



BEFORE THE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, AT PUNE

ORIGINAL APPLICATION NO. 97 OF 2017 (WZ)

IN THE MATTER OF:

MADAN NARAYAN SAWANT

...PETITIONER

VERSUS

GOA COASTAL ZONE

...RESPONDENTS

MANAGEMENT AUTHORITY &

OTHERS

AFFIDAVIT ON BEHALF OF THE RESPONDENT NO. 1

GOA COASTAL ZONE MANAGEMENT AUTHORITY

I, Johnson Bedy Fernandes, Member Secretary of the Respondent No. 1 Goa Coastal Zone Management Authority, having my office at 4th Floor, Dempo Tower, 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 [hereinafter "**GCZMA**"]. I have examined the relevant records available in my office apropos the above-captioned Appeal and I am thus aware of the facts and circumstances from which the above-captioned Appeal arises. I am competent to affirm the present Counter-Affidavit on behalf of the Respondent No. 1 GCZMA. Nothing in the present Affidavit may be deemed to be an admission of any of the contents of the memorandum

of the above-captioned Original Affidavit for want of specific denial, unless the same is categorically admitted herein.

2. The Answering Respondent is filing the present affidavit for limited purpose of complying with the directions contained in orders dated 22/08/2023 and 23/02/2024 issued by this Hon'ble Tribunal in the present matter inter alia directing this Respondent to place on record building plan submitted by the present appellant at the time seeking CRZ clearance from this Authority.
3. I say that the building plan approved by planning authorities and local municipality is annexed hereto and marked as **Annexure-A**. I say that in the said building plan the red shaded portions are the walls to demolished which are added to parking stilts.
4. I say that the currently the structure of the Appellant is of ground plus two as the stilt parking which is permissible as per the building bye laws has been converted into rooms.
5. I say that this Authority at the relevant time i.e 2007 had decided in its 30th meeting that applicants/proponents seeking to revise their construction plan for which CRZ clearance has already been granted, than there is no requirement to approach the GCZMA again for clearance. No plans were certified/approved which were submitted by the project proponent for proposal during the period of 2007 upto January 2013.



A handwritten signature in blue ink is located at the bottom right of the page. The signature is stylized and appears to be 'J. J. J.' or similar.

6. I say that Authority at the relevant time had only issued a permission. No plan was approved by the Authority at the time of issuing permission to the Appellant. The Appellant has accordingly done construction as per plans of planning authorities as per building bye laws of governing CRZ-II area.
7. Furthermore the subject matter property and house is located in Chalta No.10 and 11 of PT. Sheet No.12 of Panaji City is classified as CRZ-II area interms of Coastal Zone Management Plan (CZMP), 2011 prepared interms of CRZ Notification 2011.
8. I say that in the event the stilt parking is maintained by demolishing the walls constructed therein which has been converted into rooms, the directions contained in the order dated 26/09/2017 would stand complied.
9. I say that the aforementioned contents are interms of records maintained in the office of the answering Respondent.



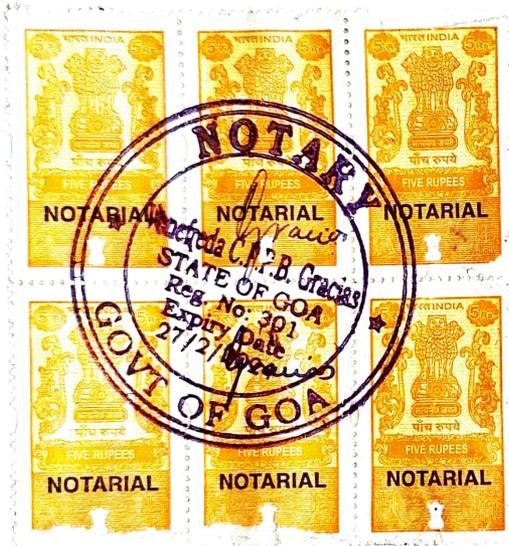
DEPONENT



VERIFICATION

I, the deponent above-named, do hereby solemnly affirm and state on oath that the facts stated hereinabove are true to the best of my knowledge and belief, based on the on records available in the office of the answering Respondent.

