

IN THE NATIONAL GREEN TRIBUNAL
WESTERN ZONE, AT PUNE

APPEAL NO. 28 /2026(WZ)

MR. ADVINO FERNANDES
& ANR

.... APPELLANTS

V/S.

GOA COASTAL ZONE MANAGEMENT
AUTHORITY & ANR

... RESPONDENTS

AFFIDAVIT ON BEHALF OF
RESPONDENT NO. 2

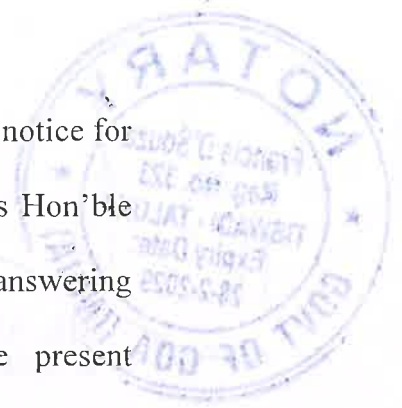
MAY IT PLEASE THIS HON'BLE TRIBUNAL:

I, Shri. Vilas N. Arolkar, son of late Shri. Nakul Bhikaji Arolkar, Businessman, married, aged about 60 years, Indian National, resident of House No. 93, Thorlebag, Keri-Pedne-Goa: 403512 the authorised signatory of M/s Jubliant Hospitality Services i.e. Respondent No. 2 (“*answering respondent*”) herein, do hereby solemnly affirm and state as under:

1. I say that I am well-acquainted with the facts and circumstances of the present case and I am competent to swear this Affidavit on behalf of Respondent No. 2. The answering respondent states that though no notice has been issued to the Respondent No.2 in this matter, the Respondent No.1 i.e. the Goa Coastal Zone Management

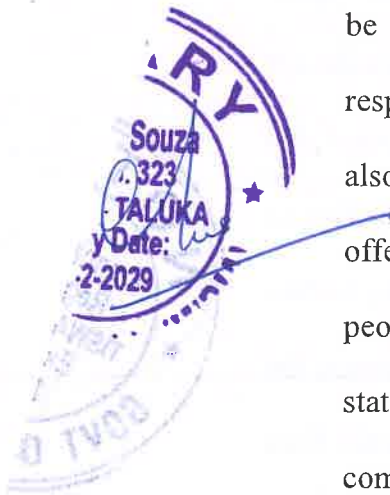
Authority (hereinafter referred to as "GCZMA") issued a notice for site inspection, which was pursuant to the Order of this Hon'ble Tribunal in the present proceedings and accordingly the answering respondent became aware of the pendency of the present proceedings before this Hon'ble Tribunal.

2. The answering respondent is filing the present Affidavit to place on record certain serious material facts in respect of the present proceedings, with an earnest request to this Hon'ble Tribunal to consider the same before proceeding any further in the matter.
3. The answering respondent states that the present proceedings and the complaint filed by the Appellants herein dated 24.02.2025 before the GCZMA is nothing but a clear case of abuse of judicial proceedings and such proceedings have been initiated for extorting money from the answering respondent. This factual position *qua* the motive and intent behind the filing of the complaint before the GCZMA and thereafter now filing the present proceedings challenging the Discharge Order dated 09.10.2025 is solely for extraneous purpose and judicial proceedings are being used as medium and/or for demanding money and/or extorting money in the name of purported "*settlement of matter*", which fact now stands duly recorded in a video sting operation which was conducted by



the representative of the answering respondent and subsequent to which a police complaint was filed and FIR came to be registered against the Appellants herein.

4. The answering respondent states that the Appellants herein along with other connected persons have been pressurizing and harassing the answering respondent by filing frivolous complaints, solely with an objective to extort money. It is stated that the Appellants herein even before filing the complaint before the GCZMA, through their intermediaries had approached the representatives of the answering respondent for monetary settlement in *lieu* of not filing the complaints. The answering respondent had refused to entertain such illegal and unlawful demands and therefore the complaint came to be filed against the answering respondent. The answering respondent states that even after filing of the complaint and infact also after filing the present proceedings before this tribunal such offers were continuously made by the Appellants and/or by the people who are connected with them. The answering respondent states that being an organization of repute and having been complied with all the requisite law never entertained such illegal and unlawful demands.



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5. It is on 07.05.2026 that some of the people who are connected with Appellant No.2 herein contacted the General Manager of the answering respondent's resort and requested him to meet and discuss for a settlement offer. Though the answering respondent was not interested to entertain any of such demands, in an attempt to expose the Appellants herein and their real agenda in filling the complaint/present proceedings decided to meet the concerned person and conduct a video- sting operation. The Appellant No.2 herein along with his two associates, met the said General Manager of the answering respondent's resort namely Mr. Paul Dhanraj along with one representative of the answering respondent in the parking area of Kala Academy at Panaji Goa on 07.05.2026. The General Manager of the answering respondent's resort video recorded the entire meeting through a hidden pen-camera device and in the said video recording it is clearly seen and heard that Appellant No.2 herein along with his associates is demanding an amount of Rs.5-5.5 crore to settle the subject matter pending before this Hon'ble Tribunal. The video recording clearly exposes the Appellants herein and fortifies the fact that the complaints filed before the GCZMA and the present proceedings initiated before this Hon'ble tribunal challenging the discharge order is nothing, but a tool used to extort money from the answering respondent. It is a



clear case of misuse of judicial proceedings for the purpose of extorting money, and such a conduct is clearly a criminal contempt of this Hon'ble tribunal in addition to being various offences under the provisions of BNS, 2023.

The video recording of the aforesaid meeting held on 07.05.2026 is annexed and enclosed herein as **ANNEXURE A** in an envelope along with requisite certificate under the BNS, 2023. It is humbly prayed that the same may be taken on record.

6. The answering respondent on 14.05.2026, immediately informed the GCZMA about the video recording of 07.05.2026 and brought to their notice the illegal and unlawful demands made by the Appellants herein.

The Copy of the Complaint/letter dated 14.05.2026 is annexed hereto and marked as **ANNEXURE B.**

7. Thereafter, on 23.05.2026, the answering respondent duly filed a police complaint before the Mandrem Police Station against the Appellants and other persons in respect of extortion demands, criminal intimidation, etc.

The Copy of the Police Complaint dated 23.05.2025 is annexed hereto and marked as **ANNEXURE C.**



8. Further, the Mandrem Police Station registered a FIR being FIR No.52/2026 under Sections 308(2), 351(3), 61(2), 329(3), 125, 289 r/w 3(5) of the Bharatiya Nyaya Sanhita (BNS), 2023 for extortion, criminal intimidation, and criminal trespass etc. Thereafter, the Appellant No.2 herein namely Mr. Rajesh Dabholkar came to be arrested by the Mandrem police station on 24.05.2026 and as per the reply filed before the Court in the Bail Application confessed to the commission of the crime.

The Copy of FIR No.52/2026 is annexed hereto and marked as **ANNEXURE D.**

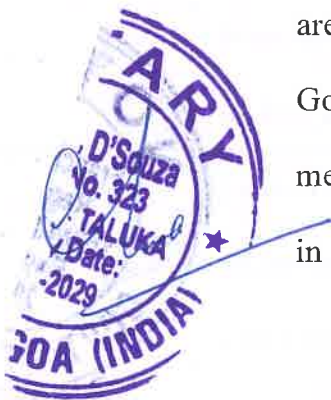
9. Thereafter, the Appellant No.2 herein filed a Bail Application before the Judicial Magistrate First Class (JMFC) at Pernem Goa which came to be registered as Bail Application No.37/2026 to which the Mandrem Police Station duly filed their reply in the matter which *inter alia* stating that the Appellant No.2 had confessed about the commission of the offence. The Hon'ble JMFC vide Order dated 25.05.2026 was pleased to grant bail and Appellant No.2.

Copies of the Bail Application; Reply/say filed by the Police Officer and the Order dated 25.05.2026 are annexed hereto and marked as **ANNEXURE E-COLLY.**



10. It is most respectfully submitted that the present Appeal is nothing but a typical textbook example of a proxy, frivolous, and motivated litigation engineered by the Appellants under the garb of being "public-spirited citizens". The true intent behind filing complaints and the present appeal is not environmental protection, but systematic blackmail and illegal financial extortion targeting the hospitality sector in Goa, which fact is fortified by the Sting video Operation conducted by one of the representative of the Respondent No.2 herein dated 07.05.2026, where, a video-recording clearly shows that the Appellant No.2 herein, Mr. Rajesh Dabholkar was demanding a hefty sum of Rs.5.5 Crores to settle the subject-matter Appeal.

11. That, it is a settled position of law that litigants approaching this Hon'ble Tribunal must come with clean hands. The absolute lack of integrity of the Appellants is starkly apparent from the fact that they are running an organized racket to target the hospitality sector in Goa using public interest mechanisms. The Environmental laws are meant to safeguard ecological fragments, not to assist extortionists in securing massive financial payouts.



12. It is further stated that a litigant who seeks to extract Rs. 5-5.5 Crores under the threat of utilizing judicial mechanisms loses all *locus standi* and clean credentials required to approach this forum. Hence the present appeal deserves summary dismissal with exemplary costs on this ground alone.

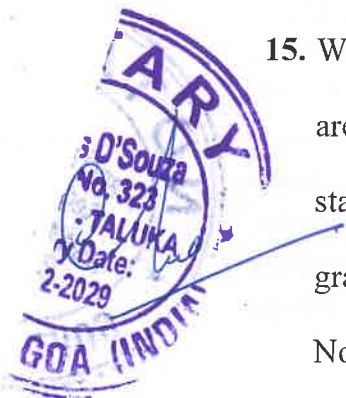
13. That from the aforesaid facts it is amply clear that the Appellants herein are not espousing any environmental cause but infact have indulged into using the judicial process as a tool and/or a medium to extort money from the answering respondent. It is rather apparent that the objective of filing the complaint before GCZMA and now thereafter challenging this discharge order before this hon'ble tribunal is nothing, but a pressure tactic adopted by the appellants to make monetary demands and pressurise the business entities in the name of settlement of the matters. It is rather apparent that the Appellants have misused the forum of this Hon'ble tribunal and used the Appellate proceedings before this Hon'ble tribunal as a medium to extort money, which is clearly contemptuous and is required to be dealt with iron fist by this Hon'ble tribunal. It is most respectfully submitted that such litigant should not be permitted to misuse the forum of this Hon'ble tribunal for their vested interests and to extort money from the business entities. It is stated that the



present proceedings initiated by the Appellants should be dismissed in *limine* by this Hon'ble Tribunal on this ground alone that the Appellants are using the present proceeding as a mode and medium to make extortion demands.

14. WITHOUT PREJUDICE to the aforesaid and only to place on record facts which clearly shows that the structures and the activities of the answering respondent are strictly in accordance with law. That the Respondent No. 2 through Mayfair Hotels & Resorts operates a highly reputed, eco-conscious resort under the name and style of "**Mayfair on Sea**" at Survey Nos. 183/3 and 183/4, village Morjim, Pernem Taluka, Goa. The resort operates in strict compliance with law, holding all valid permissions, environmental clearances, and statutory licenses issued by the competent authorities, including the Goa Coastal Zone Management Authority (GCZMA).

15. With regards to the structures of the answering respondents which are present in Survey Nos. 183/3 and 183/4 of Village Morjim, it is stated that the same have been put up strictly in terms of approval granted by the GCZMA, in exercise of their powers under the CRZ Notification. The structures in the above-mentioned survey numbers are strictly in accordance with the permission granted and



the plan approved by the GCZMA. The Appellants have deliberately chosen to suppress the fact that the Respondent No.2 possesses all relevant permissions and approvals wholly with an attempt to mislead this Hon'ble Tribunal. It is stated that if the permissions along with the approved plans were produced on record by the Appellant, it would be apparent that the Appellant has no reason or occasion to question and challenge the Order of the Respondent No.1 which has been operating strictly in consonance with the permissions granted. The Answering respondent tabulates the relevant dates *qua* the permission granted by the GCZMA which will clearly demonstrate that the structures put up are in consonance with the permissions granted, which is as follows:-

SR NO	DATE	PARTICULARS
1	15.03.2018	The GCZMA granted permission /NOC for temporary huts and shacks in Sy. No. 183/3 of Morjim Village, Pernem Taluka. Copy of the permission dated 15.03.2018 is hereto annexed and marked as <u>Annexure F</u>
2	02.12.2020	An application was made by the Answering Respondent for revision of plans approved on 15.03.2018 for the subject matter project.
3	16.12.2020	The GCZMA was pleased to grant permission/Approval for revision of plans for huts/cottages/structures in property bearing Survey No. 183/3 and 4 of Morjim Village Pernem Taluka.



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		The Copy of the permission/Approval dated 16.12.2020 along with the approved plan are hereto annexed and marked as <u>Annexure G-Colly</u>
4	13.02.2024	The GCZMA was pleased to extend the validity of the permission granted earlier up to 16.12.2027. The Copy of the extension letter dated 13.02.2024 is hereto annexed and marked as <u>Annexure H.</u>
5	07.05.2025	The Answering respondent filed an application for revision of the earlier approval plan for temporary structures in survey no. 183/3 and 4 of Village Morjim. The Copy of the application dated 07.05.2025 is hereto annexed and marked as <u>Annexure I</u>
6	14.05.2025	The GCZMA issued notice of site inspection. The inspection was scheduled and conducted on 02.06.2025.
7	19.06.2025	The Application for the revision of the plan was taken up for consideration by the GCZMA in its 159 th meeting held on 19.06.2025 at case no. 4.3. After due deliberation and taking into consideration all relevant factors including the inspection conducted on 02.06.2025 the GCZMA was pleased to grant approval in terms of the application dated 07.05.2025. However, the approval was granted subject to the condition that the applicant was to submit revised plan and also was directed to remove all existing temporary structures which were beyond the approval granted earlier and submit the compliance report. The copy of the minutes of the 159 th held on 19.06.2025 are hereto annexed and marked as <u>Annexure J</u>



8	05.08.2025	<p>In terms of the decision taken by the GCZMA in its meeting held on 19.06.2025, the GCZMA issued permission for proposed erection of new temporary structures and also merges the earlier NOC dated 16.12.2020 and 13.02.2024 in respect of survey no. 183/3 and 183/4 of Morjim Village.</p> <p>The Copy of the NOC dated 05.08.2025 and approved plan are hereto annexed and marked as <u>Annexure K Colly</u></p>
9	08.08.2025	<p>The Answering respondent submitted the compliance report along with the relevant photographs showing that the temporary structures which were directed to be removed were duly dismantled by the Answering respondent.</p> <p>The Copy of the letter dated 08.08.2025 is hereto annexed and marked as <u>Annexure L.</u></p>
10	18.08.2025	<p>The Answering respondent after dismantling the temporary structures which were not in consonance of the permission granted, erected temporary structure in terms of the approvals granted and submitted the compliance report along with the relevant photographs to the GCZMA.</p> <p>The Copy of the letter dated 18.08.2025 is hereto annexed and marked as <u>Annexure M.</u></p>
11	19.08.2025	<p>GCZMA, after due deliberation in its 475th meeting held on 19.08.2025, taken decision to discharge the Show Cause Notice (SCN) dated 06.05.2025 against the answering respondent and the GCZMA specifically noted in its decision that answering respondent has fully complied with the directions for the removal of the structures which were not as per the approval and submitted compliance report dated 18.08.2025. Consequently, the Authority</p>



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		<p>found no reason to continue proceedings inasmuch as there were no illegal structures and all the structures standing are in consonance with the approval granted and accordingly decided to discharge the show cause notice.</p> <p>Copy of the minutes of meeting of GCZMA's 475th meeting held on 19.08.2025 is hereto annexed and marked as <u>Annexure N</u>.</p>
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16. From the aforesaid it is amply clear that the structures erected have been erected after following due process of law and after having obtained the requisite permission from the GCZMA under the CRZ notification. It is reiterated that the structures which are presently at site are temporary structures put up in accordance with and in consonance with the permission granted and the approved plan thereto, more particularly in accordance with the permission dated 05.08.2025 and the plan approved thereto. It is categorically denied that there is any kind of permanent construction *qua* the subject matter property.

17. It is further stated that the Answering respondent in addition to the requisite permission from the CRZ authority has obtained all other permissions from all concerned authorities which *inter alia* includes permissions from Village Panchayat of Morjim, Pernem, Goa; Certificate of Registration from Tourism



Department, Government of Goa; Registration Certificate of Establishment under the Shops and Establishment Act; Registration from Excise department; Trade license form the Village Panchayat; NOC from Directorate of Fire and emergency services; license under Food and Safety Standard Authority of India; License under FSS Act 2006; the Consent to Operate from the Goa State Pollution Control Board etc., the answering respondent craves leave to produce all these permissions if need arises in this matter.

18. As regards the discharge of Show Cause Notice vide the order dated 09.10.2025, it is stated that the same is completely legal and in consonance with law in as much since the structures on the subject matter property have been erected in terms of the permissions granted by the GCZMA the question of terming them as illegal and/or directing them to be demolition of the same does not even arise, and consequently the GCZMA has rightly discharged the Show Cause Notice. It is stated that the Show Cause Notice has been discharged after following due process of law and the discharge order is in accordance with law.

