

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,
WESTERN ZONE BENCH AT PUNE**

Appeal No. 51/2022 (WZ)

The Colva Civic and Consumer Forum

... Appellant

Versus

The Goa Coastal Zone Management Authority & Ors.

... Respondents

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Date: 7 June 2023



Advocate for the Respondent No. 4



BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,
WESTERN ZONE BENCH AT PUNE

Appeal No. 51/2022 (WZ)

The Colva Civic and Consumer Forum

... Appellant

Versus

The Goa Coastal Zone Management Authority & Ors.

... Respondents

AFFIDAVIT IN REPLY OF THE RESPONDENT NO. 4

Affidavit in reply of the Respondent No. 4 (Shamiraj Hotels Pvt. Ltd.) is as under:

I, Mr. Sanjay Selukar, age: 57 years, the Director and authorised representative of the Respondent No. 4, having address at H. No. 432/1, 4th Ward, Colva Beach Road, Colva, Salcete, Goa – 403708, am aware of the facts in the matter and do hereby state on solemn affirmation as under:




INTRODUCTION

1. I hereby state that I am filing this affidavit on behalf of the Respondent No. 4 in furtherance of and addition to my earlier limited affidavit dated 6 April 2023.
2. This Respondent further states that nothing contained in this affidavit should be considered as an admission or acceptance of the various allegations contained in the Appeal. For the record, this Respondent hereby specifically denies all the allegations and averments stated in the Appeal unless expressly admitted/ accepted herein.


BACKGROUND AND RELEVANT FACTS

3. The Respondent is the owner of the property at S. No. 24/1, Village Colva. This property was earlier owned by one M/s. Etak Corporation Limited. This property is governed by the norms applicable to CRZ-III – originally referred in the CRZ Notification of 1991.
4. By way of registered sale deed dated 15 August 1995, M/s. Etak Corporation Limited sold this property to Shamiraj Hotels Pvt. Ltd. (i.e. the Respondent No. 4 herein) – which was then owned/ controlled by Mr. and Mrs. Mangesh Dalvi and other shareholders.



- 
5. The Respondent No. 4 (through its erstwhile owners/ shareholders/ directors) constructed a hotel by the name of Sea Coin upon the property and took all relevant permissions for the same. They carried out the necessary construction upon the property.
 6. Subsequently, by way of Share Purchase Agreement dated 16 August 2016, all the then shareholders of the company (Respondent No. 4) sold their entire shareholding to Kruti Promotions & Events Pvt. Ltd. and exited the company. Thereby, Kruti Promotions & Events Pvt. Ltd. became the shareholder and owner of the Respondent No. 4 from 16 August 2016 onwards.
 7. It is pertinent to mention here that the property owned by the Respondent No. 4 already had constructed upon it (through its previous owners) the restaurant 49ers – which is marked and identified by the Appellant as structure ‘X’ in the sketch plan filed by the Appellant. Similarly, the main hotel portion (Sea Coin) of the property had a temporary shed/ covering which is marked and identified by the Appellant as structure ‘Y’ in the sketch plan filed by the Appellant. These structures existed prior to the aforesaid Share Purchase Agreement – and the new owners of the Respondent No. 4 have only carried out repairs from time to time on these structure since the date of






the Share Purchase Agreement. Therefore, when the new owners of the Respondent No. 4 took over ownership of the property/ company (through the share purchase agreement), these structures (i.e. 'X' and 'Y') were already in existence.

8. By way of the earlier limited affidavit filed by this Respondent, this Respondent has already stated that it will demolish the structure 'X' within 180 days therefrom, and remove the shed/ covering 'Y' also within 180 days therefrom. Hence, the issue pertaining to the portions marked 'X' and 'Y' by the Appellant stands closed/ resolved, and this affidavit is not intended to deal with those areas/ issues.
9. The Respondent No. 4 has been conducting its business with all required permissions from the necessary authorities. A copy of the permissions received by the Respondent No. 4 are annexed at **Annexure 1 (Colly)**.
10. Before providing a specific response to the allegations raised by the Appellant, this Respondent would like to state its legal objections as under.

LEGAL OBJECTIONS


11. **Lack of authority of the Appellant:** The Appellant appears to be a 'forum', and the appeal has been signed by its





purported President – Ms. Judith Almeida. The Appellant has not filed any document or resolution or letter of authority showing that Ms. Almeida is the President, that the members of the Forum have agreed to initiate such legal proceedings, or that Ms. Almeida is authorised on behalf of the Forum/ Appellant. On this basis alone, the Appeal deserves to be dismissed.

12. **Limitation:** The Appellant has filed the appeal long after lapse of period of limitation. This Respondent submits that the current structure of the main part of the hotel Sea Coin was constructed in around the year 1995. After the new owners took over the company that owned the property (i.e. the Respondent No. 4) in the year 2016 – they have only done general repairs and renovations. Based on the documents filed by the Appellant itself, the Appellant got involved some time in the year 2006. The Appellant is only using the recent orders of the Respondent No. 1 as a ruse to get around the issue of limitation. The Appellant has not once explained the delays and laches in the Appellant approaching the Hon'ble Tribunal with respect to the alleged unauthorised construction. The Appellant has specifically pleaded that the alleged violations range from the year 2006 to the year 2022 in paragraph 3 of the Appeal. Further, the Appellant's Ms. Almeida is a resident of Goa, and therefore, cannot even plead ignorance to not knowing the construction existed. This Respondent submits



that the Appeal is therefore time barred. On this basis alone, the Appeal deserves to be dismissed. This Respondent prays that the issue of limitation be dealt with in a preliminary manner, before going into the further merits of the case.

PARAGRAPH WISE RESPONSE TO THE APPEAL


13. Without prejudice and subject to what is stated above, this Respondent will now deal with the specific allegations and averments in the Appeal.
14. With respect to paragraph 1 of the Appeal, this Respondent is not aware of the details of the Appellant. The Appellant may file appropriate documents in support.
15. With respect to paragraph 2 of the Appeal, this Respondent has no specific comments.
16. With respect to paragraph 3 of the Appeal, this Respondent denies that there has not been a site inspection or that the Respondent No. 1 has not followed due process. The Respondent No. 1 did carry out inspection of the property and after necessary process, ordered demolition of structures 'A' to 'F' by way of their order dated 12 October 2022 (read with corrigendum dated 19 October 2022) being the "**Impugned Order**". However, since the allegations are directed to the



Respondent No. 1, the Respondent No. 1 may provide its clarification on this.

17. With respect to paragraphs 4-6 of the Appeal, this Respondent submits that the proceedings before the Hon'ble High Court and the orders passed by the Hon'ble High Court are a matter of record. This Respondent craves leave to refer to and rely upon such proceedings or orders as may be required. To the best of my knowledge, the Respondent No. 4 was not a party to these proceedings before the Hon'ble High Court.
18. With respect to paragraph 7 of the Appeal, it is denied that in light of the proceedings before the Hon'ble High Court that the structures of the Respondent No. 4 were brought under the scanner. The Appellant cannot speak to such facts.
19. With respect to paragraph 8 of the Appeal, I say that to the best of my knowledge, the Respondent No. 4 did not participate in any Inquiry Committee proceedings and was not given any notice, summons or show cause notice by any such committee.
20. With respect to paragraphs 9 and 10 of the Appeal, the Respondent No. 1 would be able to respond to this. The Respondent No. 4 states that it was made a party to the PIL No. 10 of 2020 before the Hon'ble High Court. The






Respondent No. 4 craves leave to refer to the PIL proceedings or orders passed therein as may be required.