Verified at Panaji Goa this 02th day of July, 2024.



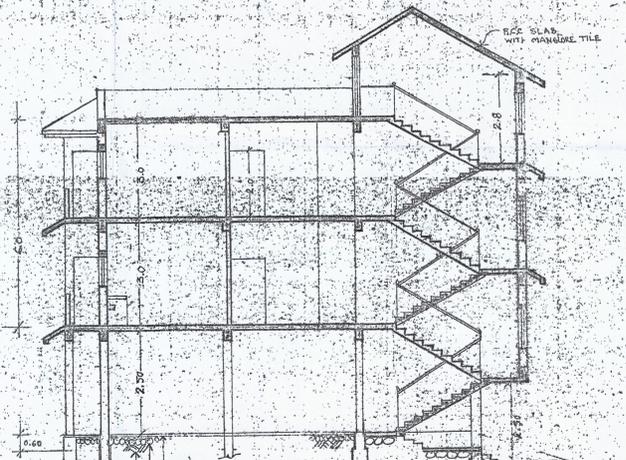
[Signature]
DEPONENT 2/7/24

Executed before me
At **Carangute Bardez - Goa**
Reg. No. 102|07|2024/P
Dated: 02|07|2024

[Signature]
Venefrada C.P.P.B Gracias
Advocate & Notary Goa State



FRONT ELEVATION (1:100)



SECTION AT XX' (1:100)

ITEM	SIZE	REMARKS
WINDOW	W1 1.50 X 1.20	WIDE SHUTTER
	W2 1.00 X 1.20	DOUBLE SHUTTER
	W3 0.80 X 1.20	DOUBLE SHUTTER
	W4 0.50 X 0.80	LOUVERED
DOORS	D1 1.05 X 2.10	PANELLED
	D2 1.80 X 2.10	HALF GLAZED
	D3 0.80 X 2.10	PANELLED
	D4 0.75 X 2.10	FRE

APPROVED FROM ELECTRICAL POINT
SUBJECT TO CONDITIONS
STIPULATED IN LETTER
No. AE-11 (4) P.N./TECH/48
12518
25-5-07

Assistant Engineer
Elect. Sub. Div. II
Panaji - Goa

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
IN VIDE ORDER No. NG PDA/70
DATED 30 JUN 07

MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANJIM - GOA

U. O. C. is issued subject to the
conditions stipulated in the letter
No. GHCP/DHS/NOG/2007-2008/1004
Dated 1.6/9/07

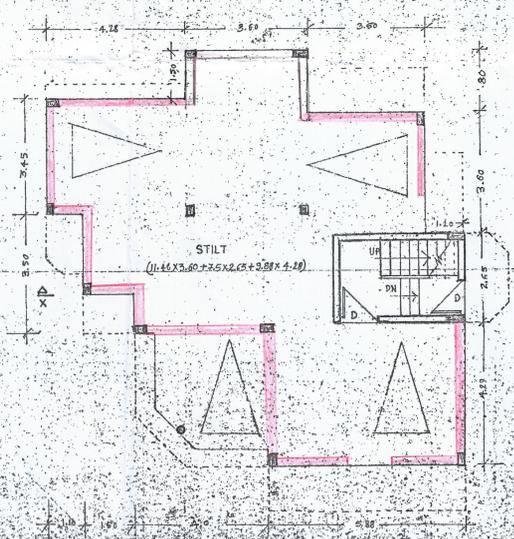
Health Officer
Urban Health Centre, Panaji

Municipal Engineer (Gr. II)
Corporation of the City of Panaji

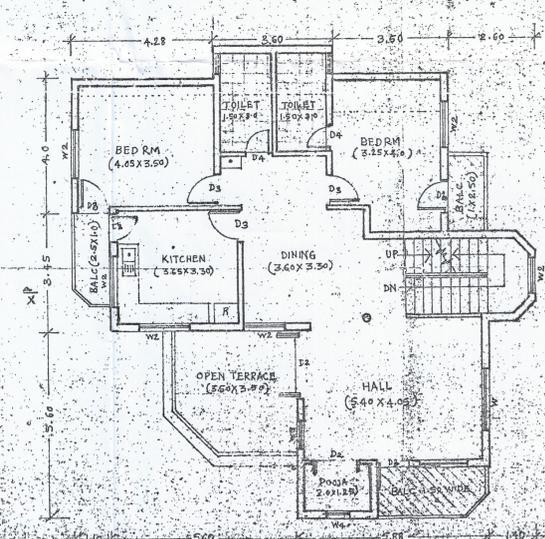
Municipal Engineer (Gr. II)
Corporation of the City of Panaji