19. Further, it is stated that the GCZMA, after due deliberation in its 475th Meeting held on 19.08.2025, had taken decision to



discharge the Show Cause Notice (SCN) dated 06.05.2025 against the answering respondent and the GCZMA specifically noted in its decision that Respondent No. 2 has fully complied with the directions for the removal of the structures which were not as per the approval and submitted compliance report dated 08.08.2025. Consequently, the Authority found no reason to continue proceedings in as much as there were no illegal structures and all the structures standing are in consonance with the approval granted.

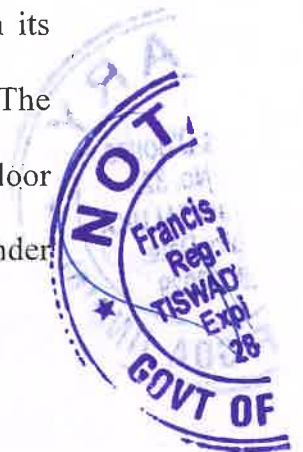
20. The Answering respondent states that the complaint filed by the Appellants and so also the present appeal is nothing but abuse of process of law and also an attempt to extort monies from the Answering respondent. It is stated that the Appellant is not espousing any environmental cause but in fact had filed the complaint and so also the present Appeal from extraneous considerations.

21. The contents of the Appeal are majorly statement of falsehood and blatant abuse of process of law, which are made with sole intent of create prejudice against the answering respondent and such false statements are made either without verifying the same or deliberately to create prejudice.



22. The Answering respondent at the cost of repetition states that the structures put up by the answering respondent in Survey No. 183/3 and 183/4 of village Morjim, are strictly in accordance with the permission dated 05.08.2025 and the plan approved thereto and consequently the question of terming the same as illegal does not even arise and therefore there is no merit and/or substance in the present Appeal and the same is liable to be dismissed. It is pertinent to note that the GCZMA was pleased to discharge the Show Cause Notice after noting that the Answering respondent has complied with the direction of removal of structures which were beyond the approval and had filed compliance report to that extent. Therefore, by taking into consideration the fact that the unauthorized structures were duly removed and the structures presently at site were being strictly in accordance with the permissions granted by the GCZMA rightly discharged the Show Cause Notice.

23. The GCZMA verified compliance and restoration through its technical team before discharging the notice on 09.10.2025. The structures currently at the site are within the permissible Floor Area Ratio (FAR) and are temporary in nature as allowed under



CRZ-III regulations and strictly accordance with permissions granted by GCZMA.

24. The answering respondent reiterates that the present affidavit is filed only to place on record aforesaid facts which clearly demonstrate that the present proceedings have been filed malafidely initiated for extraneous considerations and is clearly a case of abuse of process of law. The answering respondent craves leave of this Hon'ble Tribunal to file a detailed reply in the matter and so also oppose the condonation of delay application filed by the Appellant herein in the matter, if need arises.

25. In the above conspectus, the Respondent humbly submits that the Appeal filed by the Appellants be dismissed with exemplary costs at the threshold stage itself on the ground of complete lack of *bona fides*, criminal misconduct, and egregious abuse of process by the Appellants.

Place: Panaji, Goa

Date: 30.05.2026



Respondent No. 2
M/S. JUBLIANT HOSPITALITY SERVICES
through its authorized signatory
Shri. Vilas N. Arolkar



STATE OF GOA
GOVERNMENT
OFFICE
PANAJI
MAY 30 2026

VERIFICATION

I, **Shri. Vilas N. Arolkar**, son of late Shri. Nakul Bhikaji Arolkar, Businessman, married, aged about 60 years, Indian National, resident of House No 93, Thorlebag, Keri-Pedne-Goa: 403512, the authorised signatory of M/s Jubliant Hospitality Services, Respondent No. 2 herein, do hereby verify that the contents of the paragraphs namely para 1,2,3,4,5,6,7,8,9,10,14,15,16,17, 18(Part), 19(Part),20(Part),21(Part),22(Part),23(Part),24(Part),25(Part) of the reply are true to my knowledge and/or as per the records available and what is stated in the remaining paragraphs 11,12,13,18(Part), 19(Part),20(Part),21(Part),22(Part),23(Part),24(Part),25(Part) are in the nature of legal submissions and/or inferences of facts which I believe to be true and that I have not suppressed any material fact.

Solemnly Verified at Panaji, Goa

On this 30th May, 2026

BEFORE ME

[Signature]
DEPONENT

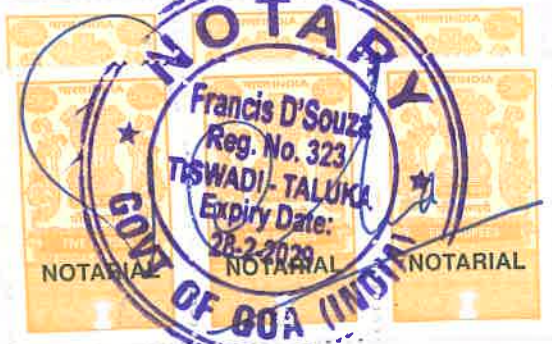
SHRI FRANCIS D'SOUZA
NOTARY FOR TISWADI TALUKA
STATE OF GOA (INDIA)

IDENTIFIED BY ME

[Signature]
(Adv. Khupa V. Nait)

ADV. FOR THE RESPONDENT NO. 2

ADV. FRANCIS D'SOUZA
NOTARY
KAMAKSHI PRASAD BLDG
THIRD FLOOR, FLAT NO. 304
PATTO, PANAJI
TISWADI GOA - 403 001



I hereby attest the above signature of Mr. Shri/Smt/Miss. Vilas N. Arolkar the deponent as being named who has been identified before me by A.C. No. 5819 T268 2A21 who is personally known to me and is registered under No 1008/2026 Dtd: 30.05.2026

[Signature]



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IN THE NATIONAL GREEN TRIBUNAL
WESTERN ZONE, AT PUNE

APPEAL NO. 28 /2026(WZ)

MR. ADVINO FERNANDES

& ANR

.... APPELLANTS

V/S.

GOA COASTAL ZONE MANAGEMENT

AUTHORITY & ANR

... RESPONDENTS

**CERTIFICATE UNDER SECTION 65B OF THE INDIAN
EVIDENCE ACT, 1872**

(READ WITH SECTION 63 OF THE BHARATIYA SAKSHYA
ADHINIYAM, 2023)

I, **Shri. Vilas N. Arolkar**, son of late Shri. Nakul Bhikaji Arolkar, Businessman, married, aged about 60 years, Indian National, resident of House No 93, Thorlebag, Keri-Pedne-Goa: 403512, the authorised signatory of M/s Jubliant Hospitality Services, Respondent No. 2 herein solemnly affirm and states as under:-

1. That I am the authorised signatory of Respondent No.2 in the present Appeal and that I am well aware of the facts of the case.

2. That, the Respondent No. 2 is relying upon an electronic record, being a video sting operation recording of a meeting held on 07.05.2026 in the parking area of Kala Academy, Panaji, Goa. The said video recording captured the Appellant No. 2 along with his associates making unlawful monetary extortion demands to the tune of ₹5-₹5.5 Crores to settle the subject matter pending before this Hon'ble Tribunal.
3. The said electronic record consists of video files captured originally via a hidden pen-camera device described as
 - a) **Product Description/Name:** TECHNOVIEW
Spy Hidden Camera Pen with Free 32GB Sd Card
Spy Pen 1080P Full HD Video Audio Recording
Indoor Outdoor Mini Cam
 - b) **Model Name / ASIN:** B0CD3VD3G3

The video data was recorded directly onto a removable storage media, namely a **64 GB SanDisk Ultra MicroSD Card** bearing Serial Number: 5496XC153257 and subsequently transferred to, stored, and managed on an 8

GB SanDisk pen drive, which is denoted as **Exhibit X(STP)**.

4. I state that the video data contained in **Exhibit X(STP)** was accessed, processed, and copied using a computer owned, maintained, managed, and regularly operated by me in the ordinary course of my activities. The specific details of the computing device used are as follows:
 - a. **Computer Name:** MacBook Air 2017
 - b. **Serial Number:** FVHV50YGJ1WK
5. I further state that any accompanying text summaries, transcripts, or hard-copy representations of the digital contents were printed from a printer owned, maintained, managed, and operated by me, detailed below:
 - a. **Printer Name:** HP LaserJet Pro MFP M126nw
 - b. **Serial Number:** CNBRSD3517
6. I state that during the period over which the electronic record was created, transferred, and stored, the computer and the storage media were used regularly to process and store information for the purposes of activities lawfully controlled by Respondent No. 2.

7. I state that throughout the material part of the said period, the computer system, digital camera, and storage device were operating properly in the ordinary course of activities. To the best of my knowledge, there were no operational breakdowns or technical disruptions that could affect the electronic record or compromise the integrity and accuracy of its contents.
8. I state that the electronic record contained in the enclosed **Exhibit X(STP)** accurately reproduces and is faithfully derived from the original contents fed into and stored on the device in the ordinary course of the said activities.

Place: Panaji Goa

Date:30.05.2026



DEPONENT

VERIFICATION

I, **Shri. Vilas N. Arolkar**, son of late Shri. Nakul Bhikaji Arolkar, Businessman, married, aged about 60 years, Indian National, resident of House No 93, Thorlebag, Keri-Pedne-Goa: 403512, the authorised signatory of M/s Jubliant Hospitality

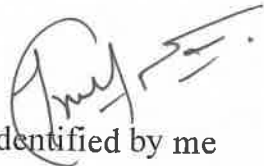
Services, Respondent No. 2 herein do hereby solemnly verify and state that what is stated by me in Paragraphs 1-8 of the affidavit are true to my own knowledge and/or as per the records available in the office and are in the nature of legal submissions and/or inferences of facts, which I believe to be true.

Solemnly verified at Panaji on

this 30th day of May, 2026



DEPONENT



Identified by me

(Adv. Khye V. Naile)



Jubliant Hospitality Services

16/259, Krishna, Behind Shiv Temple,
Vidya Nagar, Bilaspur (Chhatisgarh), 495001
Email : jubliantservices2016@gmail.com
GSTIN : 22AAMFJ0101D1Z9

Unit: Mayfair on Sea

Survey No 183/3, Gawdewada, Morjim, Pernem- Goa-403512

GSTIN: 30AAMFJ0101D1ZC

Ref: Fake complaint-RDAF-May 2026

Date: 14th May 2026

To,

The Member Secretary
Goa Coastal Zone Management Authority
Dempo Towers, Panaji- 403001

O/o Member Secretary
Goa Coastal Zone Management Authority
C/o Department of Environment & Climate Change
Dempo Towers,
Panaji- 403001

Sub: Fake complaints against our Eco-resort Mayfair on Sea

Ref: Complaints by 1. Mr Rajesh V. Dabholkar/ Advino Fernandes

2. By Mr Praveen Dlima of Green Space

Respected Sir,

For the past one and half years, we have been harassed by fake NGOs with false complaints of illegalities in our aforesaid Eco-resort with the aim to extort money. We have been approached through intermediaries prior to lodging the complaints with GCZMA. We did not entertain these unsavoury elements since we operate as per the law with all the necessary permissions and consents including from GCZMA. Since we did not yield to their extortion threats, complaints were lodged with GCZMA by both parties separately.

Vide GCZMA order dated 09/10/2025, the Authority discharged us and dropped the proceedings in case of both the complaints.

Thereafter, both complainants approached NGT (WZ) separately challenging the Discharge Order of GCZMA, simultaneously reaching out to us for "settlement".

We have been able to capture on video the demands of Rs 5.5 Cr of Mr Rajesh V. Dabholkar, video footage is enclosed for your reference. Please treat the same with discretion and confidentiality that it deserves. Copies of the same are being submitted to NGT (WZ) and Police (North Goa).

In case of Green Space, we have lodged a complaint with Police of "illegal trespassing" by drone shooting of our property. Copy of the complaint is enclosed for your ref.

In the interest of ease of doing legitimate business and helping the economy of Goa, we urge you to take strict action against these anti-social elements so that such activities of extortion are stopped forthwith.

We look forward to your prompt action in the matter.

Thank you.





16/259, Krishna, Behind Shiv Temple,
Vidya Nagar, Bhaspur (Chhattisgarh), 495001
Email : jubliantservices2016@gmail.com
GSTIN : 22AAMFJ0101D1Z9

Your truly,

For Jubliant Hospitality Services,

A handwritten signature in black ink, appearing to read "Paul Dhanraj", written over a horizontal line.

Paul Dhanraj



General Manager- Unit Mayfair on Sea

Enclosed: Pen drive containing the recording of extortion demand by Mr Rajesh V. Dabholkar

Date of recording: 7th May 2026 (In the afternoon, In the parking lot of Kala Academy, Panjim.

Date and time in the footage are different since spy camera clock was not initialized.

Clip reference	Time stamp	Key content of the video footage
MOV00005.AVI	04:28:39	Recording starts.
MOV00005.AVI	04:29:16	Mr Rajesh reaches the spot, small introduction.
MOV00005.AVI	04:29:36	Mr Rajesh stating that he has told the other person (Mr Shiv)
MOV00005.AVI	04:30:01	Mr. Rajesh: You will have to work that out. He (Shiv) had come to our office yesterday and I told him how things can move forward.
MOV00006.AVI	04:30:16	Mr. Rajesh: Post inspection things will not get sorted out.
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MOV00006.AVI	04:33:20	Mr Rajesh: (Member) Secretary said nothing in their hands, matter is in NGT and everything is dependent on Mr Rajesh.
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Ref: Trespass/Green Space

5th May 2026

To,
Police Inspector,
 Mandrem Police Station
 Junaswada, Mandrem Goa: 403527

Kind Attn: Shri G. J Naik

Sub: Complaint in respect Criminal trespassing & Other offences under BNS 2023 and illegal drone shooting of our Resort Mayfair on Sea

Dear Sir,

Mayfair on Sea is an Eco-resort developed by Jubliant Hospitality Services at Gawdewada, Morjim in Survey Nos 183/3 and 183/4. This Eco-Resort is in operation for nearly 4 years, with the required consents and permissions as a true, law abiding entity.

Unfortunately, we have been targeted by an NGO by name Green Space through its President Mr. Praveen DLima. This so called NGO is in the habit of filing baseless complaints with the intent of extorting money from the Business community operating in Goa.

While their complaint against us to Goa Coastal Zone Management Authority (GCZMA) was quashed and order was issued discharging us and dropping the proceedings, he has thereafter approached National Green Tribunal (NGT) vide Appeal no 618/2025, again with the intent of harassing us.

As a part of the Appeal, he has sworn an Affidavit dated 10/11/2025 stating that:

Quote:

"On 27/10/2025 at about 04:30 PM, The drone (DJI MAVIC 3 PRO) was operated under my supervision to capture the footage of the resort Mayfair by sea built in the NDZ of Morgim beach of village Morgim taluka Pernem-Goa, the drone shoot was approximately conducted from a height of 20 metres."

Unquote:

In the affidavit (copy enclosed) he has furnished various details of the equipment used and storage of the drone footage.



His action as above is a clear case of criminal trespassing and violation of our privacy. It may be noted that this was done without our prior consent. We also believe that the drone was illegally operated without having necessary permissions under the relevant statutes. Such illegal action amount to various offences under Section 329, 270, 125 and 289 of BNS Act 2023. Also it amounts to offences under the relevant statutes which mandates necessary permission being obtained before operating the drone.

You are requested to take action under relevant provision of BNS and any other section as applicable and provide us the necessary relief and protect our interests.

Copy of the Photographs that were enclosed with the said Appeal are attached for your ready reference. We humbly request your good office to immediately register the FIR and investigate the matter

We will be grateful for your favorable action in the matter.

Thank you,

Yours Truly,

For Jubliant Hospitality Services,


Paul Dhanraj

General Manager

(M) 9175681863

Encl: Copy of the affidavit before NGT (WZ) by Mr Praveen Dlima, President of Green Space along with pictures captured by the drone and details of the equipment used

Copy to:

1. Supdt of Police (North Goa), Porvorim, Goa

2. Dy SP, Pernem, Goa

MANDREM P. S.

W No. 3402

Date: 23/05/2026

From

Paul Dhanraj
General Manager
Mayfair on Sea, Goa
Gawdewada, Morjim,
Pernem, Goa.

Dated: 23.05.2026

To,
The Police Inspector,
Mandrem P. S.

Sub: Complaint regarding false and malicious complaints, extortion demands, criminal intimidation, illegal drone surveillance, trespassing and harassment against Mayfair on Sea Eco-resort...

Pratik
Respected Sir,

MANDREM P. S.

Mandrem Police Station With reference to above, I, Paul Dhanraj, General Manager of Unit "Mayfair on Sea", Goa, hereby submit this complaint seeking urgent intervention and appropriate legal action against certain individuals and organizations who have been continuously harassing, intimidating and targeting our establishment through false complaints, extortion demands and illegal activities with the sole intention of causing wrongful loss to our business and extracting unlawful monetary gains.

At the outset, I state that "Mayfair on Sea" is a reputed Eco-resort operating lawfully with all necessary permissions, approvals, licences, environmental clearances and statutory consents issued by the competent authorities from time to time. Our establishment caters to domestic as well as international tourists and contributes substantially towards tourism, employment generation and the economy of the State of Goa.