21. With respect to paragraph 11 of the Appeal, this Respondent states that it is correct that the Respondent No. 4 is the owner of the property. It is humbly submitted that whether the sale deed is registered or not ought not to come within the purview of this Hon'ble Tribunal, and hence, the grievance of the Appellant to this extent is irrelevant. In any event, the Respondent states that the sale deed is duly registered.
22. With respect to paragraph 12 of the Appeal, this Respondent denies the contents of the same. This Respondent submits that the construction of the main hotel portion being Sea Coin Hotel is authorised and as per plan. With respect to a portion being open to sky, the Appellant is making reference to the structure 'Y'. This has already been dealt with above.
23. Notwithstanding what is stated above, and without prejudice to the rights, contentions and averments of the Respondent No. 4, the Respondent No. 4 submits that the Respondent No. 4 is in the process of removing the restaurant and the kitchen from the stilt area of the Sea Coin Hotel, which will then be used for parking of vehicles. This would be completed within 180 days from the date of this affidavit. In the interest of fairness, the Respondent No. 4 hereby states that the stilt area






would continue to have an electric meter room, a store room, a reception/ welcome area for receiving guests – who would then be escorted/ guided to their rooms on the first floor.

24. In view of this, and subject to completion of this removal, the following may be noted:
- (i) Area of the plot: 3055 square meters
 - (ii) Built up area: 856.42 square meters (two floors of 428.21 square meters each)
 - (iii) FSI consumed: 0.28 of plot area
 - (iv) Height of the usable floors: 5.88 meters

As such, this falls within the CRZ III requirements.

25. The Respondent No. 4 is placing on record report of “Reenowned Architects” dated 29 May 2023. Further, after the removal process of the stilt area is completed, the Respondent No. 4 is also ready and willing to allow officers of the Respondent No. 1 to inspect the premises and check compliance. As such, there is no question of non-compliance by the Respondent No. 4. A copy of the report is at **Annexure 2 (Colly)**.
26. With respect to paragraph 13 of the Appeal, this Respondent denies the contents of the same. The Appellant is raising




grievances with respect to the 1995 sale and the sanctioned plan of 1995. This clearly shows that the Appeal is well beyond limitation. The structure has been standing since 28 years. The Appellant ought not to be permitted to now raise grievances in this respect. The Appellant has strangely been deliberately vague as to why the Appellant is referring to the plan as a 'fictitious' plan. It is humbly submitted that this cannot and ought not to be the forum to raise grievances about a 1995 year sanctioned plan. Further, based on what is stated above, this Respondent is in compliance with the required CRZ III requirements. The Respondent No. 1 has not found any fault in the manner that the Appellant is complaining of. The Sea Coin Hotel structure is duly authorised, and is not falling in the No Development Zone.

27. With respect to paragraph 14 of the Appeal, this Respondent submits that the main hotel portion – Sea Coin is as per sanctioned plan. With respect to the restaurant 49ers – this is the portion of property referred to as 'X' by the Appellant. This Respondent has dealt with that issue in the previous affidavit. Hence, nothing further remains on this issue. It is further clarified that the portions identified as 'A' to 'F' in the Impugned Order is already demolished.
28. With respect to paragraphs 15 and 16 of the Appeal, the Respondent No. 4 states that based on what is stated above,


the Respondent No. 4 is in compliance of the required CRZ III requirements. The Architects report which has been submitted may kindly be referred. Even otherwise, the Appellant's grievance is time barred. It is pertinent to note that the Appellant is referring to a report of September 2013. Despite having knowledge of this report, strangely, the Appellant waited till December 2022 to raise a grievance. This clearly shows the complaint of the Appellant to be motivated. This is clearly time barred. The Appellant is merely using the report of the Respondent No. 1 to try and bring her actions within limitation.


29. With respect to paragraph 17 of the Appeal, this has already been dealt with in the earlier limited affidavit filed by me.
30. With respect to paragraph 18 of the Appeal, this Respondent has no specific comments.
31. With respect to paragraph 19 of the Appeal, it is denied that there are any other illegal or unauthorised structures remaining on the property. The main hotel portion is as per sanctioned plan.
32. With respect to paragraph 20 of the Appeal, the contents are denied. This Respondent has submitted all necessary documents to the Respondent No. 1.



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33. With respect to paragraph 21 of the Appeal, the contents are a matter of record. However, it is clarified that the sale deed of August 1995 is duly registered. It is pertinent to note here that despite knowing of these various permissions, the Appellant has chosen not to challenge any of the permissions issued to the Respondent No. 4 by various authorities. This shows that the Appellant in fact has no grievance against the Respondent No. 4 or any of the other authorities with respect to any of these permissions.
34. With respect to paragraph 22 of the Appeal, the Appellant is simply repeating its averments without application of mind. The issue of the sale deed has been dealt with in this reply above. The claims of the Appellant are clearly beyond limitation.
35. With respect to paragraph 23 of the Appeal, the contents are denied. The Respondent No. 1 will be in a position to state what information or documents it has relied on and what process it has followed.
36. With respect to paragraph 24 of the Appeal, it is denied that there are any other illegal or unauthorised structures remaining on the property. The main hotel portion is as per sanctioned plan.




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37. With respect to paragraph 25 of the Appeal, the Respondent No. 4 submits that the issue is of the year 2016 and is not at all relevant to the present proceedings. The fact that the Appellant is making reference to such also proceedings and issues, once again shows that the issues and grounds raised by the Appellant are time barred. Being that as it may, in the interest of fairness and completeness of record, this Respondent submits on record the panchnama report dated 11 March 2016 (**Annexure 3**) with respect to this incident, as well as subsequent site inspection report (**Annexure 4**) showing that the roof shed is completely removed. This inspection report further reports that there is no illegal construction that exists at the site.
38. With respect to paragraph 26 and 27 of the Appeal, this Respondent states that the records and proceedings before the trial Court and other applications and records will speak for themselves.
39. With respect to paragraph 28 of the Appeal, the contents are denied. The Respondent No. 1 will be in a position to state what information or documents it has relied on and what process it has followed. It is clear that the Appeal is time barred. It is pertinent to note that the Appellant is not challenging any other licenses or permits granted to the



Respondent No. 4, and is only challenging the Impugned Order of the Respondent No. 1. This shows that the Appellant has no grievance with respect to any of the other licenses and permits granted to the Respondent No. 4 upon the property. Even otherwise, the Appellant is aware that the Appellant cannot challenge the same as the same is beyond limitation. Hence, under the guise of challenging the Impugned Order, the Appellant is actually challenging older records and licenses issued to the Respondent No. 4 for the property. It is humbly submitted that this ought not to be permitted.

40. With respect to paragraph 29 of the Appeal, this has already been dealt with in the earlier limited affidavit filed by me.
41. With respect to paragraph 29A of the Appeal, it is important to note that the main grievance of the Appellant in the Appeal is the structures 'X' and 'Y'. This has already been dealt with in the limited affidavit filed by me earlier. As such, nothing further remains with respect to the Appeal. It is pertinent to note that the Appellant is taking completely contrary positions in the pleadings. On the one hand, the Appellant is harping on the 1995 plans being false and fabricated plans, and now, when it is convenient, the Appellant is relying upon the same plan to show what is supposed to be open to sky and what is supposed to be covered. Such duality ought not to be permitted. The Appellant is making an argument of





convenience, and relying on the plan as and when convenient to the Appellant.

