

**IN THE NATIONAL GREEN TRIBUNAL, WESTERN
ZONE BENCH, PUNE**

APPEAL No. 118/2025 (WZ)

MR. KRISHNA RAGHUVeer PEDNEKAR ... APPELLANTS

Versus

GOA COASTAL ZONE MANAGEMENT

AUTHORITY & ANR.

... RESPONDENTS

**ADDITIONAL AFFIDAVIT ON BEHALF OF THE
APPELLANTS**

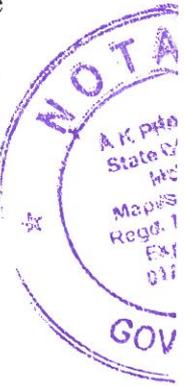
MAY IT PLEASE THIS HON'BLE TRIBUNAL:

I, Mr. KRISHNA RAGHUVeer PEDNEKAR, 52 years of age, married, Indian National, residing at H. no. 135, Morjim, Pernem Goa, the Appellant above named, do hereby on solemn affirmation state and submit as under:

1. The present affidavit is being filed in terms of the order dated 17.06.2025 of this Hon'ble Tribunal, wherein the Appellants were directed to place on record the site inspection report pertaining to the structures of the Appellants.
2. The Contents of this Additional Affidavit shall be read in conjunction with the captioned Appeal.

Bednekar

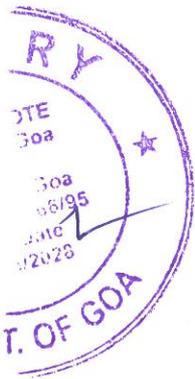
3. It is pertinent to state that the Appellants have relied upon the survey records of Sy. No. 116/35 of Village Morjim, which categorically records in the Other Rights Column that there exists a house belonging to 'Raghuvir Dharma Pednekar', and admittedly Raghuvir is the father of the Appellants.
4. Further, the Appellants have also placed on record the house tax receipts coupled with the Occupancy Certificate, which was issued in the year 1987, to the house bearing No. 135 belonging to the parents of the Appellants, which is prior to the appointed date under the CRZ notification.
5. The site inspection report dated 07.10.2024, prepared by the Respondent No. 1 with respect to the property bearing survey no. 116/35 of Morjim village, Pernem, Goa, A copy of the site inspection report dated 07.10.2024 is annexed hereto and marked as **Annexure H.**
6. The Directorate of Settlement and Land Records as per the notice of site inspection of Member Secretary, GCZMA in respect of Sy. No. 116/35 of Village Morjim, Pernem, has prepared a site plan delineating the CRZ line for Chapora river which unambiguously records that the structures identified as A, B D and E lies beyond CRZ line.



Pednekar

A copy of the plan prepared by the Directorate of Settlement and Land Records is annexed herewith and marked as **Annexure I.**

- 7. It is submitted that the present Additional Affidavit be taken on record, as the same is filed to place on record correct and proper facts relevant for disposing the Appeal in terms of the directions of this Hon'ble Tribunal.
- 8. That no prejudice of whatsoever nature shall ensue the Respondents in case the present Additional Affidavit is taken on records.



Pednekar

Appellant No. 1

KRISHNA PEDNEKAR

Solemnly verified at Mapusa Goa, on this 12th day of July, 2025

Identified by me:

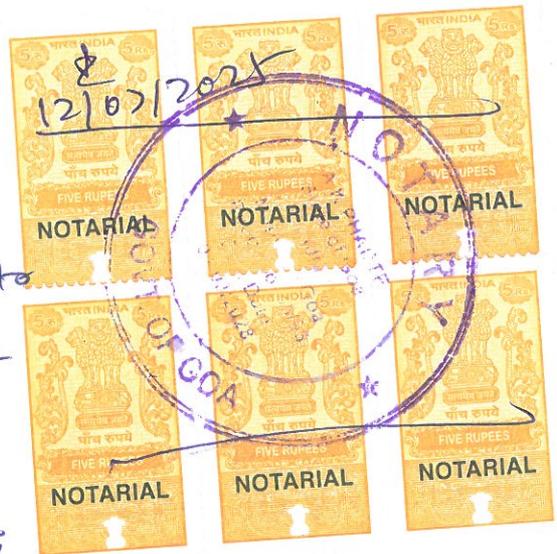
Advocate for Appellants

Solemnly affirmed before me *Mr Krishna Pednekar*

Who has been identified before me by *Adv. Pradyumn Phadte* known to me personally Mapusa on *12/07/2025* Regd. No. *4754/2025*

Pradyumn Phadte
A. K. PHADTE
NOTARY *12/07/2025*

Office No. 17, First Floor,
El-Capitan Center, Mapusa, Bardez, Goa.