Mandrem PS Crime no. 5212026 u/s 308 (5), 308(2), 351
(3), 61(2), 329(3), 125, 289 & 143(5) of BNS 2023.
dated 24/05/2026. SDE No 14 at 13:35 hrs.

Pratik
PSI Pratik Garud
1-0 Mandrem PS

However, for the past one and a half years, certain individuals namely Mr. Rajesh V. Dabholkar, Mr. Advino Fernandes and Mr. Praveen D'Lima of Green Space have been continuously targeting our establishment by making baseless, false and motivated allegations regarding the operations of our resort. Their conduct clearly indicates a deliberate and organized attempt to pressurize and harass us by misusing legal forums and government authorities.

It is pertinent to mention that before filing complaints before the Goa Coastal Zone Management Authority (GCZMA), the aforesaid persons, through intermediaries and other channels, approached us for monetary settlement and attempted to coerce us into paying huge amounts of money in order to avoid complaints and legal proceedings. Since our establishment strictly operates within the framework of law and we possess all valid permissions and approvals, we refused to entertain such unlawful and illegal demands. The video transcripts of the communications signifies finalizing the settlement amount between Rajesh and his associates, and me and my associates, held on 7th May 2026 at Parking area of Kala Academy Panajim along with the photographs taken from the video, are attached herewith and collectively marked as **Flag "A"**.

Thereafter, separate complaints were deliberately filed before the GCZMA alleging illegalities against our resort. However, after detailed proceedings, verification of records and hearing all concerned parties, the GCZMA vide its Order dated 09/10/2025 discharged us and dropped the proceedings in both complaints, thereby clearly establishing that the allegations made against us were false, frivolous, vexatious and without any legal merit.

Despite the same, the complainants continued their campaign of harassment and subsequently approached the Hon'ble National Green Tribunal (Western Zone) challenging the discharge order passed by the GCZMA. Simultaneously, they continued attempts to approach us through various persons for "settlement" and monetary negotiations.

It is submitted that, I have addressed a letter dated 14.05.2026 to the Member Secretary, Goa Coastal Zone Management Authority (GCZMA), Dempo Tower, Panaji, regarding the fake complaints made against our eco-resort "Mayfair in Sea." A copy of the said letter is enclosed herewith at **Flag "B"**.

Most importantly, we have obtained video footage wherein Mr. Rajesh V. Dabholkar is clearly seen and heard making extortion demands to the tune of approximately Rs. 5.5 Crores in connection with the complaints and proceedings initiated against our resort. The said footage clearly reveals the true intention behind the complaints and establishes that the legal proceedings were being used as a tool for pressure, intimidation and unlawful financial gain. A copy of the said video footage along with a tabulated summary of key statements and conversations captured therein is enclosed herewith for your kind perusal and necessary action. We request that the said material be treated with utmost confidentiality considering the seriousness and sensitivity of the matter. (**Attached in pen drive at Flag "C"**)

It is also submitted that the accuse person unlawful demand 5.5 crores and if not paid to him then he threatened me & my worker with dire consequences causing grievous hurt.

Further, we state that the complainants and persons associated with them i.e Mr Praveena Dlima an NGO by name Green Space have also illegally operated and flown drones over and around our private property without our knowledge on 27.10.2025 at about 04.30 pm, consent or prior intimation. Such drone activities were conducted without obtaining permission either from us or from the concerned competent authorities regulating drone operations in India thereby endangered the life and safety of the complainant, his workers. The unauthorized drone surveillance and recording of our premises have caused serious concern regarding the safety, security and privacy of our guests, staff members and business operations. Such acts have adversely affected the reputation of our establishment and have created fear and apprehension amongst employees and visitors. The alleged operation was merely orchestrated by the complainant with the assistance of a private NGO to create fear in our minds, with the intention of facilitating extortion of money as demanded by him

The conduct of the aforesaid persons clearly appears to attract several criminal offences and legal violations, including but not limited to the following:

1. **Criminal intimidation:**

The acts of threatening, coercing and pressurizing us to make illegal payments and settle matters under fear of continued complaints, legal harassment and reputational damage amount to criminal intimidation under Section 351 of the bns (BNS).

2. **Extortion**

The demand for huge sums of money by creating fear of harm, damage to reputation, adverse legal proceedings and business disruption clearly amounts to extortion and attempted extortion under applicable provisions of criminal law.

3. **Criminal trespass**

Unauthorized entry into our premises and illegal flying of drones within and above our private property without permission attracts provisions relating to criminal trespass and unlawful intrusion.

4. **Violation of privacy**

Capturing photographs, videos and surveillance footage inside and around private premises without consent amounts to invasion of privacy and unlawful surveillance. The Right to Privacy has been recognized as a constitutional right by the Hon'ble Supreme Court of India. Any attempt to misuse such recordings for threats, intimidation or pressure tactics further aggravates the seriousness of the offence.

5. **Illegal drone operations**

Drone operations in India are governed and regulated by the Directorate General of Civil Aviation (DGCA). Flying drones without registration, operational permission, authorization from competent authorities or consent of the property owner amounts to violation of DGCA Drone Rules and other applicable laws and regulations.

6. Blackmail and cyber offences

The use of recorded footage, electronic communication, threats and digital material for coercion, pressure and unlawful demands may also attract offences relating to blackmail, cyber intimidation and misuse of electronic records under applicable laws.

7. Defamation and misuse of legal process

Repeated filing of false and malicious complaints before statutory authorities and judicial forums with ulterior motives has caused severe damage to the goodwill, reputation and business interests of our establishment and appears to be a clear misuse of legal process for personal gain.

It is submitted that I have already lodged separate complaints before PI Mandrem, DySP Pernem and your office regarding illegal trespassing and unauthorized drone shooting of our property. Copies of acknowledgement receipts and supporting documents are enclosed herewith for ready reference. **(Annexed at "D")**.

The continuous acts of harassment by the above persons are adversely affecting our lawful business operations, disturbing the peaceful functioning of our establishment and creating unnecessary fear, pressure and insecurity amongst our management, employees and guests.

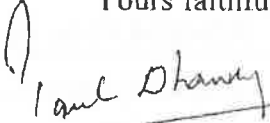
In the interest of justice, public order and protection of legitimate business activities in the State of Goa, I humbly request your good office to kindly conduct a detailed inquiry into the matter and initiate strict and appropriate legal action against all persons involved in such extortion, intimidation, illegal drone operations, trespassing and harassment activities.

I further request your office to registered FIR under relevant laws to ensure that no further illegal acts, threats or harassment are caused to our establishment in future.

We assure our full cooperation in the investigation and are ready to provide all relevant documents, electronic records, video footage, witness details and any other material required for the purpose of inquiry and legal proceedings.

Thanking you.

Yours faithfully,



(Paul Dhanraj)
General Manager
Mayfair on Sea, Goa

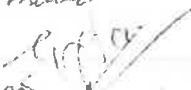
Encl:

1. Copy of GCZMA Order dated 09/10/2025
2. Video footage of extortion demands
3. Tabulated summary of statements from footage
4. Copy of submission made before GCZMA
5. Copies of complaints lodged before PI Mandrem, Dy.S.P. Pernem and SP North Goa & acknowledgement copies of complaints
6. Supporting photographs/documents relating to illegal drone operations

Copy submitted to

- 1) JmFL Pernem
- 2) SP North Pernem
- 3) SdPA Pernem
- 4) DySP Pernem
- 5) DIB (+)
- 6) DUE (+)
- 7) Complaints

Submitted


PI Mandrem V S

Date of recording: 7th May 2026 (In the afternoon, in the parking lot of Kala Academy, Panjim.

Date and time in the footage are different since spy camera clock was not initialized.

Clip reference	Time stamp	Key content of the video footage
MOV00005.AVI	04:28:39	Recording starts.
MOV00005.AVI	04:29:16	Mr Rajesh reaches the spot, small introduction.
MOV00005.AVI	04:29:36	Mr Rajesh stating that he has told the other person (Mr Shiv)
MOV00005.AVI	04:30:01	Mr. Rajesh: You will have to work that out. He (Shiv) had come to our office yesterday and I told him how things can move forward.
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Unit: Mayfair on Sea

Survey No 183/3, Gawdewada, Morjim, Pernem- Goa-403512

GSTIN: 30AAMFJ0101D1ZC

Ref: Fake complaint-RDAF-May 2026

 Date: 14th May 2026

To,

 The Member Secretary
 Goa Coastal Zone Management Authority
 Dempo Towers, Panaji- 403001

 O/o Member Secretary
 Goa Coastal Zone Management Authority
 C/o Department of Environment & Climate Change
 Dempo Towers, Panaji- 403001

18/05/2026

Sub: Fake complaints against our Eco-resort Mayfair on Sea

Ref: Complaints by 1. Mr Rajesh V. Dabholkar/ Advino Fernandes

2. By Mr Praveen Dlima of Green Space

Respected Sir,

For the past one and half years, we have been harassed by fake NGOs with false complaints of illegalities in our aforesaid Eco-resort with the aim to extort money. We have been approached through intermediaries prior to lodging the complaints with GCZMA. We did not entertain these unsavoury elements since we operate as per the law with all the necessary permissions and consents including from GCZMA. Since we did not yield to their extortion threats, complaints were lodged with GCZMA by both parties separately.

Vide GCZMA order dated 09/10/2025, the Authority discharged us and dropped the proceedings in case of both the complaints.

Thereafter, both complainants approached NGT (WZ) separately challenging the Discharge Order of GCZMA, simultaneously reaching out to us for "settlement".

We have been able to capture on video the demands of Rs 5.5 Cr of Mr Rajesh V. Dabholkar, video footage is enclosed for your reference. Please treat the same with discretion and confidentiality that it deserves. Copies of the same are being submitted to NGT (WZ) and Police (North Goa).

In case of Green Space, we have lodged a complaint with Police of "illegal trespassing" by drone shooting of our property. Copy of the complaint is enclosed for your ref.

In the interest of ease of doing legitimate business and helping the economy of Goa, we urge you to take strict action against these anti-social elements so that such activities of extortion are stopped forthwith.

We look forward to your prompt action in the matter.

Thank you.





18/259, Krishna, Behind Shiv Temple,
Vidya Nagar, Bidapur (Chimnoliqrd), 491.001
Email: jubliant@vico-2010@pp-nil.com
GSTIN: 22AAMIJ0101121

Your truly,

For Jubliant Hospitality Services,

Paul Dhanraj

General Manager- Unit Mayfair on Sea



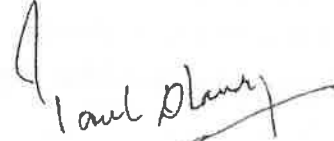
Enclosed: Pen drive containing the recording of extortion demand by Mr Rajesh V. Dabholkar



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TO WHOMSOEVER IT MAY CONCERN

An 8 GB scanned disk pen drive containing four videos, wherein Rajesh Dabolkar is seen verbally communicating with the intention of extorting money, has been copied and stored in the pen drive. The same will be furnished by me at the time of investigation.



(Paul Dhanraj)
General Manager
Mayfair on Sea, Goa

Ref: Trespass/Green Space

5th May 2026

To,
Police Inspector,
 Mandrem Police Station
 Junaswada, Mandrem Goa: 403527

Kind Attn: **Shri G. J Naik**

Sub: Complaint in respect Criminal trespassing & Other offences under BNS 2023 and illegal drone shooting of our Resort Mayfair on Sea

Dear Sir,

Mayfair on Sea is an Eco-resort developed by Jubliant Hospitality Services at Gawdewada, Morjim in Survey Nos 183/3 and 183/4. This Eco-Resort is in operation for nearly 4 years, with the required consents and permissions as a true, law abiding entity.

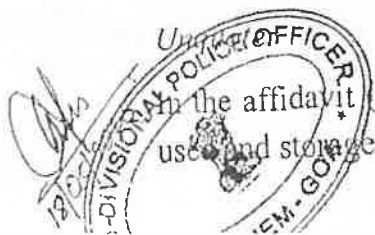
Unfortunately, we have been targeted by an NGO by name Green Space through its President Mr. Praveen DLima. This so called NGO is in the habit of filing baseless complaints with the intent of extorting money from the Business community operating in Goa.

While their complaint against us to Goa Coastal Zone Management Authority (GCZMA) was quashed and order was issued discharging us and dropping the proceedings, he has thereafter approached National Green Tribunal (NGT) vide Appeal no 618/2025, again with the intent of harassing us.

As a part of the Appeal, he has sworn an Affidavit dated 10/11/2025 stating that:

Quote:

"On 27/10/2025 at about 04:30 PM, The drone (DJI MAVIC 3 PRO) was operated under my supervision to capture the footage of the resort Mayfair by sea built in the NDZ of Morgim beach of village Morgim taluka Pernem-Goa, the drone shoot was approximately conducted from a height of 20 metres."



In the affidavit (copy enclosed) he has furnished various details of the equipment used and storage of the drone footage.

His action as above is a clear case of criminal trespassing and violation of our privacy. It may be noted that this was done without our prior consent. We also believe that the drone was illegally operated without having necessary permissions under the relevant statutes. Such illegal action amount to various offences under Section 329, 270, 125 and 289 of BNS Act 2023. Also it amounts to offences under the relevant statutes which mandates necessary permission being obtained before operating the drone.

You are requested to take action under relevant provision of BNS and any other section as applicable and provide us the necessary relief and protect our interests.

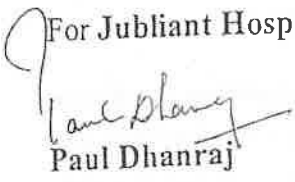
Copy of the Photographs that were enclosed with the said Appeal are attached for your ready reference. We humbly request your good office to immediately register the FIR and investigate the matter

We will be grateful for your favorable action in the matter.

Thank you,

Yours Truly,

For Jubliant Hospitality Services,


Paul Dhanraj

General Manager
(M) 9175681863

Encl: Copy of the affidavit before NGT (WZ) by Mr Praveen Dlima, President of Green Space along with pictures captured by the drone and details of the equipment used

Copy to:

1. Supdt of Police (North Goa), Porvorim, Goa

✓ 2. Dy SP, Pernem, Goa

Ref: Trespass/Green Space

5th May 2026

To,
Police Inspector,
Mandrem Police Station
Junaswada, Mandrem Goa: 403527

Kind Attn: Shri G. J Naik

Sub: Complaint in respect Criminal trespassing & Other offences under DNS 2023 and illegal drone shooting of our Resort Mayfair on Sea

Dear Sir,

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1

PSI Pratik G. G. G.
1-0 Mandrem PS

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For Jubliant Hospitality Services,


Paul Dhanraj

General Manager
(M) 9175681863

Encl: Copy of the affidavit before NGT (WZ) by Mr Praveen Dlima, President of Green Space along with pictures captured by the drone and details of the equipment used

Copy to:

1. Supdt of Police (North Goa), Porvorim, Goa

2. Dy SP, Pernem, Goa

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GOA POLICE

MANDREM P. S.
OW No 3941
Date 25/5/26

FIRST INFORMATION REPORT

(Under Section 173 BNSS)

1 District North Goa P.S. Mandrem Police Station Year 2026
 FIR No. 52/2026 Date 24-05-2026 13:35

2

Act	Sections	r/w Section
THE BHARATIYA NYAYA SANHITA (BNS), 2023	308(5),308(2),351(3),61(2),329(3),125,289	r/w 3(5) Of THE BHARATIYA NYAYA SANHITA (BNS), 2023

3 (a) Occurrence of Offence

From Date 27-10-2025	To Date 07-05-2026	Time
From Time TNK	To Time TNK	Period 193
From Day Monday	To Day Thursday	Day(s)

(b) Date of Information Received at P.S. 24-05-2026

Time of Information Received at P.S. 13:35

(c) GD Reference Entry No. 14 Date 24-05-2026 Time 13:35:12

4 Type of Information

5 Place of Occurrence

(a) Direction and distance from P.S.

Beat No.

(b) Address Morjim, Pernem, North Goa

(c) In case, outside the limit of this Police Station, then

Name of P.S.

District

Other Places

6 Complainant / Informant

Name	Relation Details	Date/Year of Birth	Nationality	Occupation	Address
Mr Paul Dhanraj Rao Alias Name:	Name: Thomas Relation Type: Father	D.O.B: Age:62	Nationality: Passport No.: Date of Issue: Place of Issue:		Present Address: Gawdewada ,Morjim ,Pernem ,North Goa , Goa Permanent Address: Same As Above.

7 Details of Known / Suspected / Unknown accused with full particulars

Name	Relation Details	Date/Y ear of Birth	Nation ality	Occupat ion	Address
Accused Type: Known Name: Rajesh Dabholkar Alias Name:	Name: Relation Type:	D.O.B : Age:			Present Address: Reis Magos ,Bardez ,North Goa , Goa Permanent Address: Same As Above.
Accused Type: Known Name: Advino Fernandes Alias Name:	Name: Relation Type:	D.O.B : Age:			Present Address: Verem ,Reis Magos ,Bardez ,North Goa , Goa Permanent Address: Same As Above.
Accused Type: Known Name: Praveen Dlima Alias Name:	Name: Relation Type:	D.O.B : Age:			Present Address: Green Space NGO Neurekar Chambars MG Road Panajim ,Panaji City ,Tiswadi ,North Goa , Goa Permanent Address: Same As Above.
Accused Type: UnKnown Name: others Alias Name:	Name: Relation Type:	D.O.B : Age:			Present Address: Unknown District ,Unknown State Permanent Address: Same As Above.