42. With respect to paragraph 30 of the Appeal, the contents are denied. The Respondent No. 1 will be in a position to state what information or documents it has relied on and what process it has followed.
43. I state that the main structure standing on the property (Hotel Sea Coin) is authorised and as per sanctioned plan and having necessary permissions.
44. With respect to ground (i) of the Appeal, the contents are denied. The Respondent No. 1 will be in a position to state what information or documents it has relied on and what process it has followed.
45. With respect to ground (ii) of the Appeal, the contents are denied.
46. With respect to ground (iii) of the Appeal, what has been submitted to the Respondent No. 1 is a matter of record. None of these permissions are challenged by the Appellant.
47. With respect to grounds (iv) and (v) of the Appeal, this Respondent states that the allegations are beyond limitation.



The Appellant is trying to challenge actions done and permissions granted in the year 1995. This is completely impermissible. It is pertinent to note that the Appellant has not challenged any other license or permission granted to the Respondent No. 4. The Appellant cannot be allowed to indirectly challenge documents and permissions of the year 1995 which are 28 years old.

48. With respect to ground (vi) to (xi) of the Appeal, it is denied that there are any other illegal or unauthorised structures remaining on the property. The main hotel portion is as per sanctioned plan. The Appellant has not challenged any permissions granted to the Respondent No. 4 knowing well that they are all beyond limitation. As for other compliances, the Architects report that is annexed may kindly be referred.
49. With respect to ground (xii) of the Appeal, this Respondent states that the allegations are beyond limitation.
50. With respect to ground (xiii) of the Appeal, I state that the main structure standing on the property (Hotel Sea Coin) is authorised and as per sanctioned plan.
51. With respect to ground (xiv) of the Appeal, this has already been dealt with in the earlier limited affidavit.





52. With respect to ground (xv) of the Appeal, once again, the Appellant is trying to disguise the Appeal and is trying to challenge permissions granted in the year 1998. This is completely beyond limitation.

53. With respect to ground (xvi) of the Appeal, the contents are denied. The Respondent No. 1 will be in a position to state what information or documents it has relied on and what process it has followed.

54. With respect to the issue of limitation, this Respondent submits that the Appeal is filed beyond limitation. The Appellant is merely using the Impugned Order as a guise to challenge older permissions granted to the Respondent No. 4. It is denied that the Appeal is filed within limitation.

55. With respect to the prayers made by the Appellant, this Respondent states that none of the reliefs sought for by the Appellant ought to be granted.

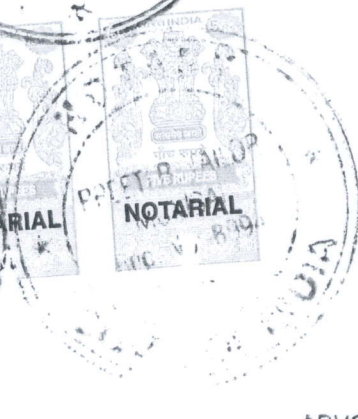
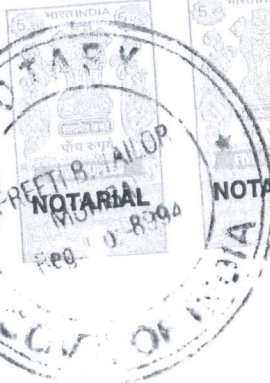
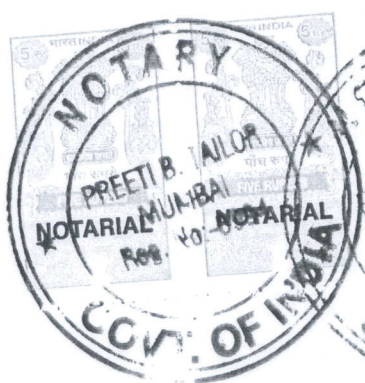
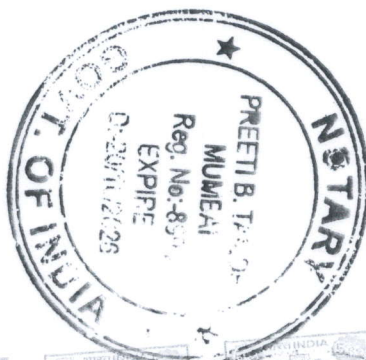
Whatever stated above is true to the best of my knowledge, information and belief, and I believe the same to be true, and in witness whereof I have signed on this 6th day of June 2023 at Mumbai.

Sanjay Selukar

Mr. Sanjay Selukar

Director, Shamiraj Hotels Pvt. Ltd.

Respondent No. 4



BEFORE ME

P B Tailor

PREETI B. TAILOR

ADVOCATE & NOTARY (GOVT. OF INDIA)
E-6, MILAN APTS., RAMCHANDRA LANE
MALAD (WEST), MUMBAI - 400 064.

6 JUN 2023

NOTED & REGISTERED

Tr. No. 996 Page No. 3-60

Date: 6 JUN 2023

THE NOTARY PUBLIC DOES NOT ASSUME ANY RESPONSIBILITY/LIABILITY FOR LEGALITY OF ANY CONTENTS OF DOCUMENTS/WITNESSES/IDENTIFIERS AND FULFILMENT OF ANY LEGAL REQUIREMENTS

12



DEPARTMENT OF TOURISM
GOVERNMENT OF GOA
PANAJI-GOA

GOA

FORM V
(See Rule 3)

Certificate of Registration
"Hotel"

Certificate No: HOTS000300

B Category

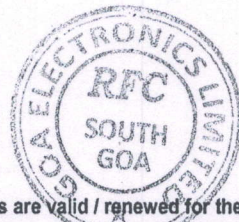
This is to certify that M/s Shamiraj Hotels Pvt Ltd resident of Colva Beach, Colva, Salcete, South Goa- 403602 has been registered under the Goa Registration of Tourist Trade Act, 1982 to carry on the business of HOTEL under the name and style HOTEL SEA COIN located at 4th Ward Colva Beach, Colva, Salcete, South Goa- 403708 having 32 No. of Rooms.

This certificate is valid upto 31-Mar-2027

Place: Department Of Tourism, South Zone Office

Issue Date: 20-Sep-2022

Prescribed Authority
Ganesh Teli
Deputy Director



* The applicant shall ensure that all applicable NOC / permissions are valid / renewed for the period of validity of certificate.
*This certificate provided by Department of tourism is merely to show that this activity is registered under Goa Registration of Tourist trade Act 1982, for the current activity financial year. This certificate should not be used as a legal document or as any ownership document to any court or department.
*During the period of validity if the renewal fees are revised the shortfall if any will have to be paid by the applicant. (i.e. from the year in which the fees were revised.)
*The Owner Shall display the certificate at the reception and also make available the certificate in original issued by the department as and when demanded by Government officials.