SITE INSPECTION REPORT

Pursuant to the order passed by the Hon'ble High Court of Bombay at Goa in WP.No.2146/2024 (F) and notice of site inspection Ref.no.GCZMA/N/IILE-COMPL/22-23/36/2035 issued by Member Secretary, GCZMA. The undersign conducted the site inspection on 07/10/2024 at 1.00 p.m. Onwards.

The following parties were present at the time of Inspection are shown below: -

1. Mr.Anil Prabhakar Naik....Complainant
2. Mr.Krishna Raghuvveer Pednekar...Respondent

Note: The respondent Namely Mr.Arun Morje was not present during the site inspection and his family members did not allow the GCZMA Officials to conduct the site inspection.

OBSERVATION AT SITE

1. The land in question is located in "Piracho Khazan",Morjim village, Pernem Taluka, surveyed under 116/35.
2. The GCZMA officials verified the land details via the "BHUNAKSHA MAPS" online portal.
3. The alleged structures within Sy.no.116/35 of Morgim village Pernem Taluka were identified by the Complainant as mention above and duly noted by GCZMA officials.
4. According to the most recent online Computerized Form I and XIV records from the DSLR Official website, the following occupants are recorded:

SR.NO	SY.NO./SUB-DIV	NAME OF THE OCCUPANT'S AS PER FORM I AND XIV	AREA AS PER FORM I AND XIV
1	116/35	Prabhakar Shambhoo Naik Other Rights {Name of Person holding rights and nature of rights:} रधुवीर धर्म पेडणेकर यांच घर- 2271ध्यानबा राघो मोरजे घर	3494.00

5. The Description of the following structures in the Sy.no.116/35 of Morjim village are as mention below:-

Sr.no.	Name of the structure	Type/Nature of the structure	Description
1	A	Ground floor Residential/Permanent	Ground floor permanent structure with plastered masonry wall and RCC flat roof having permanent plinth. Structure 'A' is attached to structure 'B' and 'D'
2	B	Ground floor Residential/Permanent	Ground floor permanent structure with plastered masonry walls and covered with G.I. sheet roofing having permanent plinth. Structure 'B' is attached to structure 'A'
3	C	Under Construction G+1 floor/permanent	Under construction structure with plastered masonry walls with ground floor RCC flat roof slab and under construction masonry works on the first floor having permanent plinth.

Abanish
MS

4	D	Ground floor Residential/Permanent	Ground floor permanent structure with plastered masonry wall and RCC flat roof having permanent plinth. Structure 'D' is attached to structure 'A'
5	E	G+1 Structure/Permanent	G+1 structure with plastered masonry wall and RCC roof having permanent plinth. Structure 'E' is attached to structure 'D'

6. The site inspection report is enclosed with Photographs:(Annexure-I)

Conclusion and Recommendations

1. The land in question, bearing Sy.no. 116/35 in Morjim village, Pernem Taluka, falls within River NDZ, (CRZ-III) and partly falls outside CRZ as per CZMP2011.
2. According to CRZ regulations, no permanent construction is permitted within the NDZ, CRZ area, except for the repair and reconstruction of structures that existed prior to 1991, subject to obtaining appropriate permission from the GCZMA.
3. To accurately ascertain the positioning of this structure, it is recommended that DGPS mapping shall be conducted.
4. This may be deliberated in the Authority meeting for a decision.