8 Reasons for delay in reporting by the complainant / informant

9 Particulars of Properties stolen / involved

Property Category	Property Type	Property Status	Estimated Value (in Rs.)
No Records Available			

10 Total value of property stolen / involved

11 Inquest Report/U.D. case No., if any

12 First Information contents (Brief Facts)

On the date , time , Place mentioned as above , the above mentioned accused Persons with their common intention hatched into the criminal conspiracy and as per their hatched plan accused Persons unlawfully approached the complainant and demanded amount of Rs. 1.5 cr. From the complainant for allegedly setting the issue pertaining to construction carried out by the Complainant's company "MayFair on the sea" upon the complainant refusing to agree to their unlawful demand all the accused Persons threatened the complainant and his worker with dire consequences causing grievous hurt and further repeated their illegal demand for payment of Rs. 5.5 cr. Further, all the accused Persons without any lawful authority , negligently and unlawfully operated and used a drone (machine) by criminal trespassing into the property of the complainant for the purpose of recording and conducting surveillance in said property thereby endangered the life and safety of the complainant , his workers and other occupant present within the complainant's property and causing fear and alarm in their mind. Hence offence vide Mandrem P.S. Cr. No. 52/2026 U/Sec 308 (5), 308 (2) , 351 (3) , 61(2), 329 (3) 125, 289 R/w 3 (5) of BNS , 2023 Prepared FIR copies and Submitted to

Hon'ble JMFC, Pernem , Principal District and Sessions Court , Panaji and Superior officers . Wireless message flashed to all concern . Investigation is in progress. PSI Pratik Garudi along with staff left for investigation in the said crime.

13 Action Taken: Since the above information reveals commission of offence(s) u/s as mentioned at Item No. 2.

- (a) Registered the case and took up the investigation or
- (b) Directed (Name of I.O.) PRATIK VASUDEV GARUDI Rank Sub-Inspector No. to take up the Investigation or
- (c) Refused investigation due to or
- (d) Transferred to P.S. District on point of jurisdiction

F.I.R. read over to the complainant / informant, admitted to be correctly recorded and a copy given to the complainant / informant, free of cost.



R.O.A.C. Signature of Officer in charge, Police Station
Name GIRENDRA JANARDHAN NAIK
Rank Inspector
No.

14 Signature / Thumb impression of the complainant /informant

15 Date of dispatch to Court

16 Name of Court JMFC Pernem

This is an electronically generated document





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IN THE COURT OF JUDICIAL MAGISTRATE

FIRST CLASS AT PERNEM, GOA.

Bail Application No. _____/2026

Mr. Rajesh Vaicunta Dabolcar

Alias Rajesh Vaikunth Dabolkar ...Applicant

Versus

1. The State & Anr. ...Respondents

INDEX

<u>Sr. No.</u>	<u>Description</u>	<u>Pages</u>
1.	Memo of Application	01-09
2.	Memo of Addresses	10-10
3.	Wakalatnama	11-11

Date: 24/05/2026

Place: Pernem, Goa

Advocate for the Applicant

IN THE COURT OF JUDICIAL MAGISTRATE

FIRST CLASS AT PERNEM, GOA.

Bail Application No. _____/2026

Mr. Rajesh Vaicunta Dabolcar
Alias Rajesh Vaikunth Dabolkar,
son of late Vaikunth Atmaram Dabolkar,
Aged 52 years, married, Indian National,
R/o House no. A/70, Ambekhand,
Reis Magos, Verem, Bardez, Goa ...Applicant

Versus

✓ 1. The State,
Through Police Officer-in-Charge,
Mandrem Police Station
Mandrem, Goa.

2. The Assistant Public Prosecutor,
Mandrem – Goa ...Respondents

(All above are registered addresses of the Parties)

APPLICATION FOR BAIL UNDER

SECTION 480 OF THE BNSS.

MAY IT PLEASE YOUR HONOUR

The Applicant/Accused most respectfully states and submits as under:-

1. That the Applicant/Accused has been arrested by the Mandrem Police Station on 24/05/2026 and is charged under Section 308(5), 308(2), 351(3),

61(2), 329(3), 125, 289 r/w 3(5) of BNS under
CR no. 52/2026.

2. That the Applicant/Accused states that the Applicant is a permanent resident of the above mentioned address and has good reputation in society.
3. That the Applicant/Accused is a law abiding citizen and has not committed any offence as alleged by the Complainant/Respondent and has been falsely implicated in the present case.
4. That the Applicant/Accused states that the Applicant/Accused had filed a Complaint against the complete illegal construction of hotel by the name 'Mayfair on Sea' at Morjim, Goa undertaken by Mr. Paul Dhanraj before the

Hon'ble Goa Coastal Zone Management
Authority at Patta Panaji.

5. That the Applicant/Accused states that against the Order passed by the Hon'ble Goa Coastal Zone Management Authority, Applicant/Accused has preferred an Appeal before the Hon'ble National Green Tribunal at Pune, Maharashtra (In short Hon'ble NGT). The Appeal is now listed for hearing and will be taken up by the Hon'ble NGT anytime in the month of June or July 2026.

6. That the Applicant/Accused states that the Complainant in the past on several occasions attempted to pressurise the Applicant to withdraw the Complaint and the Appeal filed against the illegal hotel construction and since all attempts to persuade the Applicant have since

failed, the Complainant has now filed the present Complaint.

7. That the Applicant/Accused states that the Complainant in order to pressurise and deter the Applicant from pursuing the Appeal filed before the Hon'ble NGT, the Complainant has filed the present false and meritless Complaint against the Applicant.

8. That the Applicant/Accused would like to state herein that the Complaint is completely false as a matter of facts and records, it is as per the directions of the Hon'ble NGT, the Goa Coastal Zone Management Authority at Patto Panaji, has carried out site inspection along with the Applicant and the employees of the Complainant of the hotel Mayfair on Sea.

9. The Applicant/Accused states that the allegation levelled in the complaint are specifically denied being false and baseless and that the accused is innocent and has not committed any offence as alleged in the Complaint.

10. That the Applicant is responsible citizen and has a sound standing in the society as the Applicant has taken up several issues concerning the protection of environmental in Goa.

11. That the Applicant/Accused states that the arrest of the Applicant is completely illegal as the same is done in complete violation to the guidelines laid down by the Hon'ble Supreme Court.

12. The Applicant/Accused states that Applicant shall fully cooperate and not tamper with any evidence and further at no point shall abscond.

13. That the presence of the Applicant in the custody is not required for any investigation/ Interrogation purpose.

14. The Applicant/Accused states that the accused shall abide by all the reasonable conditions to be imposed by this Hon'ble Court.

15. The Applicant/Accused states that the Applicant/Accused shall remain present before this Hon'ble Court or before the concerned Hon'ble Court or before the concerned Officer as and when required.

16. The Applicant/Accused states that the Applicant/Accused is ready and willing to offer the surety of like amount.

17. That the Applicant/Accused is permanent resident of the above mentioned address and there is no chance of him jumping the bail.

18. The Applicant/Accused has not filed any Application before any other Hon'ble Court or the Hon'ble High Court pertaining to the present crime.

19. The Applicant/Accused has affixed the requisite amount of Court fee.

20. That no previous bail Application is pending before any Court.

21. The Applicant/Accused therefore prays as under:-

PRAYER

A. It is therefore prayed that this Hon'ble Court be pleased to allow the Application for Bail and release the Applicant on bond/surety of any reasonable amount on such terms and conditions as this Hon'ble Court deems fit and proper.

B. Such other and further Order in nature and circumstances of the case may require.

Date: 24/05/2026

Place: Pernem, Goa

Applicant

for say of 10
by 25/5/2026 at 10 am
24/5/20
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11c jufe Pernem.

IN THE COURT OF JUDICIAL MAGISTRATE
FIRST CLASS AT PERNEM, GOA.

Bail Application No. _____/2026

Mr. Rajesh Vaicunta Dabolcar
Alias Rajesh Vaikunth Dabolkar ...Applicant

Versus

1. The State & Anr. ...Respondents

MEMO OF ADDRESSES

Applicant

Mr. Rajesh Vaicunta Dabolcar
Alias Rajesh Vaikunth Dabolkar,
son of late Vaikunth Atmaram Dabolkar,
Aged 52 years, married, Indian National,
R/o House no. A/70, Ambekhand,
Reis Magos, Verem, Bardez, Goa

Respondents

1. The State,
Through Police Officer-in-Charge,
Pernem Police Station
Pernem, Goa.

2. The Assistant Public Prosecutor,
Pernem – Goa

Date: 24/05/2026

Place: Pernem, Goa

Adv for the Applicant

IN THE COURT OF JUDICIAL MAGISTRATE
FIRST CLASS PERNEM- GOA

Bail Appln. No. ____/2026

Mr. Rajesh Dabholkar

S/o Vaikunth Dhabolkar

Age- 50 years,

R/o H. No. A/70, Ambekhand

Reis Magos , Bardez ,Goa

..... Applicant

Versus

1. STATE

Through Police Inspector, Mandrem Police Station

2. THE ASSISTANT PUBLIC

PROSECUTOR

Respondent

SAY IN BAIL APPLICATION

MAY IT PLEASE YOUR HONOUR: -

It is submitted that, the applicant/accused person has approached before Your Honorable Court seeking bail in Mandrem Police Station Cr. No. 52/2026 U/Sec 308 (5) , 308 (2) , 351 (3) , 61(2) , 329(3), 125, 289 R/w 3 (5) of BNS , 2023 of which Notice is served upon the undersigned with directions to submit the comments into the same and the undersigned being the investigation officer submits as under:

It is submitted that on 24/05/2026 at 13.35 hours, an offence stands registered vide Mandrem Police Station Cr. No. 52/2026 U/Sec 308 (5) , 308 (2) , 351 (3) , 61(2) , 329(3), 125, 289 R/w 3 (5) of BNS , 2023 upon the complaint of Mr. Paul Dhanraj S/o Thomas Rao , aged 62 years, R/o C/o MayFair On Sea , Gawdewada, Morjim , Pernem -, Goa, presently residing at C/o Jeorge Dsouza Ashvem Pernem Goa to the effect that from 27.10.2025 to 07.05.2026 at TNK at Morjim, Pernem, Goa the above mentioned accused Persons with their common intention hatched into the criminal conspiracy and as per their hatched plan accused Persons unlawfully approached the complainant and

demanded amount of Rs. 1.5 cr. From the complainant for allegedly setting the issue pertaining to construction carried out by the Complainant's company "MayFair on the sea" upon the complainant refusing to agree to their unlawful demand all the accused Persons threatened the complainant and his worker with dire consequences causing grievous hurt and further repeated their illegal demand for payment of Rs. 5.5 cr. Further, all the accused Persons without any lawful authority, negligently and unlawfully operated and used a drone (machine) by criminal trespassing into the property of the complainant for the purpose of recording and conducting surveillance over the said property thereby endangered the life and safety of the complainant, his workers and other occupant present within the complainant's property and causing fear and insecurity in their mind.

During course of investigation, team was deployed to apprehend the accused persons at the earliest. Accordingly on basis of technical surveillance and through information from local sources the whereabouts of the key accused person namely Mr. Rajesh S/o Vaikunth Dabholkar was traced near Reis Magos, Bardez Goa. Accordingly investigation team proceed to the spot wherein the accused Mr. Rajesh S/o Vaikunth Dabholkar, Age- 50 years, R/o H. No. A/70, Ambekhand, Reis Magos , Bardez ,Goa was apprehended and brought to Police Station. Further, the said accused person was questioned regarding his role in the said crime wherein he confessed to commission of the aforesaid crime however the accused person was found un-cooperative and he was trying to mislead investigation and as such the custodial interrogation of the accused person was found to be necessary

for thorough investigation of the case and to identify the co accused persons involved in the crime. Accordingly, the accused person was placed under arrest after informing his grounds of arrest in writing. All S.C. guidelines observed. Intimation regarding arrest in writing was given to the brother of the accused person as per his wish.

Thereafter the accused person was medically examined at C.H.C. Tuem and placed in Lockup. Further, on 25/05/2026 the accused person was produced before the Hon'ble J.M.F.C. Pernem and sought Police Custody remand. The Hon'ble J.M.F.C. Pernem after perusal of the remand application was pleased to grant Police Custody remand. Investigation into the case is in progress.

It is submitted that; the presence of Accused/Applicant is required in view of the following grounds: -

1. The offence committed by the accused persons is serious in nature wherein the accused person hatched a criminal conspiracy with co accused persons and a demand of huge sum of Rs. 5.5 Crores was made from the complainant, and upon failure to deliver the said amount, he threatened the complainant and his employees etc. with dire consequences. This has instilled fear and insecurity in the mind of the complainant and disturbed the privacy of the customers and moreover hampered the overall hospitality business/ tourism industry in the state.
2. It is submitted that voice samples of the accused person is required to be obtained which is a crucial evidence in the present crime.
3. It is submitted that the co- accused persons have hatched criminal conspiracy along with other accomplices and are required to be

arrested which can be done only through custodial interrogation of the accused person who is known and well acquainted with the whereabouts of the said persons.

4. It is submitted that in addition to the known accused person's, there are also several other unidentified persons who have colluded and aided the said accused person in commission of the present crime who are to be identified and the same can be done through thorough custodial interrogation of the accused person.
5. It is submitted that investigation of the crime is at its preliminary stage and as the exact role of each of the accused persons is required to be established so as to bring maximum evidence on record which can only be done if the accused person is in custody.
6. It is submitted that the statements of the witnesses are yet to be recorded and as such the presence of Accused/Applicant is required in custody in order to prevent him from threatening the witnesses who are acquainted with the facts of the case.
7. The presence of Accused/Applicant is required in custody in order to ensure that he does not tamper with evidence/ digital records etc. which are essential for thorough investigation of the present crime.
8. It is submitted that offence the important incriminating evidence against the accused person is yet to be recorded and brought on record.
9. It is submitted that the complainant has furnished audio/video evidence of extortion demand made by the accused/applicant and others which has to be checked for authentication and voice in

this sample has to be obtained due to which custody of accused/applicant is required.

10. It is submitted that the offence committed by the accused persons is basically a Sessions Triable case and as such sufficient time is required for the investigation agency so as to thoroughly interrogate the accused person and investigate the case in all angles to bring maximum evidence on record.

In view of the same, it is kindly prayed that, taking into consideration, the above narrated facts, the present bail application filed by the applicant/accused may please be **REJECTED**.

Place – Mandrem P.S.

(Investigation Officer)

Dated : - 25/05/20266

PSI/I.O. Mandrem Police Station.

Submitted

Police Inspector

Mandrem Police Station

Bail Application No. 37/2026

GANG060008882026



ORDER BELOW EXHIBIT C-1

(Delivered on 25th day of May, 2026)

This is the application for bail filed by the Applicant under
Section 480 of the BNSS.

2. Heard and Perused.

3. It is the case of the I.O. that Mandrem police station received a complaint from the complainant stating that the applicant along with other two accused and some other unknown accused persons with their common intention hatched criminal conspiracy and as per their hatched plans they unlawfully approached the complainant and demanded an amount of Rupees 1.5 crores from the complainant for allegedly settling the issue pertaining to construction carried out by the complainant's company " Mayfair on the sea". Further upon the complainant refusing their unlawful demand all the accused persons threatened the complainant and his workers with dire consequences of causing grievous hurt and further repeated illegal demand of Rs. 5.5 crores. Further all the accused persons without any lawful authority negligently and unlawfully operated and used drone (machine) by criminally trespassing into the property of the complainant for the purpose of recording and conducting surveillance over the said property thereby endangering the life and safety of the complainant, his workers and other occupants present within the complainant's property thereby causing fear and alarm in their mind. The I.O. has accordingly registered Mandrem P.S. crime no. 52/2026 under Sections 308 (5), 308

(2), 351(3), 61 (2), 329(3), 125, 289 read with 3 (5) of BNS, 2023.

4. *Section 308 of the Bharatiya Nyaya Sanhita (BNS) deals with extortion and reads as under”-*

(1) Whoever intentionally puts any person in fear of any injury to that person, or to any other, and thereby dishonestly induces the person so put in fear to deliver to any person any property, or valuable security or anything signed or sealed which may be converted into a valuable security, commits “extortion”.

Illustrations

(a) A threatens to publish a defamatory libel concerning Z unless Z gives him money. He thus induces Z to give him money. A has committed extortion.

(b) A threatens Z that he will keep Z’s child in wrongful confinement, unless Z will sign and deliver to A a promissory note binding Z to pay certain monies to A. Z signs and delivers the note. A has committed extortion.

(c) A threatens to send club-men to plough up Z's field unless Z will sign and deliver to B a bond binding Z under a penalty to deliver certain produce to B, and thereby induces Z to sign and deliver the bond. A has committed extortion.