**Government of Goa
Department of Tourism**

Department of Tourism, South
Zone Office, Block No. 43, Ground
floor, Mathany Saldanha
Administrative Complex, Margao

ORIGINAL



Receipt No.:PAYHOT30032023S-248

RECEIPT

Department: 78-TOURISM

Receipt Date: 30-Mar-2023

Name and Address of Party:

Shamiraj Hotels Pvt Ltd
Colva Beach, Colva, Salcete, South Goa- 403602

Department Charges

125,000.00

Service:

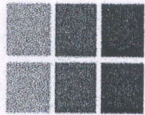
Other Details: Receipt towards Renewal of Hotel Sea Coin(B Category), 4th Ward Colva Beach, Colva,
Salcete, South Goa- 403708, EmailID: Website www.seacoincolva.com

Paid For the Financial Year(s): 2022-23 to 2026-27

Designed & Maintained by Goa Electronics Limited

Print Date: 30-Mar-2023 01:00:42 PM

CASH COUNTER
Signature of Cashier



Goa Electronics Limited

Ground floor, Shramshakti Bhavan,
EDC Complex, Patto Plaza, Panaji-Goa

ORIGINAL



Receipt No.:PAYHOT30032023S-248 /GEL

RECEIPT

Receipt Date: 30-Mar-2023

Name and Address of Party:

Shamiraj Hotels Pvt Ltd
Colva Beach, Colva, Salcete, South Goa- 403602

Service:

| | |
|---|-----------------|
| Processing Fee- Base Fee | 3389.85 |
| Form XI- Statistics Proforma- Base Fees | 4067.8 |
| CGST@ 9.0% | 671.2 |
| SGST@ 9.0% | 671.2 |
| Total | 8,800.05 |

Other Details: Receipt towards Renewal of Hotel Sea Coin(B Category), 4th Ward Colva Beach, Colva,
Salcete, South Goa- 403708, EmailID: Website www.seacoincolva.com

Designed & Maintained by Goa Electronics Limited
GSTIN:- 30AAACG7029G1Z2
SAC :-00440225

Print Date: 30-Mar-2023 01:00:42 PM

CASH COUNTER
Signature of Cashier



Government of Goa
Directorate of Fire & Emergency Services

South Zone, Margao,
Goa - 403601 - India



File No.: DFES/DYSOU/2023/4

Date :07-02-2023

NO OBJECTION CERTIFICATE

(Rule No. 26)

Sub:- Uses of places and trades for purpose involving risk from fires. Renewal of No Objection Certificate issued under Goa State Fire Force Act 1986 and Rules 1997 to SEA COIN ,24 1 Colva Salcete Developed by Jignesh Munashilal Kareliya ,SEA COIN, Colva Circle 4th Ward Colva Salcete

Ref:- Application No. FES2203237 dated 31-Aug-2022

Consequent upon Fire Prevention Inspection of the premises of **M/s. Hotel Sea Coin, Colva Beach, Colva, Salcete, Goa** it is Certified that there is No Objection from Fire Safety point of view to **renew the No Objection Certificate for 32 Rooms** of the said premises for the contemplated use.

The Management of M/s. Hotel Sea Coin shall ensure that the Fire Protection Arrangements installed are maintained which can be safely and effectively used at all material times during the certificate validity period.

The next date of inspection for renewal shall be on **09.09.2023**.

To,

Shri. Jignesh M. Karelia,
Proprietor,
M/s. Hotel Sea Coin,
Colva Beach, Colva, Salcete, Goa.

NITIN VASSUDEV RAIKER

Digitally signed by NITIN
VASSUDEV RAIKER
Date: 2023.02.07 17:30:16
+05'30'

Phone Nos.: +91 (832) 2714600

Fax No.: +91 (832) 2422958

www.dfes.goa.gov.in

Email: mrg-fire.goa@gov.in



Form C
Government of Goa
Food Safety and Standards Authority of India
License under FSS Act, 2006



अनुज्ञप्ति संख्या / License Number: **10614002000171**



- | | |
|---|---|
| 1. Name & Registered Office address of Licensee / अनुज्ञप्तिधारी के पंजीकृत कार्यालय का नाम और पता: | "Hotel Sea Coin" Unit of 'Shamiraj Hotels Pvt.Ltd.' 4th ward, Colva Beach, South Goa, Goa-403708 |
| 2. Address of Authorized Premises / प्राधिकृत परिसरो का पता: | 4th ward, Colva Beach, Salcete, South Goa, Goa-403708 |
| 3. Kind of Business / कारोबार का प्रकार: | Food Services - Restaurants |
| 4. Dairy Business Details / डेयरी कारोबार विवरण हेतु : | No |
| 5. Category of License / अनुज्ञप्ति का वर्ग: | State License |

This license is granted under and is subject to the provisions of FSS Act, 2006 all of which must be complied with by the licensee. / यह अनुज्ञप्ति खाद्य संरक्षा और मानक अधिनियम, 2006 के अधीन अनुदत्त की गई और वह अधिनियम के उपबंधों के अध्यादीन है जिनका अनुज्ञप्तिधारी द्वारा अवश्य पालन किया जाना चाहिए.

Place / स्थान: South Goa
Issued On / दिनांक: 05-01-2022 (Renewal License)
Valid Upto: / वैधता: 31-12-2026 (For details, refer Annexure)

Designated Officer
नामित अधिकारी

Annexures:

1. Product Annexure
2. Validity Annexure
3. Non-Form C Annexure
4. Conditions Of License

Note:

1. Application for renewal of License can be filed as early as 180 days prior to expiry date of License. You can file application for renewal or modification of License by login into FSSAI's Food Safety Compliance System(<https://foscoc.fssai.gov.in>) with your user id and password or call us at 1800112100 for any clarification.
2. This License is only to commence or carry on food businesses and not for any other purpose.
3. This is computer generated license and doesn't require any signature or stamp by authority.

Product Annexure



Form C
Government of Goa
Food Safety and Standards Authority of India
License under FSS Act, 2006



अनुज्ञप्ति संख्या / License Number: 10614002000171

Kind Of Business: Food Services - Restaurants

| Sl.No. | Product(s) |
|--------|---------------------|
| 1 | 16 - Prepared Foods |

Validation And Renewal Annexure



Form C
Government of Goa
Food Safety and Standards Authority of India
License under FSS Act, 2006



अनुज्ञप्ति संख्या / License Number: 10614002000171

| Validity From | Validity Upto | Issued On | Fee Paid | Type | Issuing Authority |
|---------------|---------------|------------|-----------|---------|---------------------------|
| 01-01-2017 | 31-12-2021 | 13-09-2017 | 10000 INR | Renewal | State Licensing Authority |
| 01-01-2022 | 31-12-2026 | 05-01-2022 | 10000 INR | Renewal | State Licensing Authority |

Suspension History

| S.No | History | Date |
|------|---------|------|
| | N/A | |

Current Status of License: License Issued

Note:

1. Application for renewal of License can be filed as early as 180 days prior to expiry date of License. You can file application for renewal or modification of License by login into FSSAI's Food Safety Compliance System(<https://foscos.fssai.gov.in>) with your user id and password or call us at 1800112100 for any clarification.
2. The Application for renewal of license shall be submitted 30 days prior to the expiry date mentioned above after which Rs. 100 per day will be charged up to the date of expiry.
3. Modification* (if any) denotes the change in the Authority. Issuing Authority mentioned along with Modification* is the Jurisdictional Authority with effect from the date of issuance of modified license.