Place:Morjim-Pernem-Goa

Date: 07/10/2024



Mr.Austin Barretto
Engineer O/o GCZMA



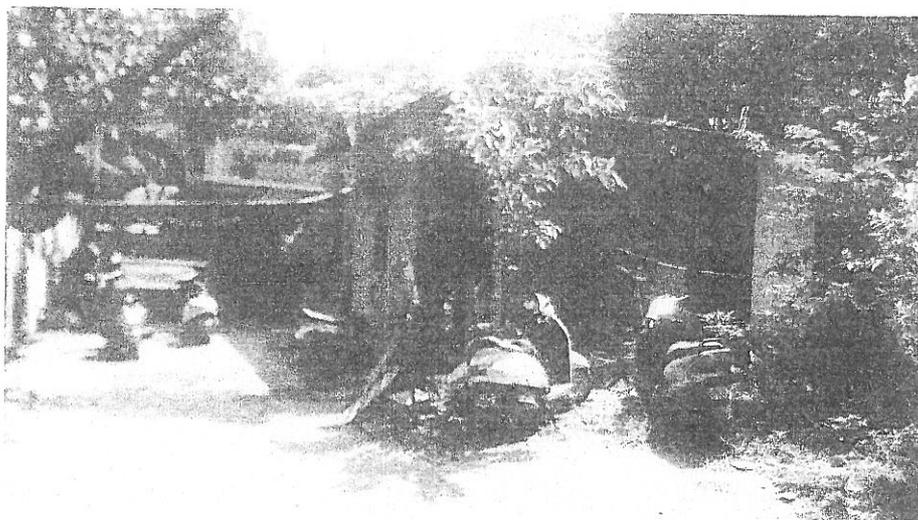
Mr. Balkrishna Surlakar
Field Surveyor O/o GCZMA

Abbreviations

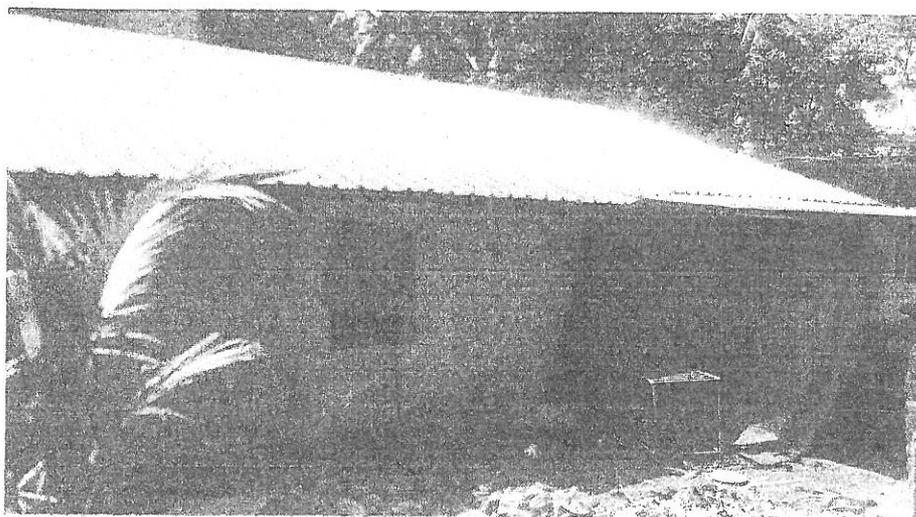
1. GCZMA: Goa Coastal Zone management Authority
2. NDZ: No Development Zone
3. CZMP: Coastal Zone Management Plan
4. CRZ: Coastal Regulation Zone
5. DGPS: Differential Global Positioning System

Annexure I

SR.NO.1 (Structure-A)



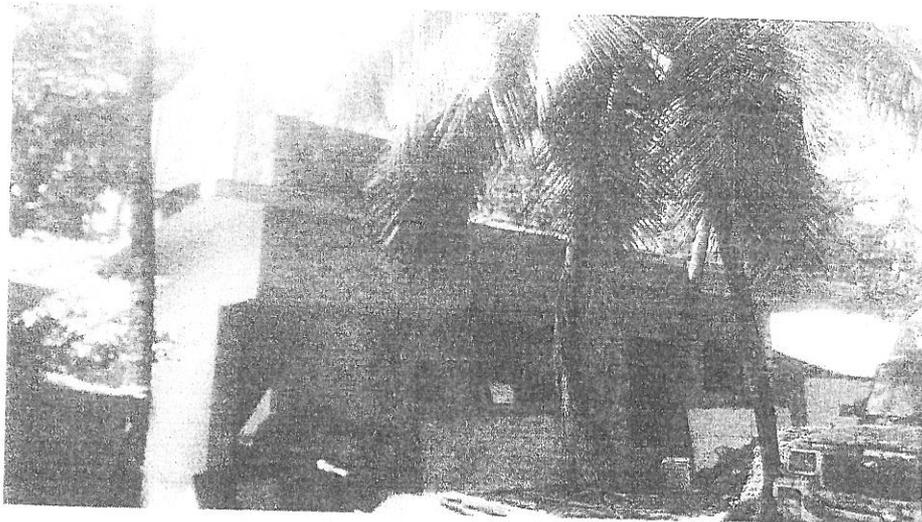
SR.NO.2 (Structure-B)