(d) A, by putting Z in fear of grievous hurt, dishonestly induces Z to sign or affix his seal to a blank paper and deliver it to A. Z signs and delivers the paper to A. Here, as the paper so signed may be converted into a valuable security. A has committed extortion.

(e) A threatens Z by sending a message through an electronic device that "Your child is in my possession, and will be put to death unless you send me one lakh rupees." A thus induces Z to give him money. A has committed "extortion".

(2) Whoever commits extortion shall be punished with imprisonment of either description for a term which may extend to seven years, or with fine, or with both.

(3) *Whoever, in order to the committing of extortion, puts any person in fear, or attempts to put any person in fear, of any injury, shall be punished with imprisonment of either description for a term which may extend to two years, or with fine, or with both.*

(4) *Whoever, in order to the committing of extortion, puts or attempts to put any person in fear of death or of grievous hurt to that person or to any other, shall be punished with imprisonment of either description for a term which may extend to seven years, and shall also be liable to fine.*

(5) *Whoever commits extortion by putting any person in fear of death or of grievous hurt to that person or to any other, shall be punished with imprisonment of either description for a term which may extend to ten years, and shall also be liable to fine.*

(6) *Whoever, in order to the committing of extortion, puts or attempts to put any person in fear of an accusation, against that person or any other, of having committed, or attempted to commit, an offence punishable with death or with imprisonment*

for life, or with imprisonment for a term which may extend to ten years, shall be punished with imprisonment of either description for a term which may extend to ten years, and shall also be liable to fine.

(7) Whoever commits extortion by putting any person in fear of an accusation against that person or any other, of having committed or attempted to commit any offence punishable with death, or with imprisonment for life, or with imprisonment for a term which may extend to ten years, or of having attempted to induce any other person to commit such offence, shall be punished with imprisonment of either description for a term which may extend to ten years, and shall also be liable to fine.

5. From the above provisions of law vis-a-vis the facts of the present case it is clear that Section 308 (5) of BNS is not applicable to the facts of the present case. At the most Sections 308 (3), 308 (4) and 308 (6) can be made applicable to the facts of the present case. Sections 308 (3) and 308 (6) are bailable in nature. As regards Section 308 (4) which is non bailable in

nature, it is pertinent to note that the offence under said Section is punishable with imprisonment for seven years and fine and the other sections invoked by the I.O. are punishable with less than seven years of imprisonment. Therefore a notice under Section 35 (3) of BNSS was mandatory to be served upon the accused before arresting him. Section 35 (3) of BNSS mandates that police shall issue a notice of appearance to an accused person instead of arresting him particularly for offenses carrying a punishment of up to 7 years. The I.O. has failed to serve notice under Section 35 (3) of BNSS and has also failed to state any reason for not doing so. The arrest of the Applicant is therefore apparently illegal.

6. It is also pertinent to note that apparently as per the complaint the alleged offence was committed from 27.10.2025 to 07.05.2026 (time not known). Hence it is apparent that there is delay in filing the present complaint. There is no justification given in the Complaint by the Complainant for filing the complaint after such a delay. It is submitted by the I.O. that upon receipt of the complaint he immediately arrested the accused. However, I.O. has failed to justify any grounds/ reasons for arrest

of the accused for the alleged offence which was allegedly committed around 6 months back. It is expected that the arrest should not only be legal but justified also. However, the I.O. in the present case has failed to justify the arrest of the Applicant.

7. The conduct of I.O. also has to be considered who has first of all mentioned all the non cognizable sections while registering the FIR without application of mind which is apparent considering the facts of the present case.

8. It is also pertinent to note that he has mentioned in his reply to bail application that *“on 25.05.2026 the accused person was produced before the Hon’ble JMFC, Pernem, and sought police custody. The Hon’ble JMFC, Pernem after perusal of the remand application was pleased to grant police custody remand”*.

In fact no such order was passed by this Court. Upon questioning the I.O. he casually submitted that the same is mentioned inadvertently.

9. The I.O. in support of his application for police custody has further mentioned in the application that the offence

committed by the accused persons are basically sessions triable and as such sufficient time is required for the investigating agency so as to thoroughly investigate the accused persons and to investigate the case in all angles to bring maximum evidence on record. In fact all the sections invoked by the I.O. are JMFC, triable and none of the said sections are Sessions triable. From the conduct of the I.O. it appears that the I.O. is trying to create confusion to somehow obtain police custody of the accused without any valid reason /justification.

10. From the above it is clear that the police custody of the accused is not justified. Hence I am of the opinion that no ground is made out for rejecting the bail.

11. Therefore, in view of the above, I pass the following order:-

ORDER

The Applicant is released on bail in Mandrem Police Station crime no. 52/2026 under Sections 308 (5), 308 (2),

351(3), 61 (2), 329(3), 125, 289 read with 3 (5) of BNS, 2023, on P.R. Bond of Rs. 25,000/- with one local surety in the like amount, if not required in any other crime, subject to following conditions:-

1. That Applicant shall not commit an offence similar to the offence of which he is Accused or suspected, of the commission of which he is suspected.
2. That Applicant shall not directly or indirectly make any inducement, threat or promise to any person acquainted with the facts of the case, so as to dissuade him from disclosing such facts to the Court or to any police officer or tamper with the evidence.
3. The Applicant shall not leave the State/Country without the prior permission of this Court.
4. The Applicant shall furnish his detail address with proof and contact number and detail address with proof and contact number of one of his relatives.

5. Applicant shall remain present before the Court and the Police station as and when required/directed.
6. Applicants shall co-operate with the investigation.
7. Upon furnishing Personal Bond and Surety as stated above, issue letter of release directing the Investigating Officer to release the Accused in Mandrem Police Station Crime no. 52/2026, if not required in any other crime.

Pronounced in open Court.

Proceedings closed.

(Shabnam Pratap Nagvekar)
Judicial Magistrate, First Class,
Pernem-Goa.

Pernem-Goa

Date: 25.05.2026

*vg

GOA COASTAL ZONE MANAGEMENT AUTHORITY

C/o Department of Science, Technology & Environment, (Govt. of Goa)
1st Floor, Pandit Deendayal Upadhyay Bhavan, Pundalik Nagar, Porvorim-Goa.
Email: dir-ste.goa@nic.in, goacoastal zone @ gmail.com.

Ref. No. GCZMA/N/Shack-Hut-Cott-Tent/17-18/22/1879

Dated: 15/03/2018

To,

Mr. Vilas N. Arolkar,
93/B, Thorsebag, Keri,
Pernem - Goa. 403524

Sub: Permission/NOC for temporary huts & shack in Survey No. 183/3 of Morjim Village, Pernem Taluka.

Ref: 1. Your application no. nil dated 08/09/2017.

2. CRZ Notification, 2011 as amended from time to time

Sir,

With reference to your application on the above mentioned subject, it is hereby conveyed that the Goa Coastal Zone Management Authority (herein after referred to as 'the GCZMA', in short) has examined your proposal in its 162nd GCZMA Meeting held on 31/10/2017 and subsequently in its 167th Meeting held on 09/01/2018 in accordance with the provisions of the Para 8 (v) (3).CRZ (iii) of Goa of CRZ Notification 2011 as amended issued by the Ministry of Environment, Forests & Climate Change, Government of India. Accordingly, after detailed deliberation and discussion, the authority decided to grant approval for erection of shack/structures made of wood and /or natural/biodegradable material only in the property bearing Sy. No. 183/3 of Morjim Village, Pernem Taluka, Goa. A shack admeasuring total area of 1086.22 sq.mtrs & 15huts admeasuring total area of 1284.77 sq. mtrs.(as per plan annexed) is approved subject to the conditions as specified in the Beach Carrying Capacity Report and further compliance of following conditions:-

1. The provisions of the CRZ Notification 2011, as amended, should be strictly adhered to by you. No activity in contravention to the provisions of the CRZ Notifications shall be carried out.
2. The project proponent / Applicant shall ensure that during the erection of temporary seasonal structures, no sand dunes, if any, shall be altered under any circumstances. An adequate setback of at least 3 meters shall be maintained between the dune line and base of the shacks & huts. The sand dune, if any, on the site should not be disturbed in any way.
3. The beach vegetation (ipomoea creeper) has to be protected by maintaining a buffer of at least 3 meters between the vegetation line and the base of the shack / structure, so that vegetation can evolve and rejuvenate itself in space and time. The mangroves if any, on the site should not be disturbed in any way.



4. No ground water shall be tapped at the proposed site.
 5. The applicant shall take all requisite environmental safeguard to ensure that there would not be any environmental degradation in this area.
 6. The traditional access, right of way, easement shall not be blocked by the applicant / project proponent.
 7. The project proponent / applicant should not exceed the dimensions of the temporary seasonal structure Shack as approved.
 8. The proposed temporary seasonal structure should be made of wooden or environment friendly material only and no stone/bricks/ concrete material / cement / iron rods / steel should be used for the same. No cement / concrete should be used for flooring. No structure of permanent nature shall be erected/constructed.
 9. In the event of any change in the project profile, a fresh reference shall be made to the GCZMA.
 10. The GCZMA may stipulate any additional conditions subsequently if deemed necessary, for environmental protection which shall be complied with.
 11. The office of the GCZMA reserves the right to revoke this recommendation / clearance without prior intimation of non compliance of any one or more of the aforesaid conditions.
- You are required to obtain all the requisite permissions / licences / NOC etc from the competent Authorities before actual operation of the said temporary structure/ enabling activities. This NOC is issued without prejudice to any other permission as required under the law including that of ownership of the property, property dispute, easement rights, court case etc. As such, prior to the erection and operation of the aforementioned 'temporary seasonal structures, it will be incumbent upon the applicant to obtain all the requisite permission / NOC / licenses etc from the Authorities / Departments for any other authority as required under the law including from the local authority, Goa State Pollution Control Board, Revenue Authority, Department of Tourism, etc.
13. Surprise site inspections shall be carried by the team comprises of the Expert Members of the GCZMA and or other Authorities / Departments to ensure compliance of aforesaid condition. In case of any non compliance of the terms and conditions stipulated above, the action as deemed fit including that of demolition of structure, disconnection of Power / Water supply will be taken.
 14. Any appeal against this provisional permission shall lie with the Hon'ble National Green Tribunal, if preferred within 30 days as prescribed under section 16 of the National Green Tribunal Act, 2010.
 15. The said structures should be one meter above the ground on stilts of wooden poles wherever possible.
 16. Adequate number of bio-toilets/washrooms/waterless urinals of DRDO approved technology or of equivalent technology to be provided for the visitors/occupants of shacks/huts/tents etc.



17. The applicant shall submit a copy of his GST registration /company form etc within 2 months from the date of this approval.
18. The applicant will not transfer by any mode his premises to any other person.
19. This permission stands automatically revoked in case of any illegal/unlawful/immoral acts done by the applicant/proponent and or agent, lawful power of attorney holder, authorized person, any person acting for on behalf of the applicant/proponent in the said structures.
20. Further this approval also shall stand automatically revoked in case of any standing order of court of law/tribunal, arbitrator, quasi-Judicial authority etc. in force and suppressed by the applicant/proponent or otherwise.
21. All temporary structures shall maintain a standard buffer of a minimum of 3 m from huts/tents/cottages.
22. Appropriate use of renewable energy such as solar and wind energy to be used wherever possible.
23. Portable water requirement for domestic and tourist population has to be made available. The quality of water to be supplied should meet the national standard. Measures like rain water harvesting should also be encouraged to have access to clean and portable water.
24. Separate bins for different types of solid wastes (source segregation of solid wastes biodegradable and non bio-degradable) shall be provided by the operator. It will be the responsibility of the plot owner to dispose the waste generated from their plots to the respective bins. The Municipality/Village Panchayat or the contractor appointed by the Department of Tourism, as the case may be, shall collect waste from time to time and hand over the non- biodegradable waste to the Goa Waste Management Corporation. Solid waste to be transported to the solid Waste Management Facility at Calangute by the Village Panchayat in North Goa whereas in South Goa it will be responsibility of the owner/authorized representative to dispose the same by composting/biogas plant or to transport to the piggeries for the biodegradable waste.
25. Collect the sewage at his own cost from time to time and dispose it to the nearest STP.
26. Low water demand toilet (5 litres per flush), Low volume showers and wash basins nozzles (1/3rd the conventional) and utilization of grey water for gardening to be implemented.
27. In case the property on which these structures are permitted to be erected has several title holders any dispute/objection to this permission by any such title holder/holders, this permission shall stand revoked.
28. You will within 3 months from the grant of this permission, submit the survey plan of the property showing your structures therein.
29. The validity of this permission is for 5 years from the date of issue. This permission should abide by the Notification dated 3rd May 2017 S.O 1393(E) issued by Ministry of Environment, Forests and Climate Change.
30. You should not barricade the proposed area/site.

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31. This permission is liable to be revoked, if it is found, at any stage, that the application contained false information / wrong plans / calculations / documents / misleading or false information, etc. or documents not submitted as called for in this application.

Yours faithfully,

(Signature)
(Parag M. Nagarcenkar)
Member Secretary (GCZMA)

Encl: As above

Copy to:

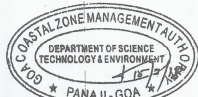
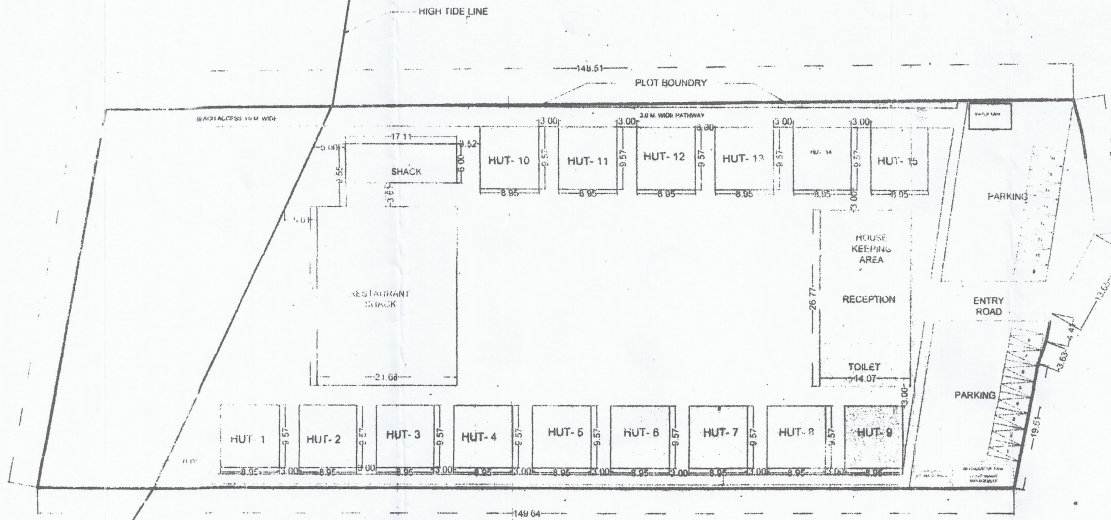
1. P.A to Principal Secretary (Environment) / Chairman (GCZMA), Secretariat, Porvorim.....for kind information.
2. The Chairman, District Level Committee, Collectorate building, Panaji-Goa for kind information
3. The Director, Department of Tourism, Government of Goa, Patto Panaji Goa.... for information and necessary action.
4. The Member Secretary, Goa State Pollution Control Board, 1st floor, Dempo Tower, Patto Panaji Goa..... for information and necessary action.
5. The Commissioner of Commercial Taxes, Vikrikar Bldg. M.G. Road, Panaji-Goa....For information and necessary action.
6. The Dy. Collector & SDO, Pernem Goa.... for information
7. The Secretary, Village Panchayat of Morjim, Pernem Talukafor information and necessary action.

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Dr. Prabakar Shivdas
 Em. CCZAA

No. CCZMA/11/Shack-Hut-Cont. Tent/17-18/22/1879
 dt. 15/03/2018

AREA STATEMENT

1. TOTAL AREA OF PLOT ----- 8628.00 m²
2. R/W AREA ----- 0.00 M²
3. NET EFFECTIVE AREA OF PLOT ----- 8628.00 m²
4. 15% OPEN SPACE REQ ----- 1294.2 m²
5. OPEN SPACE PROVIDED ----- 1531.07m²
6. PERMISSIBLE COVERED AREA ----- 2847.24 m²
7. PROP COVERED AREA ----- 2799.22 m²
 - a. COVERED AREA FOR HUT 20 NOS ----- 1714.80 m²
 - b. COVERED AREA FOR RECEPTION ----- 376.65 m²
 - c. COVERED AREA FOR KITCHEN ----- 102.66 m²
 - d. COVERED AREA FOR RESTAURANT ----- 585.25 m²
8. PROP COVERAGE ----- 32.44 %
9. GUEST ROOMS 20 Nos PARKING REQUIRED 5 Nos PROVIDED 16 Nos

HUT
 8.55 X 9.57 = 85.65 SQ.M
 TOTAL AREA OF HUT 20 NOS
 85.65 X 20 = 1713.0 SQ.M

RECEPTION
 14.07 X 27.00 = 376.65 SQ.M

AREA OF RECEPTION
 14.07 X 27.00 = 376.65 SQ.M

KITCHEN SHACK
 AREA = 102.66 SQ.M
 21.66 SQ.M

RESTAURANT SHACK
 AREA = 585.25 SQ.M

GENERAL NOTE

1. This drawing is a property of Lotus Environmentals. It should be copied or reproduced in any form without the prior written consent of the firm of the company.
2. Only the drawings signed by the architect are valid for construction.
3. All dimensions are in millimeters unless otherwise specified.
4. All levels are in meters.
5. Proposed structure should be within the plot boundary.
6. The drawings are for the purpose of information only. The client should verify the details of the drawings for the construction of the project.