Government of Goa
Food Safety and Standards Authority of India
License under FSS Act, 2006



अनुज्ञप्ति संख्या / License Number: **10614002000171**

Person in charge of operations

| | | | |
|--------------|-------------------|-----------------------|---------------|
| Name: | John Dsouza | Qualification: | Post Graduate |
| Contact No: | 08322788094 | Mobile No: | 7387428167 |
| Email-ID: | seacoin@gmail.com | Address: | Majords |
| State: | Goa | District: | South Goa |
| Pin Code: | 403602 | Photo Id Card: | Aadhar Card |
| Photo Id No: | 895228759064 | Photo Id Expiry Date: | N/A |
| FoSTaC No: | Not Provided | | |

Person responsible for complying with conditions of license(The person must be same as mentioned in Form IX, as per FSS Regulations, 2011)

| | | | |
|--------------|-------------------|-----------------------|---------------|
| Name: | John Dsouza | Qualification: | Post Graduate |
| Contact No: | 08322788094 | Mobile No: | 7387428167 |
| Email-ID: | seacoin@gmail.com | Address: | Majords |
| State: | Goa | District: | South Goa |
| Pin Code: | 403602 | Photo Id Card: | Aadhar Card |
| Photo Id No: | 895228759064 | Photo Id Expiry Date: | N/A |

Place / स्थान: South Goa
 Issued On / दिनांक: 05-01-2022 (Renewal License)

Designated Officer
नामित अधिकारी

Note: Any change in above details shall be immediately communicated to authorities. You can apply for modification of license for updation of details without any cost through Food Safety Compliance System (<https://foscos.fssai.gov.in>)

Condition of License

All Food Business operators shall ensure that the following conditions are complied with at all times during the course of its Food Business.

Food Business Operators Shall:

1. Display a true copy of the license granted in Form C shall at all time at a prominent place in the premises.
2. Give necessary access to licensing authorities or their authorized personnel to the premises.
3. Inform authorities about any change or modifications in activities.
4. Employ at least one technical person to supervise the production process. The person supervising the production process shall possess at least a degree in science with Chemistry/ Bio-chemistry/ Food and nutrition/ Microbiology or a degree or diploma in Food Technology/ Dairy Technology/ Dairy Microbiology/ Dairy chemistry/ Dairy engineering/ Oil technology/ Veterinary science/ Hotel management & Catering technology or any degree or diploma in any other discipline related to the specific requirement of the business from a recognized university or institute or equivalent.
5. Furnish periodic annual return 1st April to 31 st March, with in 31 st May of each year. For collection/ handling/manufacturing of milk and milk product half yearly return also to be furnished as specified.
6. Ensure that no product other than the product indicated in the license /registration is produced in the unit.
7. Maintain factory's sanitary and hygienic standards and workers hygiene as specified in the schedule-4 according to the category of food business.
8. Maintain daily records of production, raw materials utilization and sales separately.
9. Ensure that the source and standards of raw material used are of optimum quality.
10. Food business operator shall not manufacture , store or expose for sale or permit the sale of any article of food in any premises not effectively separated to the satisfaction of the licensing authority from any privy, urine, sullage ,drain or place of storage of foul and waste matter
11. Ensure clean-in-place system (whatever necessary) for regular cleaning of machine & equipment.
12. Ensure testing of relevant chemical and/or microbiological contaminants in food products in accordance with these regulation as frequency as required on the basis of historical data and risk assessment to ensure production and delivery of safe food through own or NABLaccredited/ FSSAI recognized labs atleast once in six month.
13. Ensure that as much as possible the required temperature shall be maintained throughout the supply chain from the place of procurement or sourcing till it reaches the end consumer including chilling, transportation, storage etc.
14. The Manufacturer/ Importer/ Distributer shall buy and sell food products only from, or to , licensed / registered vendors and maintain record thereof.

Other Condition

1. Proprietors of hotels, restaurants and other food stalls who sell or expose for sale savouries, sweets or other article of food shall put up a notice board containing separates lists of the articles which have been cooked in ghee, edible oil, vanaspati and other fats for the information of the intending purchasers.
2. Food business operator selling cooked or prepared food shall display a notice board containing the nature of articles being exposed for sale.
3. Every manufacture (including ghani operator) or wholesale dealer in butter ,ghee ,vanaspti ,edible oils, solvent extracted oil, de oiled meal, edible flour and any other fats shall minimum a register showing the quantity of manufactured, received or sold, nature of oil seed used and quantity of de oiled meal and edible flour used etc. as applicable and the destination of each consignment of the substances sent out from his factory or place of business, and shall present such register for inspection whenever required to do so by the licensing authority.
4. No producer or manufacturer or vegetable oil ,edible oil and their products shall be edible for license under this act ,unless he has own laboratory facility for analytical testing of samples
5. Every sale and movement of stocks of solvents- extracted oil ,'semi refined' or 'raw grade I' , edible groundnut flour or edible coconut flour ,or both by the producer shall be a sale or movement of stocks directly to a registered user and not to any other person ,and no such sale or movement shall be effected through any third party.
6. Every quantity of solvent-extracted oil ,edible groundnut flour or edible coconut flour ,or both purchased by a registered user shall be used by him in his own factory entirely for the purpose intended and shall not be re-sold or otherwise transferred to any other person :
Provided that nothing in this sub-clause shall apply to the sale or movement of the following:-
 1. Karanjia oil
 2. Kusum oil
 3. Mahua oil
 4. Neem oil
 5. Tamarind seed oil
 6. Edible groundnut flour bearing the I.S.I certification mark
 7. Edible coconut flour bearing the I.S.I certificate mark
7. No food business operator shall sell or distribute or offer for sale or dispatch or deliver to any person for purpose of sale any edible oil which is not packed, marked and labeled in the manner specified in the regulations unless specifically exempted from this condition vide notification in the official Gazette issued in the public interest by food safety commissioners in specific circumstances and for a specific period and for reason to be recorded in writing.

GOA STATE POLLUTION CONTROL BOARD

गोंय राज्य प्रदूषण नियंत्रण मंडळ

(An ISO 9001:2015, ISO 14001:2015, ISO 45001:2018 Certified Board)

Phone Nos : 0832- 2407700,
2407701, 2407702,
2407703
Tel/Fax No: 0832-2407700



Email Ids:
Chairman, GSPCB: chairman-gspcb.goa@nic.in
Member Secretary, GSPCB: ms-gspcb.goa@nic.in
Office: mail.gspcb@gov.in

No. 12/2023-PCB/1612759/O00011716

Date: 18/04/2023

Consent to Operate under Section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 6 (i) of the Hazardous and other Wastes (Management and Transboundary Movement) Rules 2016 as amended thereafter

[To be referred as Water Act, Air Act and HW (M & T) Rules respectively]

CONSENT TO OPERATE AND AUTHORIZATION is hereby granted to:

M/s. KRISHNA SEA COIN HOTEL & SPA
(Represented by: *Mr. Jignesh M Kareliya*)
(Orange Category)

H. No. 432/2, Sy No. 24/1 (Part),
4th ward, Colva Circle,
Colva, Salcete -Goa.

Located in the area declared under the provisions of the Water Act, Air Act and Authorization under the provisions of HW (M & T) Rules, subject to the provisions of the Act and the Rules and the Orders that may be made further and subject to the following terms and conditions:

1. This Consent to operate and Authorization is issued is valid up to **01/11/2032**.

2. This Consent to operate and Authorization is valid for the operation of:

| Sr. No. | Description | Capacity |
|---------|-------------|---------------------------|
| 1. | Hotel | 32 Rooms |
| 2. | Restaurant | 25Nos. (Seating capacity) |

3. **CONDITIONS REQUIRED TO BE COMPLIED UNDER THE WATER ACT:**

(i) The daily quantity of effluent from the Hotel (*sewage & sullage*) shall not exceed **14.8 KLD**.

