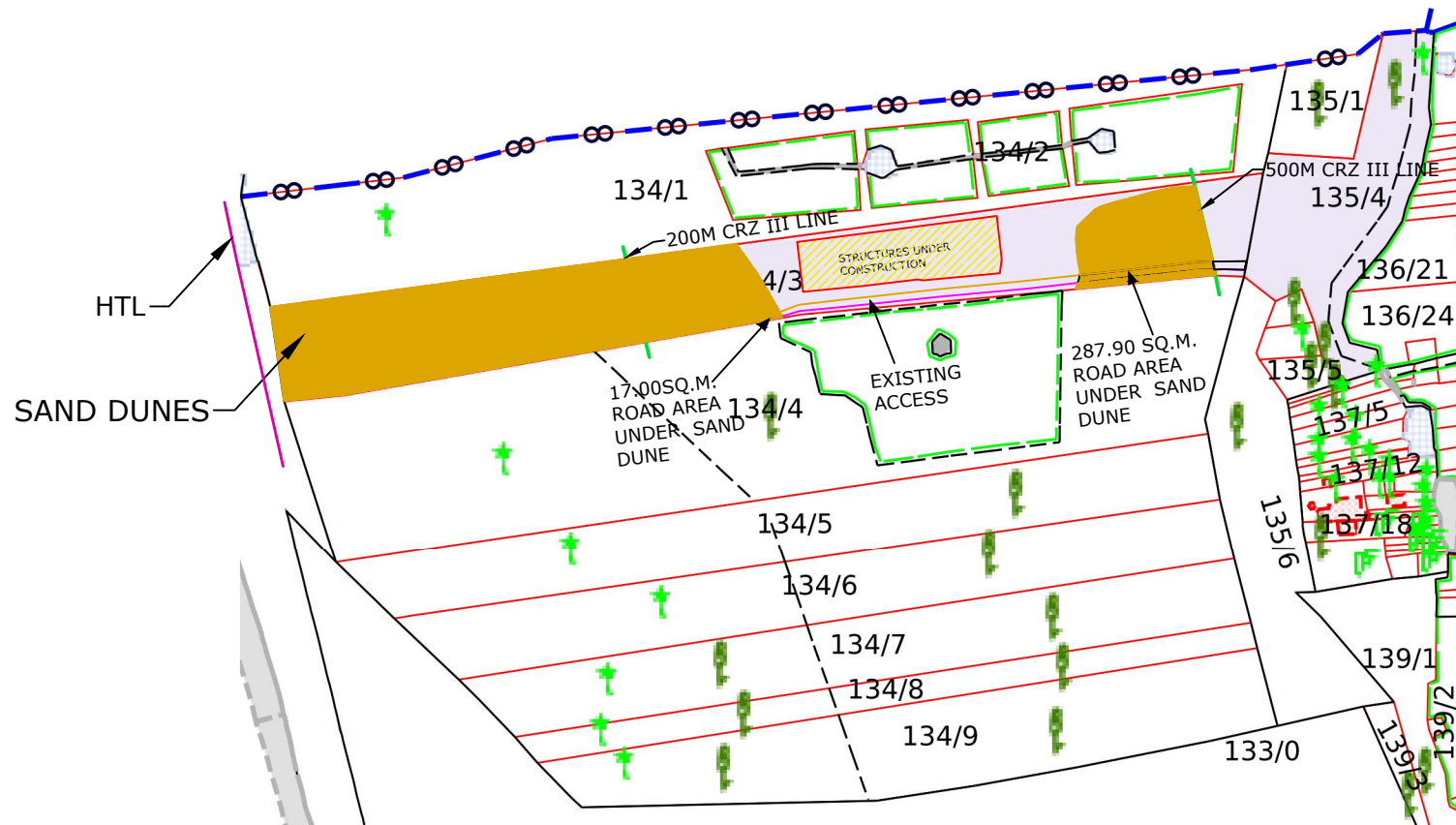
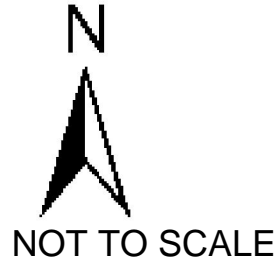
Government of Goa
 Directorate of Settlement and Land records
 Survey Plan

Taluka / Village Name : SALCETE / Cavelossim

Survey / Subdiv No. : 134/3,135/4

Appln date:

Ref. No. :



LEGENDS	
SAND DUNE	
HIGH TIDE LINE	
CRZ LINE	

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