Ar. Madhuri Gawad
 AR. MADHURI GAWAD
 REG. NO. AR/0025/2016
 For LOTUS ENVIRONMENTALS

MASTER PLAN

SCALE: 1:100

Checked by	Mr. Madhuri Gawad
Drawn by	Mr. Madhuri Gawad

ANNEXURE G COLLY

GOA COASTAL ZONE MANAGEMENT AUTHORITY

C/o Department of Science, Technology & Environment, (Govt. of Goa)
1st Floor, Pandit Deendayal Upadhyay Bhavan, Pundalik Nagar, Porvorim-Goa.
Email: dir-ste.goa@nic.in, goacoastal zone @ gmail.com.

Ref. No. GCZMA/N/Shack-Hut-Cott-Tent/17-18/22/1350

Dated: 16/12/2020

To
✓ Mr. Vilas N. Arolkar,
93/B, Thorlebag Keri,
Pernem - Goa.

Sub: Permission/Approval of Revision of plans for wooden cottages in the property bearing Survey No. 183/3 and 183/4 of Morjim Village, Pernem Taluka in terms of CRZ Notification, 2011 as amended.

Ref: 1. Your application no. nil dated 02/12/2020
2. CRZ Notification, 2011 as amended from time to time.

With reference to your application on the above mentioned subject, it is hereby conveyed that the Goa Coastal Zone Management Authority (herein after referred to as 'the GCZMA', in short) has examined your proposal in its 239th GCZMA Meeting held on 10/12/2020 in accordance with the provisions of the clause 8 (v) (3) (iii) of CRZ Notification 2011 (as amended from time to time) for CRZ of Goa issued by the Ministry of Environment, Forests & Climate Change, Government of India. Accordingly, after detailed deliberation and discussion, the authority decided to grant approval of revisions of plans for wooden cottages for a built-up area of 3146.00 sq.mts as per enclosed plan made of wood and /or natural/biodegradable material only in the property bearing survey No. 183/3 and 183/4 of Morjim Village, Pernem Taluka, subject to the compliance of following conditions:-

1. The provisions of the CRZ Notification 2011, (as amended), should be strictly adhered to by you. No activity in contravention to the provisions of the CRZ Notifications shall be carried out.
2. The applicant shall take all requisite environmental safeguard to ensure that there would not be any environmental degradation in this area.
3. The traditional access, right of way, easement shall not be blocked by the applicant.
4. The proposed temporary seasonal structure should be made of wooden material and as per the recommendation of Beach Carrying Capacity report. No cement / concrete should be used for flooring. No structure of permanent nature shall be erected/constructed.
5. In the event of any change in the project profile, a fresh reference shall be made to the GCZMA.
6. The GCZMA may stipulate any additional conditions subsequently if deemed necessary, for environmental protection which shall be complied with.
7. The office of the GCZMA reserves the right to revoke this recommendation / clearance without prior intimation of non compliance of any one or more of the aforesaid conditions.

8. You are required to obtain all the requisite permissions / licences / NOC etc from the competent Authorities before actual operation of the said temporary structure/ enabling activities. This NOC is issued without prejudice to any other permission as required under the law including that of ownership of the property, property dispute, easement rights, court case etc. As such, prior to the erection and operation of the aforementioned temporary seasonal structures, it will be incumbent upon the applicant to obtain all the requisite permission / NOC / licences etc from the Authorities / Departments for any other authority as required under the law including from the local authority, Goa State Pollution Control Board, Revenue Authority, Department of Tourism, etc.
9. Regular site inspections shall be carried by the team comprises of the Expert Members of the GCZMA and or other Authorities / Departments to ensure compliance of aforesated condition. In case of any non compliance of the terms and conditions stipulated above, the action as deemed fit including that of demolition of structure, disconnection of Power / Water supply will be taken.
10. The said structures should be one meter above the ground on stilts of wooden poles wherever possible. However the ground clearance should not be more than 1.5 m.
11. The applicant will not transfer by any mode his premises to any other person.
12. This permission stands automatically revoked in case of any illegal/unlawful/immoral acts done by the applicant/proponent and or agent, lawful power of attorney holder , authorized person, any person acting for on behalf of the applicant/proponent in the said structures.
13. Further this approval also shall stand automatically revoked in case of any standing order of court of law/tribunal, arbitrator, quasi-Judicial authority etc. in force and suppressed by the applicant/proponent or otherwise.
14. All temporary structures shall maintain a standard buffer of a minimum of 3 m from adjacent huts/tents/cottages.
15. Appropriate use of renewable energy such as solar and wind energy to be used wherever possible.
16. Potable water requirement for domestic and tourist population has to be made available. The quality of water to be supplied should meet the national standard. Measures like rain water harvesting should also be encouraged to have access to clean and potable water.

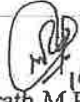


-3-

17. Separate bins for different types of solid wastes(source segregation of solid wastes biodegradable and non bio-degradable) shall be provided by the operator. It will be the responsibility of the plot owner to dispose the waste generated from their plots to the respective bins. The Municipality/Village Panchayat or the contractor appointed by the Department of Tourism, as the case may be, shall collect waste from time to time and hand over the non- biodegradable waste to the Goa Waste Management Corporation. Solid waste to be transported to the solid Waste Management Facility at Calangute by the Village Panchayats in North Goa whereas in South Goa it will be responsibility of the owner/authorized representative to dispose the same by composting/biogas plant or to transport to the piggeries for the biodegradable waste.
18. In case the property on which these structures are permitted to be erected has several title holders any dispute/objection to this permission by any such title holder/holders, this permission shall stand revoked. This permission would be withdrawn in case an objection from owners regarding lease is filed before GCZMA. No hearing in the matter shall be allowed.
19. The validity of this permission is for 5 years from the date of issue or period of lease whichever is earlier. This permission should abide by the Notification dated 3rd May 2017 S.O 1393(E) issued by Ministry of Environment, Forests and Climate Change.
20. The applicant has to pay annual fee of Rs. 10000/- for shack and Rs. 10000/- for huts to GCZMA at the beginning of the tourist season month of October every year during the validity of this NOC. The fee may be revised by GCZMA.
21. All the structures shall be of ground floor in nature.
22. For private plots abutting the beach, a minimum set back of 3 mts from the survey boundary shall be kept by the applicant.
23. You should not barricade the proposed site.
24. In case of lease, the permission is conditional on the period of lease only and on the consent of the land owner.
25. All the other conditions as mentioned in Beach Carrying Capacity report w.r.t. FAR, construction material, spacing between huts, consent to establish from SPCB etc. shall have to be followed by the applicant.
26. This permission is liable to be revoked, if it is found, at any stage, that the application contained false information / wrong plans / calculations / documents / misleading or false information, etc. or documents not submitted as called for in this application.
27. The applicant shall submit a plan for an area not exceeding 3146.00 sq.mtrs. within three weeks from date of receipt of this permission to the Authority.

28. Any appeal against this provisional permission shall lie with the Hon'ble National Green Tribunal, if preferred within 30 days as prescribed under section 16 of the National Green Tribunal Act, 2010.

Yours faithfully,


(Dasharath M Redkar)

Member Secretary (GCZMA)

Encl: As above

Copy to:

1. P.A to Secretary (Environment) / Chairman (GCZMA), Secretariat, Porvorim.....for kind information.
2. The Chairman, District Level Committee, Collectorate building, Panaji-Goa ... for kind information.
3. The Director, Department of Tourism, Government of Goa, Patto Panaji Goa.... for information and necessary action.
4. The Member Secretary, Goa State Pollution Control Board, Saligao-Goa for information and necessary action.
5. The Commissioner of Commercial Taxes, Vikrikar Bldg. M.G. Road, Panaji-Goa.... for information and necessary action.
6. The Dy. Collector & SDO, (Pernem), Pernem- Goa.... for information
7. The Secretary, Village Panchayat of Morjim, Pernem Talukafor information and necessary action.
8. SA to upload on website.

GOA COASTAL ZONE MANAGEMENT AUTHORITY

C/o Department Environment (Govt. of Goa)

4th floor, Dempo Tower, Patto Plaza,

Panaji Goa-403 001

Website: www.czma.goa.gov.in

ANNEXURE H

Ref. No. GCZMA/N/Shack-Hut-Cott-Tent/17-18/22/3349

Date: 13/12/2024

To,

✓ Mr. Vilas N. Arolkar,
93/B, Thorlebag Keri,
Pernem-Goa.

Sub: Permission /Approval of Extension for Revision of plans for wooden cottages in the property bearing Survey No. 183/3 and 183/4 of Morjim Village, Pernem Taluka in terms of CRZ Notification, 2011 as amended.

Ref: 1) This Office Letter No. GCZMA/N/Shack-Hut-Cott-Tent/17-18/22/1350 dated 16/12/2020

2) Your request Letter dated 08/02/2024

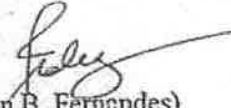
Sir,

With reference to your letter dated 08/02/2024 on the subject mentioned above, with a request for Extension for Revision of plans for wooden cottages in the property bearing Survey No. 183/3 and 183/4 of Morjim Village, Pernem Taluka

Accordingly, this is to inform you that validity for Extension for Revision of plans for wooden cottages in the property bearing Survey No. 183/3 and 183/4 of Morjim Village, Pernem Taluka in terms of CRZ Notification, 2011 as amended from time to time referred at Sr.No. (1) above is hereby extended from 16/12/2025 to 16/12/2027 with the same term and conditions mentioned in our Approval letter dated 16/12/2020 and as per Notification dated 6th March 2018 issued by the Ministry of Environment, Forest and Climate Change (MOEF&CC), New-Delhi.

This is for your kind information.

Yours faithfully,



(Johnson B. Fernandes)

Member Secretary (GCZMA)

Copy to:

1. P.A to Secretary (Environment) / Chairman (GCZMA), Secretariat, Porvorim.....for kind information.
2. The Chairman, District Level Committee, Collectorate building, Panaji-Goa for kind information.
3. The Director, Department of Tourism, Government of Goa, Patto Panaji Goa.... for information and necessary action.
4. The Member Secretary, Goa State Pollution Control Board, Saligao-Goa for information and necessary action.
5. The Commissioner of Commercial Taxes, Vikrikar Bldg. M.G. Road, Panaji-Goa.... for information and necessary action.
6. The Dy. Collector & SDO, (Pernem), Pernem- Goa... for information
7. The Secretary, Village Development Committee, Pernem Talukafor information and

Application format for proposedProjects/ Constructions/ Repairs in CRZFrom: (Name and full postal address of the Owner)

Jubliant Hospitality Services
(Unit: Mayfair on Sea)
Survey No 183/3 & 4, Gawdewada
Morjim-Pedne-Goa: 403512

To
The Member Secretary,
Goa Coastal Zone Management Authority,
Dempo Tower, 3rd Floor,
Fatto, Panaji – Goa.

Read 07/05/2025
O/o Member Secretary
Goa Coastal Zone Management Authority
C/o Department of Environment & Climate Change
Dempo Tower 4th Floor,
Fatto Plaza Panjim-Goa. 403001

Revision earlier
Sub: **Corrections in the approved plan for temporary structures** in S. No 183/3 & 4 of

Ref: 1. Approval granted vide your letter GCZMA/N/Shack-Hut-Cott-Tent/17-18/22/1350 dated 16/12/2020 Vol Lope
2. *Morjim - Pedne - 18/12/20*

Sir,

Vide the above referred letter, Jubliant Hospitality Service (JHS) had received approval to establish a resort with Eco-Cottages in Dec 2020. The resort with the brand name as "Mayfair on Sea" is in operation for over two and half years. Copy of this approval is attached. Also attached is a copy of your letter GCZMA/N/Shack-Hut-Cott-Tent/17-18/22/3878 dated 13-02-2024 extending the validity till 16/12/2027.

In the course of the construction, few environment protection measures like monsoon sheds over various utilities like DG Sets, STP, WTP, Fire system, creation of assembly points, had to be erected. These were not depicted in the initial plan that was approved by GCZMA in Dec 2020.

We have now updated the plan to depict these temporary weather sheds and the same is enclosed for your kind consideration. **Area utilized is well within the permissible FAR.**

We intend to carry out the under- mentioned development in the plot of land under Survey no. 183/3 & 4 of Morjim Village/Town, Pedne Taluka, in accordance with the Coastal Regulation Zone (CRZ) Notification dated 19th February 1991 and 6th January 2011 as amended subsequently.

(Please give particulars of the proposed development)

I am enclosing herewith the following documents.

1. Ownership documents (*Sale deeds for 183/3 and 183/4*): **Yes**
2. Form I & XIV: **Yes**
3. Certified copy of Survey Plan issued by Directorate of Settlement & Land Records. (*Showing 200 meter to 500 meter line (compulsory)*)
4. Site plan showing the existing and proposed developments (duly coloured as per colour code) countersigned by the Owner and Architect/Engineer/ Town Planner registered with their respective associations: **Yes**
5. One copy of the detailed plans of the proposed developments countersigned by the Owner and Architect/Engineer/Town Planner registered with their respective associations: **Yes (same as #4 above)**
6. Contour Plan of the plot with 50 cm. Counter interval (Not applicable in case of reconstruction and repair): **Not Applicable**
7. CRZ Clearances questionnaire duly completed (Form 'A'): **Yes**
8. Environmental Impact Assessment (EIA) Report (Not applicable for compound walls, reconstruction, repair and single dwelling units): **Not Applicable**
9. Existing and proposed vegetation plan (Not applicable for compound walls, reconstruction and repair): **Not Applicable**

10. Photographs of the property from all sides showing the existing landscape structure etc.

Yes

11. This NOC will be issued subsequent to the payment of fees by the applicant of Rs. _____
_____- vide D.D. No. _____ dated ____/____/____. In favour of Goa Coastal Zone
Management Authority payable at Panjim.

12. POA by M/s Jubliant Hospitality Services in favor of Mr. Vilas N. Arolkar

I request that the clearance for the proposed development in the CRZ may be accorded.

Date: 7th May 2025



Vilas N. Arolkar

(M: 9637470404, Email: vilasarolkar20@gmail.com)
Authorized Signatory for Jubliant Hospitality Services

Encl: 1. Form I- Annexure IV duly filled

2. Copy of Approval granted vide your letter GCZMA/N/Shack-Hut-Cott-Tent/17-18/22/1350 dated
16/12/2020 along with approved Plan

3. Copy of GCZMA/N/Shack-Hut-Cott-Tent/17-18/22/3878 dated 13-02-204 extending the validity till
16/12/2027.

4. Copy of your letter GCZMA/N/Shack-Hut-Cott-Tent/17-18/22/344 dated 28/04/2025; Change of NOC from
Vilas N. Arolkar to Jubliant Hospitality Services

○ MINUTES OF THE 459TH MEETING OF THE GOA COASTAL ZONE MANAGEMENT AUTHORITY (GCZMA) HELD ON 19/06/2025 at 3.30 P.M. IN THE CONFERENCE HALL, FOURTH FLOOR, DEMPO TOWER, PATTO-PANAJI-GOA.

The 459th Meeting of the Goa Coastal Zone Management Authority (GCZMA) was held under the Chairmanship of the Secretary (Environment), on 19/06/2025 at 03.30 p.m. in the conference hall, fourth floor, Patto-Panaji –Goa.

The following members were present for the meeting

1. Secretary, Environment & Climate Change /Chairman(GCZMA)
2. Representative of the Principal Conservator of Forest.
3. Representative on behalf of Director, Directorate of Panchayat, Panaji Goa.
4. Representative on behalf of Chief Engineer, PWD, Panaji Goa.
5. Mrs Radha Rao, Expert Member,(GCZMA)
6. Shri Ganesh Velip, Expert Member, (GCZMA)
7. Dr Sushant Naik, Expert Member, (GCZMA)
8. Director, Environment& Climate Change /Member Secretary, (GCZMA)

The Minutes of the previous meeting was discussed and approved by all the Members present.

Item no .1.

Case No 1.1

To decide on the Complaint on 06/01/2022 from Mr. Ferdinando Fernandes with regards to erection of illegal structures in the properties surveyed under survey No.118/7 and 118/8 of village Agonda Canacona Goa by 1. Mr. Darshan Pisslo Naik Gaonkar, 2. Mrs. Gauri A. Asnotkar, 3. Mr. Chiquito Fernandes, 4. John Fernandes, 5. Mr. Abel Borges, 6. Mr. Hendrick Mateus Fernandes, 7. Mr. Shankar Prasad Raju Pagi, 8. Mrs. Hevona Fernandes.