(ii) **Sewage Treatment:**

The unit shall maintain/operate comprehensive sewage treatment plant (**17 KLD capacity**) consisting of primary/ secondary and/ or tertiary treatment as is warranted with reference to influent quality and operate and maintain the same continuously so as to achieve the quality of the treated effluent to the following standards:

Near Pilerne Industrial Estate, Opp. Saligao Seminary, Saligao, Bardez, Goa-403 511

| Parameters | Discharge on land for irrigation | |
|---|----------------------------------|-------------------|
| | Between | 5.5 & 9.0 |
| pH | Between | 5.5 & 9.0 |
| Total Suspended Solids | Not to exceed | Not more than 100 |
| BOD, 3 days, 27°C | Not to exceed | 30 mg/l |
| COD | Not to exceed | 250 mg/l |
| Oil & Grease | Not to exceed | 10 mg/l |
| Phosphorus Total (Discharge in lakes/ water bodies) | Not to exceed | 5.0 mg/l |

(iii) **Sewage Disposal:**

The treated effluent shall be recycled to the maximum extent and remaining shall be used on land for gardening. There shall not be any discharge outside the unit premises.

(iv) A good house-keeping shall be maintained within the unit premises. All pipes, valves and drains shall be maintained in leak-proof condition. Floor washings shall be maintained to the effluent collection system only and shall not be allowed to find way in open areas.

(v) **Non-Hazardous Solid Waste:**

All the Solid wastes arising in the unit shall be disposed-off as follows:

| Sr. no. | Type of segregated solid waste | Quantity | Disposal |
|---------|--------------------------------|---------------|---|
| 1. | Non-biodegradable (dry) waste | 15 kgs/day | To be disposed through the Waste Collector. |
| 2. | Biodegradable (wet) waste | 30 kgs/day | |
| 3. | STP sludge | 0.05 MT/month | To be used as manure. |

(vi) The applicant should upload monthly statement (*below format*) regarding the solid waste generation **online on OCMMS portal:**

| Sr. No. | Date | Quantity of wet/dry waste | Name of agency collecting the wet/ dry waste | Authorized Signatory |
|---------|------|---------------------------|--|----------------------|
| | | | | |

(vii) The unit should install machinery/equipment/facility for converting bio-degradable /organic waste generated from the unit to compost so as to meet the standard for compost prescribed in the Solid Waste Management Rules, 2016 as amended.

(viii) The unit shall operate and maintain Oil and Grease trap for effluent arising from its kitchen prior to its release / discharge into sewerage line of the Public Works Department and shall have to comply with the 'General Standards for Discharge of Environmental Pollutants - Part-A: Effluents' notified under Schedule-VI within three months from the date of issue of this Consent and submit a compliance report to this office.

4. **CONDITIONS REQUIRED TO BE COMPLIED UNDER THE AIR ACT**

(i) The unit shall maintain and operate air pollution control system of adequate capacity for the following equipments:

| Sr. No. | Name of Equipments/ Installation | No of Installation | Capacity | SO ₂ Kg/Hr | NO _x HC CO PM | | | | |
|---------|----------------------------------|--------------------|----------|-----------------------|--------------------------|-----|-----|-----|--|
| | | | | | (g/kw-hr) | | | | |
| 1. | D. G. Set | 1 | 82.5 KVA | 0.72 | 9.2 | 1.3 | 3.5 | 0.3 | |

- (ii) The unit shall erect the chimney(s) of the following specifications:

| Sr. No | Chimney attached to | Height |
|--------|-------------------------|----------|
| 1. | D. G. Set(for 82.5 KVA) | 2 meters |

- (iii) The unit shall observe the following standards:-

| Sr. No | Type of fuel | Quantity /hr |
|--------|---------------------------------|--------------|
| 1. | H. S. D(for 82.5 KVA D. G. Set) | 10 liters/hr |

- (iv) **The Stack Port Hole and Platform is to be designed as per CPCB guidelines Method 1 Part 1 of Stack Monitoring –Material & methodology for isokinetic sampling.**
- (v) The unit should comply with all the standards for D.G. Sets prescribed at Sr. no. 94, 95 and 96 of Schedule I of the Environment (Protection) Rules, 1986.
- (vi) The unit should carry out emission monitoring from the stacks connected to D.G. set once in year from a laboratory recognized by Ministry of Environment and Forest under the Environment Protection Act, 1986 and the result shall be submitted to this Board.
- (vii) The unit shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise. The limits are as follows-

| Category of Area/ Zone | Limits in dB (A) Leq | |
|------------------------|----------------------|------------|
| | Day time | Night time |
| Industrial Area | 75 | 70 |
| Commercial Area | 65 | 55 |
| Residential Area | 55 | 45 |
| Silence Zone | 50 | 40 |

Day time is reckoned between 6 a.m. to 10 p.m. and night time is reckoned between 10 p.m. to 6 a.m.

- (viii) **The unit shall comply to the Notification issued by the Department of Environment vide Notification Series II No.42 dated 13th January 2022 regarding The Noise Pollution (Regulation and Control) Rules 2000, in view of the directions dated 15/03/2019 issued by the Hon'ble NGT in O.A.681/2018.**

5. CONDITIONS REQUIRED TO BE COMPLIED UNDER THE HAZARDOUS AND OTHER WASTES (MANAGEMENT AND TRANSBOUNDARY MOVEMENT) RULES 2016 AS AMENDED THEREAFTER:

- (i) The unit is hereby granted authorization to operate a facility for collection, storage and disposal of hazardous wastes as specified below:

| Sr. No. | Category | Type of waste | Quantity | Mode of disposal |
|---------|----------|----------------|----------------|--|
| 1. | 5.1 | Used/Spent Oil | 0.015 MT/Month | To recycler registered with SPCB and having valid authorization of SPCB. |

- (ii) The authorizer shall comply with the provisions of the Environment (Protection) Act, 1986 and the rule made there under.

- (iii) The person authorized shall not rent, lend, sell or transfer or otherwise transport the hazardous waste without obtaining prior permission of the Goa State pollution Control Board.
- (iv) Any unauthorized change in personnel, equipment or working conditions as mentioned in the hotel unit by the person authorized shall constitute a breach of his authorization.
- (v) It is a duty of the authorized person to take permission of the Goa State Pollution Control Board to close down the facility.
- (vi) The inner bottom surfaces of the tank shall be impervious enough to prevent leakage or seepage of these wastes into the sub surface soil or ground water.
- (vii) The occupier shall maintain a manifest system as per Rule 19 for disposal of hazardous wastes to ensure that these wastes are delivered to the designated facility preventing pilferage and clandestine disposal due to unforeseen events that may occur during transit.
- (viii) The manifest shall be endorsed by the dispatcher, transporter and receiver of hazardous wastes. The endorsed copy shall be furnished to the Goa State Pollution Control Board.
- (ix) Under any circumstances the hazardous waste shall not be disposed to unauthorized facilities.
- (x) The occupier shall maintain the records for collection, storage and disposal of hazardous waste in Form 3 of as per Hazardous Waste (Management & Transboundary Movement) Rules as amended in 2018.
- (xi) The occupier shall furnish monthly returns for collection, storage and disposal of hazardous waste through online OCMMS systems.
- (xii) The unit shall put up an online board (minimum size 6x4 Feet) at prominent location near the main gate providing details as follows in English and Konkani languages:-
 - Hazardous Waste category number.
 - Hazardous Waste quantity number.
 - Treatment facility for each category.
 - Mode of disposal for each category.
 - Hazardous Waste Authorization number, date and validity period.
 - Water Consent number, date and validity period.
 - Air Consent number, date and validity period.
 - Quantity and Nature of Hazardous Chemicals being used.
- (xiii) The occupier shall ensure that the Hazardous Wastes are not allowed to be stored for more than 90 days.
- (xiv) **The unit shall submit annual returns in prescribed format to the Board for financial year by 30th June of every year for the previous financial year.**

6. GENERAL CONDITIONS:

- (i) The unit shall not change or alter the quantity, quality of discharge, temperature or the mode of the effluent/ emission or hazardous wastes or control equipments provided for without previous permission of the Board.