Municipal Engineer (Gr. I)
Corporation of the City of Panaji

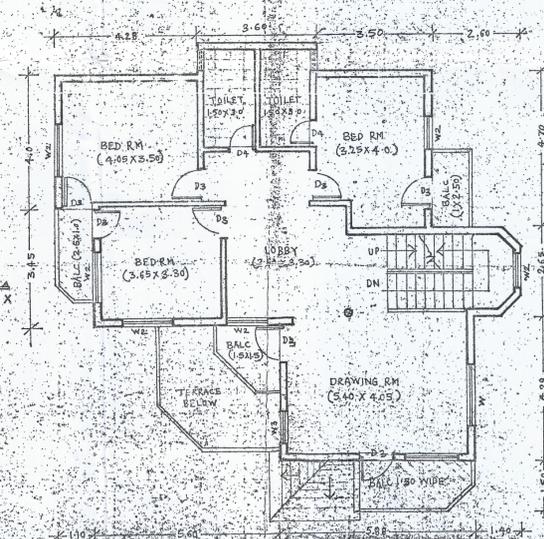
SITE PLAN (1:500)



STILTED LOWER GROUND FLOOR PLAN
(SCALE - 1:100)



UPPER GROUND FLOOR PLAN
(SCALE - 1:100)



FIRST FLOOR PLAN
(SCALE - 1:100)

CORPORATION OF THE CITY OF PANAJI
Approved L.R. No. 1115/159/07-CCP/07-08/09
Date: 5/11/07

AREA STATEMENT	
1) TOTAL AREA OF PLOT (C.No. 10 & 11)	1014.00 M ²
2) ROAD WIDENING AREA	224.00 M ²
3) AREA DETACHED BY VIRTUE OF SOME ACCESS LEFT TO ADJOINING PROPERTY OF BLDG. @ LINES	162.00 M ²
4) NET AREA OF PLOT	628.00 M ²
5) PERMISSIBLE COVERAGE (40%)	251.20 M ²
6) PERMISSIBLE FAR (60)	
7) ROAD WIDENING PREYLEDGE (224+224) x 0.8	601.60 M ²
PROPOSAL WITH REF. TO 681-50 M ²	
8) STILTED LOWER GROUND FLOOR AREA	127.25 M ²
9) UPPER GROUND FLOOR AREA	105.48 M ²
10) FIRST FLOOR AREA	101.81 M ²
11) TOTAL BALCONY AREA	21.25 M ²
12) TOTAL BUILT-UP AREA	207.23 M ²
13) COVERAGE CONSUMED	20.25
14) FAR CONSUMED	30.41
SET BACK	
15) FRONT SET BACK (MINIMUM)	5.0 M
16) REAR SET BACK (RHS)	5.0 M
ZONE: S2 RESIDENTIAL	

PROPOSED CONSTRUCTION OF RESIDENTIAL HOUSE ON PLOT BEARING CHALTA No. 10 & 11 OF P.T. SHEET No. 12 SITUATED AT RAMBHUVAN VADDO IN RIBANDAR WARD OF CITY SURVEY AREA OF PANAJI, TISWADI-GOIA FOR MR. MADAN NARAYAN SAWANT, RIBANDAR-GOIA.

OWNER'S SIGN: *[Signature]*

ARCHITECT SIGN: *[Signature]*

AR. UMESH SHIRODKAR & ASSOCIATE
ARCHITECT - TOWNPLANNERS
65, SHIRODKAR, BADAM, VITHALWADI ROAD,
ANPA THATY, MARUGA - GOA. (CPA-222&148)

JOB NO. G-1056
JOB REG. NO. 338
C.A. REG. NO. 255
P.A. REG. NO. 25