Background: The GCZMA in receipt of complaint on 06/01/2022 from Mr. Ferdinando Fernandes with regards to erection of illegal structures in the properties surveyed under survey No. 118/7 and 118/8 of village Agonda Canacona Goa by 1. Mr. Darshan Pisslo Naik Gaonkar, 2. Mrs. Gauri A. Asnotkar, 3. Mr. Chiquito Fernandes, 4. John Fernandes, 5. Mr. Abel Borges, 6. Mr. Hendrick Mateus Fernandes, 7. Mr. Shankar Prasad Raju Pagi, 8. Mrs. Hevona Fernandes. With respect to violator Mrs. Hevona Fernandes is concerned this Authority already issued demolition order against said violator Mrs. Hevona Fernandes on 18/11/2022 with regard to illegal construction in property surveyed under survey No. 118/8 of village Agonda Canacona Goa, in view that Authority excluded said violator Mrs. Hevona Fernandes in this show cause notice, however complainant is at liberty to bring to the notice of the this Authority any other additional illegalities carried out by the said Mrs. Hevona Fernandes other than what has been ordered to be demolished.

During 347th Meeting held on 22/06/2023. Advocate for the Complainant present. Advocate for the Respondent 1, 2, 3 present.

- protective equipment (PPE) and are trained in environmental and safety protocols.
- **Compliance with Regulations:** Ensure compliance with relevant regulations, including the CRZ Notification, 2011, and other environmental laws and guidelines.
 - **Post-Dismantling Restoration:** Plan for post-dismantling restoration of the site, including removal of debris and rehabilitation of the area.
5. The Applicant has enclosed the following documents with respect to the representation
- Survey Form No.10(Certificate of Survey) issued by Captain of Ports. Ref.no.B 34/MESS/2016-17
 - Certificate of Registration issued by Port of Mormugao on 10th JUNE 1975 official no.MRM-493.
6. PAYMENT OF FEES: As per notification vide no. 3-252-2014/ENVT & CC/DIR/939, dated 12/09/2024, dismantling of barge is not mentioned, hence, Authority may deliberate and decide on the applicable fees for the same.
7. As regards to complaints, pertaining to pending CRZ, NGT, judicial orders / directions and other legal issues, ownership, the same to be verified and confirmed. Further undertaking regarding same to be obtained from the applicant.
8. The report is enclosed with photographs(Annexure-I) and Google satellite images of the site from Google Earth.

This Authority may discuss & deliberate the matter in the meeting, considering all above mentioned facts and considering provisions of the CRZ Notifications and the Goa Coastal Zone Management Authority Regulations.

Decision: The Authority after detailed discussion decided to approve the proposal for proposed one time dismantling of MV Fomento Kartik Barge official No MRH 493 subject to permission from GSPCB.

Case No. 4.3

NOC for Revision of earlier approved plan for temporary structures in Sy.No 183/3 & 4 of Morjim village Pernem taluka

The Office of the GCZMA is in receipt of an application dated 07/05/2025 from Jubliant Hospitality Service (unit: Mayfair on sea), with regards to Revision of earlier approved plan for temporary structures in Sy.No 183/3 & 4 of Morjim village Pernem taluka

Site Inspection Report: The said site was inspected by Dr.Sushant S. Naik, Expert member GCZMA, Bhargavi Kelkar, Env. Assistant GCZMA, Raunat Dessai, Field Surveyor GCZMA

- 1) **Name of Applicant:** Jubliant Hospitality Service (unit: Mayfair on sea)
- 2) **Date of the Application:** 07/05/2025
- 3) **Application for:** Revision of earlier approved plan for temporary structures in Sy.No 183/3 & 4 of Morjim village Pernem taluka.
- 4) **Date of Construction based on documents:** -
- 5) **Date of Inspection:** 02/06/2025
- 6) **Name of Officials/Expert Member GCZMA:**
- o Dr.Sushant S. Naik , Expert member GCZMA
 - o Bhargavi Kelkar , Emt. Assistant GCZMA
 - o Raunat Dessai , Field Surveyor GCZMA
- 7) **Name of the Parties present:** Mr.Vilas Arolkar POA Jubliant Hospitality Service
- 8) **Location of the proposed structure:**
- Sy.No: 183/3,4 Village: Morjim Taluka: Pernem
- 9) **Distance from HTL of River/Sea:-** Sy.no 183/3,4 of Morjim village western boundary of survey number falls in intertidal zone
- 10) **Accessibility:** Tar road (PWD)
- 11) **Classification of CRZ area:** Sy.no 183/3,4 of Morjim village falls in CRZ III in NDZ and a small portion on the western side falls in the inter tidal zone as per CZMP 2011.
- 12) **Existence of Sand dunes in the property and its height:** No
- 13) **Whether any lagoons, backwater or other water bodies exist in the plot:** No
- 14) **Existence of vegetation, if any:** Yes, coconut trees and other garden trees
- 15) **Plinth area of existing/proposed structure:** NA
- 16) **Nature of the structure:** Temporary
- 17) **Height of the structure:** As per submission drawing
- Cottage V14 - 6.70mtr
 - Kitchen - 8.00mtr
 - Reception - 8.14mtr
 - Cottages V1-V13 - 4.95 mtr
 - Bamboo Restaurant -7.30 mtr
- 18) **Details of the extension to the existing structure:** N.A
- 19) **Approvals/ NOC's issued by any other departments/Authority:** Yes
1. Permission/Approval of revision of plans for wooden cottages in the property bearing Sy.no 183/3,4 of Morjim village Pernem vide NOC no GCZMA/N/shack-hut-cott- tent/17-18/22/1350 dated 16/12/2020 for buildup area 3146.00sq.mtr.
 2. Extension of NOC for two years granted in 16/12/2020 vide letter

GCZMA/N/shack- hut-cott-tent/17-18/22/3878 dated 13/02/2024 which is valid till 16/12/2027

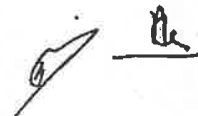
20) Nature of violation if any, with regard to provisions of CRZ Notification: NA

21) Whether the proposed construction meet the CZMP guidelines: No

22) Conclusion/Recommendation:

- The plot bearing Sy.no 183/3,4 of Morjim village Pernem Taluka falls in CRZ III NDZ and small portion on western boundary falls in the inter tidal zone as per CZMP 2011.
- The proposal is for revision of earlier approved plan for temporary structure in Sy.No 183/3 & 4 of Morjim village Pernem Taluka.
- As per the earlier approved plan produced by the applicant dated 16/12/2020 for a total buildup area of 3146 the NOC was granted for prefabricated cottages.
- As per the new application inward dated 07/05/2025 the applicant has proposed temporary structures which include security cabin, kitchen store, toilet block. liquor store, utility block, one cottage- 'V14', maintenance store etc of total buildup area 616.36 sq.mtr. The detailed separate area of each proposed structure is not mentioned by the applicant in the area statement.
- The total plot area of Sy.No 183/3 of Morjim village is 8628.00 sq.m. and total plot area of Sy.No 183/4 of Morjim village is 4031.00 sq.m. The name reflecting in occupant's column of both the Sy Nos is M/S JUBLIANT SERVICES.
- As noticed during the time of inspection the proposed temporary structures are already standing on the site.
- As per the submission drawing, the area of the existing structures is 3146.50 sq.mtr and the area of the newly proposed structures is 616.36sq.mtr. The total plot area of 183/3 and 4, together, is 12659.00 sq.mtr. The total FAR consumed by existing and proposed structures with total buildup area 3762.86 sq.mtr is 29.76%.

Decision: The Authority after detailed discussion decided to approve the proposal for proposed erection of temporary structures which include security cabin, kitchen store, toilet block, liquor store, utility block, one cottage- 'V14', maintenance store subject to condition that the applicant to submit the revised plan and also directed to remove all the existing temporary structures and submit the compliance report before commencement of the project .



ANNEXURE K COLLY

GOA COASTAL ZONE MANAGEMENT AUTHORITY

C/o Department of Environment & Climate Change, (Govt. of Goa)

4th Floor, Dempo Tower, Patto Plaza, Panjim-Goa.

Website: www.czma.goa.gov.in

Ref. No. GCZMA/N/Shack-Hut-Cott-Tent/24-25/42/ 1817

Dated: 05/08/2025

To,
 ✓ **Jubliant Hospitality Services,**
 (Unit : Mayfair on Sea),
 Sy. No. 183/3 & 4, Gawdewada,
 Morjim, Pernem - Goa

Sub: NOC for proposed erection of new temporary structures and also merges the earlier NOC Ref No. GCZMA/N/Shack-Hut-Cott-Tent/17-18/22/1350 dated 16/12/2020 and Ref No. GCZMA/N/Shack-Hut-Cott-Tent/17-18/22/3878 dated 13/02/2024 in Sy. No. 183/3 & 4 of Morjim Village, Pernem Taluka - Goa in terms of CRZ Notification, 2011 as amended.

Ref: Your application No. Nil dated 07/05/2025.

Sir / Madam,

With reference to your application on the above-mentioned subject, it is hereby conveyed that the Goa Coastal Zone Management Authority (herein after referred to as 'the GCZMA', in short) has examined your proposal in its 464th GCZMA Meeting held on 10/07/2025 in accordance with the provisions of the clause 8 (v) (3) (iii) of CRZ Notification, 2011 as amended from time to time for CRZ of Goa issued by the Ministry of Environment, Forests & Climate Change, Government of India. Accordingly, after detailed deliberation and discussion, the Authority decided to grant approval for erection of new temporary structures also merges the earlier NOC Ref No. GCZMA/N/Shack-Hut-Cott-Tent/17-18/22/1350 dated 16/12/2020 and Ref No. GCZMA/N/Shack-Hut-Cott-Tent/17-18/22/3878 dated 13/02/2024 made of wood and / or natural / biodegradable material only in the property bearing Sy. No. 183/3 & 4 of Morjim Village, Pernem Taluka - Goa

The details of the proposed structures are as follows:-

Earlier proposed structures

- 1) Cottages VI to V13 (13nos) = 1679.60sqmtr
- 2) Reception area & offices (01) = 561.34sqmtr
- 3) Front Block (01) = 438.79sqmtr
- 4) Staff Canteen/Kitchen (01) = 69.97sqmtr
- 5) Main Kitchen & Restaurant (01) = 396.80sqmtr

New Proposed structures

- 1) Cottage V14 (01) = 213.77sqmtr
- 2) Security Cabin (01) = 4.35sqmtr

- 3) Kitchen store/toilet (01) = 45.49sqmtr
- 4) Liquor Store (01) = 24.04sqmtr
- 5) maintain ace Store (01) = 22.17sqmtr
- 6) Laundry/Staffroom (01) = 297.54sqmtr
- 7) Sculpture (01) = 9.00sqmtr

The above permission is subject to the conditions as specified in the Beach Carrying Capacity Report and further compliance of following conditions.

1. The provisions of the CRZ Notification 2011, (as amended), should be strictly adhered to by you. No activity in contravention to the provisions of the CRZ Notifications shall be carried out.
2. The applicant shall take all requisite environmental safeguard to ensure that there would not be any environmental degradation in this area.
3. The traditional access, right of way, easement shall not be blocked by the applicant.
4. Shacks, huts, tents, cottages and huts/ tents/ cottages in private areas shall be erected using eco-friendly materials such as bamboos/wooden poles with thatched palm leaves/ thatched bamboo mat roofing as far as possible and for structural support wherever required GI-pipes / mild steel framed structures could be permitted. However, in case of paucity of wood the same may be erected out of the other modern materials such as synthetic, steel, nylon fabric etc. for the purpose of frame work due to unpredictable weather conditions. However, the same shall not exceed 30% of the total material required. Use of concrete is banned. Grouting, plastering laying of PCC/ RCC on the floor/ structure/ digging of soak pits/ digging and laying of pipes/ metal staircases grouted in cement etc. shall not be permitted as per the guidelines issued by the GCZMA.
5. In the event of any change in the project profile, a fresh reference shall be made to the GCZMA.
6. The GCZMA may stipulate any additional conditions subsequently if deemed necessary, for environmental protection which shall be complied with.
7. The office of the GCZMA reserves the right to revoke this recommendation / clearance without prior intimation of noncompliance of any one or more of the aforestated conditions.
8. You are required to obtain all the requisite permissions / licenses / NOC etc from the competent Authorities before actual operation of the said temporary structure/ enabling activities. This NOC is issued without prejudice to any other permission as required under the law including that of ownership of the property, property dispute, easement rights, court case etc. As such, prior to the erection and operation of the aforementioned 'temporary seasonal structures, it will be


incumbent upon the applicant to obtain all the requisite permission / NOC / licenses etc from the Authorities / Departments for any other authority as required under the law including from the local authority, Goa State Pollution Control Board, Revenue Authority, Department of Tourism, etc.

9. Regular site inspections shall be carried by the team comprises of the Expert Members of the GCZMA and or other Authorities / Departments to ensure compliance of aforesaid condition. In case of any non-compliance of the terms and conditions stipulated above, the action as deemed fit including that of demolition of structure, disconnection of Power / Water supply will be taken.
10. The said structures should be one meter above the ground on stilts of wooden poles wherever possible. However, the ground clearance should not be more than 1.5 m.
11. The applicant will not transfer by any mode his premises to any other person.
12. This permission stands automatically revoked in case of any illegal/ unlawful/ immoral acts done by the applicant/proponent and or agent, lawful power of attorney holder, authorized person, any person acting for on behalf of the applicant/proponent in the said structures.
13. Further this approval also shall stand automatically revoked in case of any standing order of court of law/tribunal, arbitrator, quasi-Judicial authority etc. in force and suppressed by the applicant/proponent or otherwise.
14. All temporary structures shall maintain a standard buffer of a minimum of 3 m from adjacent huts / tents / cottages.
15. Appropriate use of renewable energy such as solar and wind energy to be used wherever possible.
16. Potable water requirement for domestic and tourist population has to be made available. The quality of water to be supplied should meet the national standard. Measures like rain water harvesting should also be encouraged to have access to clean and potable water.
17. Separate bins for different types of solid wastes (source segregation of solid wastes biodegradable and non bio-degradable) shall be provided by the operator. It will be the responsibility of the plot owner to dispose the waste generated from their plots to the respective bins. The Municipality/Village Panchayat or the contractor appointed by the Department of Tourism, as the case may be, shall collect waste from time to time and hand over the non- biodegradable waste to the Goa Waste Management Corporation. Solid waste to be transported to the solid Waste Management Facility at Calangute by the Village Panchayats in North Goa whereas in South Goa it will be responsibility of the owner/authorized

- representative to dispose the same by composting / biogas plant or to transport to the piggeries for the biodegradable waste.
18. In case the property on which these structures are permitted to be erected has several title holders any dispute/objection to this permission by any such title holder/holders, this permission shall stand revoked. This permission would be withdrawn in case an objection from owners regarding lease is filed before GCZMA. No hearing in the matter shall be allowed.
 19. The validity of this permission is for 07 years from the date of issue or period of lease whichever is earlier. This permission should abide by the Notification dated 3rd May 2017 S.O 1393(E) issued by Ministry of Environment, Forests and Climate Change. The Project Proponent has to deposit the renewed leave and license after every eleven months for the remaining period to coverup seven years failing which this NOC / license stands cancelled.
 20. The fee may be revised by GCZMA.
 21. All the structures shall be of ground floor in nature.
 22. For private plots abutting the beach, a minimum set back of 3 mts from the survey boundary shall be kept by the applicant.
 23. You should not barricade the proposed site.
 24. In case of lease, the permission is conditional on the period of lease only and on the consent of the land owner.
 25. All the other conditions as mentioned in Beach Carrying Capacity report w.r.t. FAR, construction material, spacing between huts, consent to establish from SPCB etc. shall have to be followed by the applicant.
 26. This permission is liable to be revoked, if it is found, at any stage, that the application contained false information / wrong plans / calculations / documents / misleading or false information, etc. or documents not submitted as called for in this application.
 27. Structures shall not be removed and dismantled during the month of June to August: Provided that the facilities available in these structures shall remain non-operational during the month of June to August".
 28. The Department of Electricity and Water Supply Department shall not release electricity & water connection unless fitness certificate is issued by this Authority.
 29. The Project Proponent shall intimate to the Authority about completion of the construction so that a re-inspection can be done to ascertain as to whether the construction is done as per approved plans.
 30. Constructions / Erection shall be carried out as per the plans approved by the Authority and annexed to this permission.

31. Any appeal against this provisional permission shall lie with the Hon'ble National Green Tribunal, if preferred as prescribed under the National Green Tribunal Act, 2010.

Yours faithfully,


(Sachin S. Desai)

Member Secretary (GCZMA)

Encl: As above

Copy to:

1. P.A to Secretary (Environment & CC) / Chairman (GCZMA), Secretariat, Porvorim.....for kind information.
2. The Chairman, District Level Committee, Collectorate Building, Panaji-Goa for kind information.
3. The Director, Department of Tourism, Government of Goa, Patto Panaji Goa.... for information and necessary action.
4. The Member Secretary, Goa State Pollution Control Board, Saligao-Goa for information and necessary action.
5. The Commissioner of Commercial Taxes, Vikrikar Bldg. M.G. Road, Panaji-Goa.... for information and necessary action.
6. The Dy. Collector & SDO, (Pernem), Pernem- Goa.... for information
7. The Assistant Engineer, Sub-Division I, Works Division XVII(PHE), PWD, Pernem..... kindly take notice of conditions at Sr. No. 28.
8. The Assistant Engineer, Division - XVII, Sub-Division III, Electricity Department, Pernem - Goa. kindly take notice of conditions at Sr. No. 28.
9. The Secretary, Village Panchayat of Morjim, Pernem Taluka for information and necessary action.