- (ii) The unit shall provide facility for collection of samples of effluent, air emissions and hazardous wastes to the Board staff.
- (iii) An application in prescribed form along with the prescribed fees for **renewal of Consent shall be submitted at least 60 days before the expiry of validity of this Consent**. An application for renewal of Consent submitted after expiry of the validity shall accompany with penalty of 50% of the Consent fees in addition to the prescribed consent fees.
- (iv) The Board shall be forthwith informed of any accident or unforeseen event involving discharge of any poisonous, noxious or polluting matter into a stream or well or on land or into the atmosphere, as result of such discharge water/ air is being polluted.
- (v) This Consent to operate is granted without any prejudice to any of the permission(s) required under any law, by laws and regulations in force.
- (vi) This Consent does not entitle the party to commence activities until and unless all the other Permissions as required under the relevant statutes are obtained by the party and **this Consent to Operate is confined to matters arising out of the Air Act and Water Act only**.
- (vii) The Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the applicant.
- (viii) The unit shall submit to this office, the Environmental Statement Report in Form V for the Financial Year ending April to March by 30th September of the succeeding year as per the provisions of the rule 14 of the Environment (Protection) (*Second Amendment*) Rules, 1992.
- (ix) Reliable flow meter shall be installed to maintain record of water consumption/waste water generation per day. The records so maintained shall be made available to the Board officials whenever required.
- (x) The unit shall bear the cost of analysis / monitoring in case of complaints received by the Board / reinspections due to non compliances observed by the Board & monitoring carried by the Board.
- (xi) The unit shall submit the details of the Public Liability Insurance Policy under the PLI Act 1991, to the Board office as applicable.
- (xii) The unit shall submit returns for disposal of batteries under the Battery Waste Management Rules 2022, if applicable.
- (xiii) The unit shall submit returns for disposal of e - waste under the E- Waste Management Rules 2016 as amended thereafter, if applicable.
- (xiv) The unit shall submit returns for disposal of plastic waste under the Plastic Waste Management Rules 2016 as amended thereafter, if applicable.
- (xv) **The unit has to obtain no objection certificate from the Central Ground Water Authority, or the concerned state authority for any ground water abstraction, if applicable.**

- (xvi) The unit shall comply to the Guidelines and DUST Mitigation measures in handling Construction material and C & D waste issued by central Pollution Control Board and are placed on Board website – www.goaspcb.gov.in
- (xvii) The unit shall comply to the Circular issued by the Board regarding Mechanism/Guidelines for Control of Pollution and Enforcement of Environment norms at individual establishments and the area/cluster of Restaurants/hotels/motels/banquets etc. in view of the NGT Order in OA No 400/201 dated 10/06/2021 and as amended thereafter.
- (xviii) The unit has to stop usage of single use plastic (SUP) as per the Plastic Waste (Management & Handling) Rules 2016 and its amendments.

To,
 M/s. KRISHNA SEA COIN HOTEL & SPA
 C/o. Mr. Jignesh M Kareliya
 H. No. 432/2, Sy No. 24/1 (Part),
 4th ward, Colva Circle,
 Colva, Salcete -Goa.

Copy for favour of information to:

1. Accounts Section.
2. Concerned File.
3. Guard File

Received Consent fee of: **The capital Investment of the unit is Rs. 1,03,71,244 /-**

| Challan no. | Amount | Date |
|-------------|---|------------|
| 1622818 | Rs. 1,85,334/- (Water & Air Consent Fees) | 09/02/2023 |

DR
 SHAMILA
 MONTEIRO

Digitally signed
 by DR SHAMILA
 MONTEIRO
 Date: 2023.04.18
 16:21:06 +05'30'

(Dr. Shamila Monteiro)
 Member Secretary
 Goa State Pollution Control Board

Goa State Pollution Control Board

QEHS-CIE-F(06-03)

CUSTOMER FEEDBACK

Dear Citizen / Customer,

We appreciate you for sparing a few minutes for giving us your valuable feedback on our services

Name :Contact

Address:.....

Email:Date.....

Name of the service availed:

Are you aware that service standards are included in the Citizen's Charter as available on Board's website :www.goaspcb.gov.in?

Yes No

If yes, is the Citizen Charter simple and easy to understand?

Yes No

| Description of service delivery parameters (Consents/Authorisation/RTI's/Complaints etc.) | Excellent | Good | Fair | Average | Poor | Reason for grading |
|---|-----------|------|------|---------|------|--------------------|
| Time taken to deliver service in comparison to service standards mentioned in Citizen's Charter | | | | | | |
| Quality of service (accuracy, completeness) | | | | | | |
| Knowledge of dealing hand / staff regarding services/schemes | | | | | | |
| Courtesy of staff | | | | | | |
| Board's response in view of your query/requirement is to your satisfaction | | | | | | |
| Date of your visit to the office and your overall experience | | | | | | |

Suggestions for improvement, if any

.....

Signature & date

To,
The Member Secretary,
Goa State Pollution Control Board,
Near Pilerne Industrial Estate,
Opposite Saligao Seminary, Saligao, Bardez, Goa. 403511

❖ Please note that your feedback is considered essential for overall improvement and development of Board functions in service of environment.

Near Pilerne Industrial Estate, Opp. Saligao Seminary, Saligao, Bardez, Goa-403 511

16

Form No. 4
(See Rule 13 and Rule 20 (iv))

RECEIPT

Receipt No. **12**

Receipt Book No. **82-**

The Village Panchayat

colva

Received with thanks from

Shamiraj Hotels Pvt Ltd of Uthward colva

H.No. 432/2

Rupees (**500/-**)

Rupees five hundred only

on account of

Trade tax for 2023-2024 on Spa & Beauty parlor

Date

11/05/2023

Reference to Cash entry

Book

Page No.

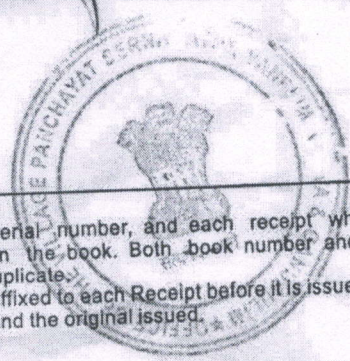
Signature and Designation of Issuing Officer

[Signature]

SECRETARY
MERNABAHIN
COLVA & GANDAU

Instruction Covering the use of Form 4:-

- (a) Each Receipt book shall have serial number, and each receipt which shall be in duplicate for use with Carbon paper, shall have a serial number within the book. Both book number and Receipt number shall be machine numbered on each receipt, whether Original or Duplicate.
- (b) The seal of the panchayat shall be affixed to each Receipt before it is issued. The carbon copy shall be retained and the original issued.



Form No. 4
(See Rule 13 and Rule 20 (iv))

RECEIPT

Receipt No. **13**

17

Receipt Book No. **82-**

The Village Panchayat

colva

Received with thanks from

Shamiraj Hotel Pvt. Hd of Uthward colva

H.No. 432/2

Rupees (**14500/-**)

Rupees fourteen thousand five hundred only

on account of

House & lighting & trade tax for 2023-2024

Date

11/05/23

Reference to Cash entry

Book

Page No.