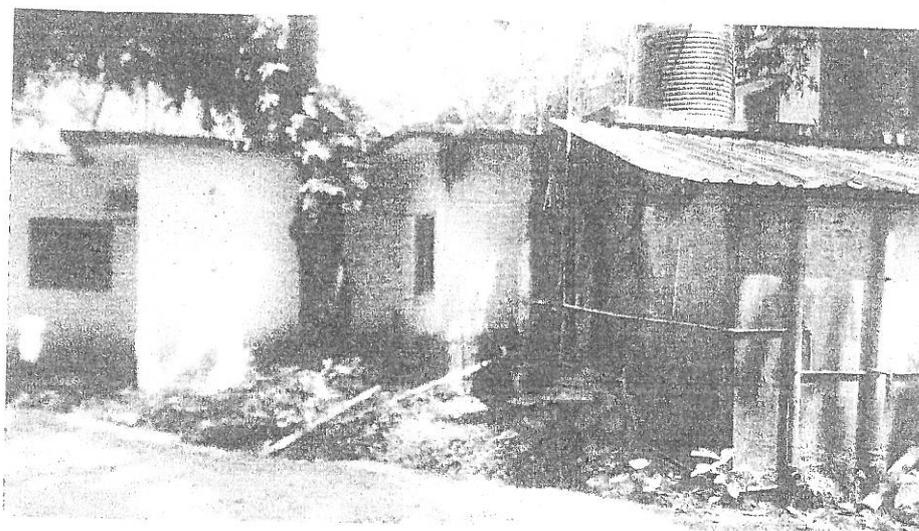
Alamets

MS

SR.NO.3 (Structure-C)



SR.NO.4 (Structure-D)



ABanetty

18/5



SR.NO.5 (Structure-E)



ASantto

W/S



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI-GOA



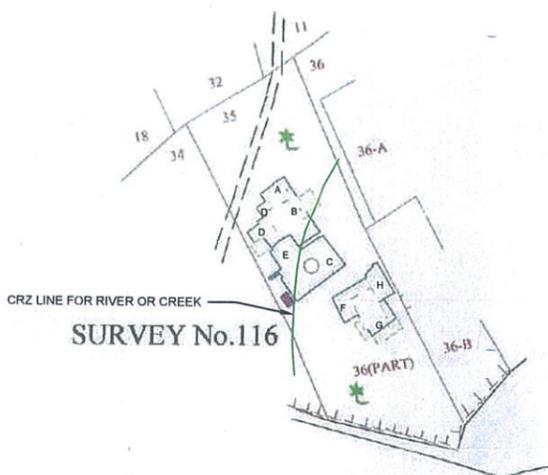
SITE PLAN

As per the notice of site inspection of Member Secretary, Goa Coastal Zone Management Authority vide their letter No.GCZMA/N/ILLE-COMPL/22-23/36/2620 dated 08/11/2024 in respect of S.No/Sub Div No.116/35 of Village Morjim of Pernem Taluka.

Scale 1:2000

NOTE

THE LEGALITY / ILLEGALITY OF NEW STRUCTURES SHOWN ON THIS PLAN IS NOT KNOWN AND THEREFORE THIS PLAN SHALL NOT BE USED FOR ANY PURPOSE SUCH AS DEVELOPMENT OF STRUCTURES, REVENUE SURVEY MATTERS, OBTAINING LICENSES, PERMISSIONS, CONVERSION OF LAND, ETC. THIS PLAN SHALL BE USED FOR REFERENCE PURPOSE ONLY.



LEGEND

- Structure as per Survey plan
- New Structure existing at site Identified by GCZMA
- Temporary Shed
- Staircase
- Masonry Tank

LEGENDS	
CRZ LINE	

Surveyed & prepared by :-
Rajesh Harmalkar (F.S)

Seen by

Siddhesh S N Tuenker
(Head Surveyor)

Surveyed on 15-11-2024.

FILE No. 19-DSLR/Re-Cell/CRZ-Mapping/24/13