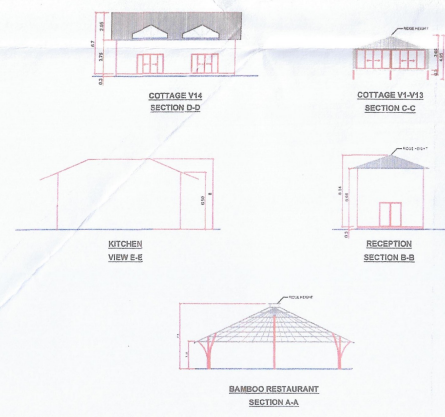
LEGEND	
EXISTING STRUCTURES:	(3148.50 SQM)
PROPOSED STRUCTURES:	(516.35 SQM)

EXISTING STRUCTURES AS PER APPROVED PLAN OF DECEMBER 2020			
Structures	Area (sq.m)	No. of units	Total Area (sq.m)
01 COTTAGES V1 TO V13	528.29	13	1678.90
02 RECEPTION AREA AND OFFICES	561.34	1	561.34
03 FRONT BLOCK	438.79	1	438.79
04 STAFF CATERING/KITCHEN	69.97	1	69.97
05 MAIN KITCHEN AND RESTAURANT BLOCK	396.80	1	396.80
TOTAL	1995.29	17	3148.50

PROPOSED STRUCTURES			
Structures	Area (sq.m)	No. of units	Total Area (sq.m)
01 COTTAGE V14	213.77	1	213.77
02 SECURITY CABIN	4.26	1	4.26
03 KITCHEN STORES/TOILET	45.45	1	45.45
04 LIQUOR STORE	24.04	1	24.04
05 MAINTENANCE STORE	22.17	1	22.17
06 LAUNDRY STAFF ROOM GYM BOTTLING PLANT	297.54	1	297.54
07 SCULPTURE	5.00	1	5.00
TOTAL	816.35	7	816.35
TOTAL (A + B)	3148.50	24	3148.50

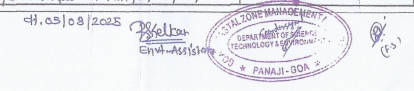
NOTES - TYPICAL CONSTRUCTION
 A. Monsoon weather sheds: GI sheets/Tensile fabric with suitable metal support/cement boards as required.
 B. Cottages - V1-V14: Prefabricated cottage with dry walls comprising C/P/CS/MS/membrane/insulation backed up by metal structures including LGSF.
 C. Restaurant - with bamboo structures, bamboo pillars and synthetic thatch with long life, wooden flooring supported by metal structures.
 D. Open decks - with wooden flooring and supported by metal structures with fabric tensile structures as temporary monsoon/weather sheds.

AREA STATEMENT	
01. Area of the plot (18330):	8628 sq.m
02. Area of the plot (1834):	4931 sq.m
03. Area of TOTAL plot:	12,659 sq.m
04. Whether any extra FAR is claimed on the basis of road widening/ proposed road:	No
05. Whether the land has been gifted to local body:	No
06. Effective Area of the Plot:	12,659 sq.m
07. Area occupied by the existing structure in the plot:	3148.50 sq.m
08. Area of the Existing structure to be Retained:	3148.50 sq.m
09. Total covered area by the existing and proposed structure:	3762.86 sq.m
10. Total coverage:	29.75%
11. Permissible Coverage:	33%



 ARCHITECT DIKSHA NAIK COA REG. NO. CA2022143487 SIGNATURE OF ARCHITECT	 SIGNATURE OF OWNER
PROJECT: EXISTING & PROPOSED TEMPORARY PREFABRICATED SHEDS & COTTAGES IN PLOTS BEARING SURVEY NO. 1833 & 1834 AT MORUM VILLAGE FOR M/s JUBILANT HOSPITALITY SERVICES	
ARCHITECT DIKSHA NAIK Ph: 9870955004 ar.dkshanaik@gmail.com	

No. G122MA/11/Shak-Hub (alt-Tent)/24-25/42/1817



Jubliant Hospitality Services

(Unit: Mayfair on Sea, Morjim)

Survey Nos 183/3 & 4, Gawdewada, Morjim Goa-403512

GSTIN: 30AAMFJ0101D1ZC

Ref: GCZMA/Compliance/ Aug 2025

8th August 2025

To,

Member Secretary (GCZMA)
4th Floor, Dempo Tower, Patto Plaza
Panaji Goa-403001

ASad
11/08/2025
 O/o Member Secretary
 Goa Coastal Zone Management Authority
 C/o Department of Environment & Climate Change
 Dempo Tower 4th Floor,
 Patto Plaza Panaji-Goa. 403001

Sub: Removal of existing temporary structures

- Ref: 1. MOM of 459th meeting of the GCZMA of 19/06/2025 (Case No. 4.3, pages 115 to 117) granting approval for new /additional Temporary Structures for area 616.36 SqM
 2. MOM of 464th meeting of the GCZMA of 10/07/2025 (Case No. 3.5, pages 100 to 102) merging approval for new /additional Temporary Structures for area 616.36 SqM with previously approved temporary structures of area 3146.6 SqM for 7 years in total
 3. NOC Ref No GCZMA/N/Shack-Hut-Cott-Tent-/24-25/42/1817 dated 05-08-2025

Dear Sir,

Thank you for granting us NOC for the proposed temporary structures for area 616.36 SqM as well as merging our previous NOC for area 3146.6 SqM with validity for 7 years in total.

In compliance with the directions of the GCZMA vide above MOMs and NOC, we have carried out the dismantling. Photographs of the same are enclosed for your reference.

We will submit photographs once reconstruction of the dismantled structures is complete.

Thank you.

Yours Truly,
 For Jubliant Hospitality Services,

(Authorized Signatory)

(M) 8070994400/9637470404



Encl: Photographs of dismantling of/dismantled structures as directed (5 pages with 32 pictures)

Jubliant Hospitality Services

Attachment to letter Ref: GCZMA/Compliance/ Aug 2025, dated 8th Aug 2025



Removal of PCC for replacing with pavers on the Service road to kitchen.



Staff Kitchen store/maintenance store/Garbage areas



Laundry, Spa, Gym, Liquor store



Security cabin



V14 : Cottage

ANNEXURE M

Jubliant Hospitality Services

(Unit: Mayfair on Sea, Morjim)

Survey Nos 183/3 & 4, Gawdewada, Morjim Goa-403512

GSTIN: 30AAMFJ0101D1ZC

Ref: GCZMA/Recón/Aug 2025

18th August 2025

To,

Member Secretary (GCZMA)
4th Floor, Dempo Tower, Patto Plaza
Panaji Goa-403001

[Signature]
18/08/2025
Member Secretary
Goa Coastal Zone Management Authority
C/o Department of Environment & Climate Change
Dempo Tower 4th Floor,
Patto Plaza Panjim-Goa. 403001

Sub: Removal of existing temporary structures and reconstruction thereafter

- Ref: 1. MOM of 459th meeting of the GCZMA of 19/06/2025 (Case No. 4.3, pages 115 to 117) granting approval for new /additional Temporary Structures for area 616.36 SqM
2. MOM of 464th meeting of the GCZMA of 10/07/2025 (Case No. 3.5, pages 100 to 102) merging approval for new /additional Temporary Structures for area 616.36 SqM with previously approved temporary structures of area 3146.6 SqM for 7 years in total
3. NOC Ref No GCZMA/N/Shack-Hut-Cott-Tent-/24-25/42/1817 dated 05-08-2025
4. Our letter Ref No GCZMA/Compliance/Aug 2025 dated 8th August 2025

Dear Sir,

This is further to our letter under Ref No GCZMA/Compliance/Aug 2025 dated 8th August 2025 wherein we had shared photographs of dismantling of unauthorised temporary structures.

In compliance with the directions of the GCZMA vide above MOMs and NOC and as communicated vide the above letter, we have now completed reconstruction of these dismantled unauthorised structures. Photographs of the same are enclosed for your reference.

We are grateful for your kind consideration and look forward to receiving the same in future.

Thank you.

Yours Truly,
For Jubliant Hospitality Services,

[Signature]
18/08/2025

(Authorized Signatory)
(M) 8070994400/9637470404.



- Encl: 1. Photographs of reconstructed structures (15 Nos)
2. Copy of Our letter Ref No GCZMA/Compliance/Aug 2025 dated 8th August 2025

Jubliant Hospitality Services

Attachment to letter Ref: GCZMA/Recon/Aug 2025, Dated 18th August 2025



Pavers on the Service road to kitchen



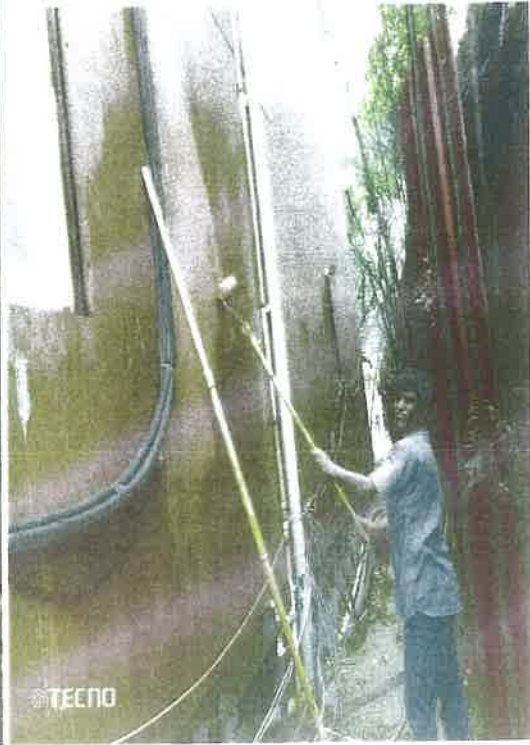
Staff Kitchen store/maintenance store/Garbage areas/ Liquor store



Security cabin



Laundry, Spa, Gym,



V14 : Cottage

MINUTES OF THE 475th MEETING OF THE GOA COASTAL ZONE MANAGEMENT AUTHORITY (GCZMA) HELD ON 19/08/2025 at 3.30 P.M. ONWARDS IN THE CONFERENCE HALL, FOURTH FLOOR, DEMPO TOWER, PATTO-PANAJI-GOA.

The 475th Meeting of the Goa Coastal Zone Management Authority (GCZMA) was held under the Chairmanship of the Secretary (Environment), on 19/08/2025 at 03.30 p.m. in the conference hall, fourth floor, Patto-Panaji -Goa.

The following members were present for the meeting:

1. Secretary, Environment & Climate Change /Chairman(GCZMA)
2. Representative of the Principal Conservator of Forest.
3. Representative on behalf of Director, Directorate of Panchayat, Panaji Goa.
4. Radha Rao, Expert Member,(GCZMA)
5. Dilip B Arolkar, Expert Member,(GCZMA)
6. Ganesh Velip, Expert Member,(GCZMA)
7. Director, Environment& Climate Change /Member Secretary, (GCZMA)

The Minutes of the previous meeting was discussed and approved by all the Members present.

Item no .1

Case No 1.1 HIGH COURT DIRECTIONS MATTERS

To decide on the Complaint from Mr. Savio Mathais against Mr. Jose F.P.Braganza

Background: The Office of the Goa Coastal Zone Management Authority is in receipt of complaint dated 05/07/2024 from Mr. Savio Mathais, R/o H. No 506/A, Vaddy Candolim, Bardez Goa with regards to massive illegal construction carried out by Mr. Jose F.P. Braganza in the property bearing Sy.No 151/0 of village Candolim, Bardez Goa.

That the site has been verified by the Engineer and Field Surveyor attached to this office and submitted the report. That upon close perusal of the said report the following alleged gross illegal construction resulting violation of CRZ Notification 2011 was observed:

Name of the Party/ alleged violator	Survey No. / Village	Type of Construction/activity	Distance from HTL
Mr. Jose F.P.Braganza	Sy.No 151/0 Village, Candolim Bardez	Structure 1: Permanent Masonry structure partly first floor with manglore tiles roofing with basement area and partly ground floor structure. Structure 2: Permanent RCC G+1 structure with first floor sloping slab. Structure 3: Permanent G+1 RCC structure.	Within mangroves buffer Zone, CRZ -IA

S. Naik
& Notary
Taluka
n-Goa
No. 228
11/07/2030

GOA (INDIA)

Proceeding: Adv for the Complainant present. Adv for the Respondent present.

Decision: The Authority posted the matter for final arguments on 04/09/2025 at 3.30p.m.

Case No. 1:30

To decide on the complaint from Green Space against M/s Jubliant Services

Background: The office of GCZMA is in receipt of a complaint dated 07/08/2024 from Green Space (NGO) represented by Lakki Bairwa, Neurekar Chambers, 3rd floor, office no. 12/115/9, M. G. Road, Panaji, Tiswadi-Goa and Complaint dated 24/02/2025 from Advino Fernandes H. No. S-92, Sonarbhat, Reis Magos, Verem, Bardez-Goa, Rajesh V. Dabholkar, H. No. A/70, Ambekhand, Reis Magos, Verem, Bardez-Goa with regards to illegal construction in property bearing Survey No. 184/3 and 184/4 of village Morjim, Pernem-Goa carried out by Mayfair on sea, M/s Jubliant Services, H. No. 764 (E), Gawdewada, Morjim, Pernem-Goa.

On receipt of complaints, the officials attached to the office conducted the site inspection and accordingly placed the report.

That upon close perusal of the said report the following alleged gross illegal construction resulting violation of CRZ Notification 2011 is noticed:

Sr. No.	Name of the Party/alleged violator	Survey No./ Village	Type of Construction	Details As Per CZMP 2011
1.	Mayfair on Sea, M/s Jubliant Services	Survey No. 184/3 & 4 of village Morjim, Pernem-Goa	<p>1. As noticed on site, there exist 15 no. temporary cottages, 2no. permanent G+1 structures, restaurant and swimming pool present in the property.</p> <p>2. Towards the sea ward side of the property, there exist a restaurant with attached kitchen, bar counter and basement. Toilets are present in the basement. The flooring of the basement is of permanent nature. The flooring of the restaurant is of temporary wooden plate placed on fabricated steel frame. The structure is made of steel frames and the roofing is made up of artificial grass.</p> <p>3. There exists a swimming pool which is built below the ground level.</p> <p>4. Laterite stone pathways are present throughout the property.</p> <p>5. Towards the southern side of the property, there exist office room, store</p>	The property bearing Survey No. 184/3 and 183/4 of village Morjim, Pernem-Goa falls within CRZ-III (0-200 mtr.) and partly intertidal zone.

NOT
Sunil S.
Advocate
Tiswadi 1
Panjim-
Reg. No.
-xp. Dt. 11A

			<p>room, laundry room, Gym and all these structures have a base lined with laterite stones. All of these structures are attached to the reception.</p> <p>6. There also exist 2 nos. G+1 structures of which one structure is occupied as reception.</p> <p>7. Towards the northern side of the property, concrete pathway is observed all the way from the road till the restaurant.</p> <p>8. The property is compounded on eastern side by the laterite stone wall, GI - sheet fencing on the northern and southern boundary of the property.</p> <p>9. Also the flooring of the parking is of permanent nature.</p>	
--	--	--	---	--

The Authority issued a Show Cause Notice to the Respondent with a direction to file their reply and appear before the Authority on 26/06/2025 at 3.30p.m.

The matter was taken up in the 461st GCZMA Meeting the Proceeding: Complainant absent. Adv for the Respondent present The Authority's Decision: The Authority posted the matters on 19/08/2025 at 3.30p.m.

Proceeding: Complainant present in person. Respondent present.

Decision: The Authority perused the documents and noted that there was an error in the survey number mentioned in the final site inspection report however, the same stands correct and is noted as violations carried out in Sy No 183/3 and 183/4 instead of Sy No. 184/3 and 184/4 of Morjim Village. It is also noted that the Respondent has complied with the directions of removal of the structures as per the letter of compliance filed by the Respondent. In view of the above the Authority decided to discharge the Show Cause Notice and accordingly matter is closed.

Case No. 1.31

To decide on a complaint dated 08/06/2023 from Vishrant D. Govekar, Junaswada, Mandrem Pernem Goa with regards to illegal construction in Sy.No 270/3 G+1 at Junaswada Mandrem Pernem Goa by Placida Dsouza and Millard Dsouza R/o Junaswada Mandrem Pernem Goa.

Background: The office of had received a complaint dated 08/06/2023 from Vishrant D. Govekar, Junaswada, Mandrem Pernem Goa with regards to illegal construction in Sy. No 270/3 G+1 at Junaswada, Mandrem, Pernem Goa by Placida Dsouza and Millard Dsouza R/o Junaswada Mandrem Pernem Goa.

The said matter was deliberated in 375th matter held on 30/11/2023 the minutes to be read as under: Complainant absent. Respondent present in person and sought time to file reply. For want of time matter adjourned and posted on 14/12/2023 at 3.00pm.