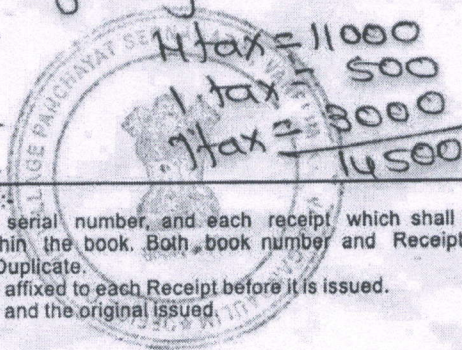
Signature and Designation of Issuing Officer

[Signature]

SECRETARY
MERNABAHIN
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ANNEXURE 2

REENOWNED ARCHITECTS

📍 B208, ROLEX SHOPPING CENTRE, STATION ROAD, GOREGAON-(WEST), MUMBAI- 400 062 ✉️ reenownedarchitects@gmail.com
 ☎️ +91-22-28781838 . +91-9820365577 , +91-9820284019 , +91-9820153910.

SC-O/RA0517/A02

29 May 2023

To
 Mr. Sanjay Selukar,
 Hotel Sea Coin,
 Colva, Goa.

Sub.: “Hotel Sea Coin” on property bearing S. No. 24, H. No. 1 of Village –Colva, Taluka –
 Salchete, Goa.

Dear Sir,

As per our telephonic discussion today, the Report for the above mentioned subject “Hotel Sea Coin”, with respect to the ‘Built up Area’ and ‘Height of the Building’, is as below:

A. Area of the Plot:

As per survey carried out in April 2023 -3055.00 square metres.

B. Built up Area:

Based upon the Survey conducted on site in April 2023, the built up area (excluding non F.S.I. areas) works to -

| | |
|---------------------|--|
| Ground Floor | - Nil (Stilt portion) [Subject to ‘removal’ of Kitchen & Restaurant] |
| First Floor | - 428.21 square metres |
| <u>Second Floor</u> | - 428.21 square metres |
| Total | - 856.42 square metres |

REENOWNED ARCHITECTS

📍 B208, ROLEX SHOPPING CENTRE, STATION ROAD, GOREGAON-(WEST), MUMBAI- 400 062 ✉️ reenownedarchitects@gmail.com
 ☎️ +91-22-28781838 , +91-9820365577 , +91-9820284019 , +91-9820153910.

C. Building Height

The Hotel building is Ground and Two upper floors. The Ground floor consists of Stilt portion wherein “Kitchen and Restaurant” shall be *removed* and hence, not considered in computation of the ‘building height’ and computation of the Built up Area. The height of the useable floors (that is of First Floor & Second Floor) is 5.88 Meters. This height is EXCLUDING the parapet wall, elevational features.

D. Summary

As per the actual survey carried out in April 2023 and from A, B, C above, the STATUS of “Hotel Sea Coin” is as below-

| | |
|--|------------------------|
| Area of the Plot | -3055.00 square metres |
| Built up Area (1 st & 2 nd Floors) | - 856.42 square metres |
| F.S.I. consumed | - 0.28 |
| Useable Floors | - 2 Nos. |
| Height of useable Floors | - 5.88 metres. |

Property falls in C.R.Z. III as per CZMA 2011 Map prepared by “State of Goa”, and approved by Central Government. For development in this ‘category’ following base regulations are applicable:

- a. F.S.I. Permissible – 0.33
- b. Building Height (topmost) permissible – 9.00 metres
- c. Number of Floors permissible – 2 Floors

E. Notes-

1. The Front ‘portion’ (that is abutting road side) of the said Hotel is not computed herein.
2. Computation of Built up Area and Height of the said building is subject to *removal* of “Kitchen & Restaurant”, in Ground floor (Stilt floor).
3. Area of the Plot, need to get endorsed from Government authorities.

REENOWNED ARCHITECTS

📍 B208. ROLEX SHOPPING CENTRE, STATION ROAD, GOREGAON-(WEST), MUMBAI- 400 062 ✉️ reenownedarchitects@gmail.com
☎️ +91-22-28781838 +91-9820365577 , +91-9820284019 , +91-9820153910.

4. Report is based upon the survey carried out in April 2023 by M/s. Purva Surveyors and the drawings generated by them.

Thanking you,

Yours sincerely,

Ar. Sunil Magdum, *G.D.Int., G.D.Arch., B.Arch., M.Arch.(Environmental), F.I.I.A.*

Council Registration No. CA/1984/08793

Principal Architect – M/s.Reenowned Architects (Architecture-Interior-Valuation-Development Manager)

Panel Architect – Grade I category, Housing Panel, M.H.A.D.A., Mumbai Board.

Fellow Member – Indian Institute of Architects.

Life Member – Practising Engineers Architects & Town Planner Association, Mumbai.

Patron Member – Architects Engineer & Surveyors Association, Pune.

Principal – Dr. Baliram Hiray College of Architecture, Bandra East, Mumbai (Architecture & Interior Design –U.G. & P.G.)

Mentor – Nirmaan School of Design & Arts, Andheri West, Mumbai (Interior Design –U.G.)

Editorial Board Member– International Journal of Expressions, Emotions & Dimensions

In pursuance of order/Memorandum bearing No 3/Demolition/colva/BDOs/2015-16/712 dt:- 7/3/2016 in respect of Ref:- order No - SDO/SAL/DEMO/2016/16 dated 23/02/2016 of the Dy Collector & In charge Demolition Squad, Sub Division, Margao, Goa.

The Demolition Squad team reported to Village Panchayat Colva at 9.30 am on dated 11/03/2016 at Executive magistrate, Joint Mamlatdar-II, BDO Observer and 2 Police Personnel 18 nos and 2 PSI and Electricity department staff (J.E) The Demolition Squad team proceeded at 10.00 am the site for demolition of illegal construction/structure of Shamraj Hotel (Sea Coin Hotel) (Steel structure w/sheet roofing) at 4th ward Colva, Salcette Goa in bearing S/No - 24/1

However to execute the order the PWD officials, Labourers & machinery have not reported upto 11.15 am. Due to absence of PWD Staff the Demolition of said structure could not be executed/demolished.

Recorded by V.P. Secretary of V.P. Colva

[Signature]
12/3/2016

[Signature]
11/3/2016
V.P.

Vide inspection Notice No - VP/SUCA/1979/17-18 dt: 6/1/2018

Site inspection is conducted on 11/01/2018 at 12:00 noon

with reference to memorandum No VP/Cotra/BDOs/2017-18/1973 dated 9/6/2017.

After going through site VP Secretary measured Area of Entrance & Pathway.

After going through Passage and observe that As per Court order M/s. Shamiraj Hotels Pvt. Ltd (Hotel Sea Coin) ^{of restaurant roof} roof shed of premises is completely removed.

Further manager is asked whether your application in regards to permission from Panchayat for shed he stated that they want to withdraw that application for permission to Construct shed and

there is no plan again to Construct shed and as per order of Court Civil application No 14 of 2016 in

the district & sessions Court, South Goa, Margao is dismantled totally. After this discussion & measurement

Inspection team returned to the Panchayat As per memorandum No VP/Cotra/BDOs/2017-18/1973 it is observed

that there is no illegal construction executed at Hotel Shamiraj



Menend Fernandes
Word member

Pio Antas
Word member

Amol Tilak
V.O. Secretary

Antonio Fernandes
Sarpanch

Lauriane Fernandes
Word member

Shankar
Shankar Vishwanath Rao
(G.M of Sea Coin)