

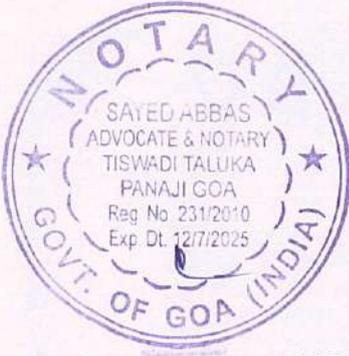
**BEFORE THE NATIONAL GREEN TRIBUNAL
(WESTERN ZONE) BENCH, PUNE**

Execution Application No. 25/2023 WZ

In

Original Application No. 192/2023 WZ

(Earlier Application No. 21(THC)/2013 WZ)



MR. MANUEL F. RODRIGUES

...APPLICANT

VS.

STATE OF GOA & ORS.

...RESPONDENTS

AFFIDAVIT IN REPLY OF THE RESPONDENT NO.8

MAY IT PLEASE YOUR HONOUR

This Respondents respectfully states and submits as under:

1. The Applicants herein have filed an Execution Application u/s 25 of the National Green Tribunal Act, 2010 for execution of the judgement dated 19.03.2014 passed by this Hon'ble Tribunal which is the subject matter in the proceeding ordering demolition of the structure belonging to the Respondent based on the records and based on the facts and circumstances referable to all together to different project namely the project which has been undertaken in the property bearing survey no. 53/5.

2. At the outset, this Respondent most respectfully states that the execution application is liable to be rejected at a threshold interalia for two reasons:

a) For the fact that, this Hon'ble Court, whilst passing the order dated 19.03.2014 placed reliance on material not relatable to the structure in Survey No 54/3 which is the subject matter of the complaint and ordered demolition on mistake of fact The perusal of the judgement more particularly at Para 24 & 25 on Page No. 23, 24 and 25 of the Judgement which is reproduced herein " By letter Communication dated October 12th, 2010 (P-55) Respondent No. 2 GCZMA stated that the work had not started until April 2000. The MoEF vide Notification S.O. No. 1133(e) dated December 29th, 1998 gave authorization for the demarcation of the HTL, in respect of CRZ for the stretches of Coastal Beaches to the NIO (National Institute of Oceanography). The guidelines so published may be reproduced as follows:-

"Accordingly, the State Government has already allotted the task of demarcation of



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HTL/LTL in the CRZ of Goa to the NIO (National Institute of Oceanography) which is one of the institutions for this purpose.” “The GCZMA further mentions that the said demarcation work was to be completed as on the date of the letter of communication. The location of the site in question is border line in terms of NDZ as per the CRZ Notification. Relevant part from text order of GCZMA (P.55) dated 12th October 2000” was extracted from the Stop order dated 12/10/2000 in the judgement, which is sought to be executed if one looks at the Para 24 and 25 of the Judgment will clearly establish that this Hon’ble Tribunal whilst holding that the structure of this Respondent in **Survey no. 54/3** is illegal this Hon’ble Tribunal has relied upon the facts and data of the project with respect to the property bearing survey no. 53/5 and **the show cause notice issued to property bearing survey no 53/5 dated 12.10.2000 issued in the name of Mahimtura reference Page No. 55 of the paper book** and on those bases, have somehow came to the conclusion that the

structure of this Respondent is illegal however as a matter of fact the record discloses that the structure which is ordered to be demolished which is a **on going activity** of the construction and was commenced prior to the effect of new HTL and on the basis of which this Hon'ble Tribunal came to the conclusion that the structure of this Respondent in **Survey No 54/3** falls under the HTL. It is most respectfully submitted that this respondent has elaborated all this fact in detail in subsequent paragraphs which are required to be considered by this Hon'ble Court before passing any further orders and or causing any further prejudice to this Respondent.

b) Without prejudice to the above this Respondent most respectfully states that without prejudice to what is stated herein above this Respondent has demolished part of the structure which were existing in the area more particularly which are identified in the Plan annexed hereto in Red hatched line and the balance structure which is identified in Green hatched line is there at the site. It is



stated that after the passing of the order, subsequent development has taken place by virtue of which new HTL has been determined by the MoEF in the year 2022 and **notified as notification issued by MoEF vide as per letter dated 06.09.2022** and as per the new HTL the structure which is alleged to have been illegal and which is ordered to be demolished and which is still existing at site would fall beyond the HTL and after coming into the effect of the new HTL, this Respondents have filed necessary revised plans on 07/11/2022 based on the change in notifications and laws and the same is pending approval before the GCZMA. The GCZMA is in fact are in process of considering the said application and this respondent are awaiting decision of the GCZMA on the site plan. It is stated that if the said plans are considered favorably and approved by the **GCZMA adhering to the notified CZMP plan** then the question of demolishing the said structure would not arise as ex facie the structure would fall within the permissible



limit and would confer the legality of the said structure.

Annexed hereto and marled as **Annexure A** is the copy of the plan marked in Red Hatched and Green Hatched.

3. At the outset, the Defendants denies each and every contention/allegation/averment made in the application which is contrary to and/or inconsistent with what is stated herein.
4. The facts necessary to decide the controversy involved in this application are as follows;
5. This Respondent i.e. M/s Kyle- San Holidays Pvt. Ltd. is a company incorporated under the Companies act 1956, the said company is involved in the eco-tourism and hospitality business for the past more than 32 years for the sake of convenience, it may be refereed hereinafter as "Kyle Holiday Resort Company (K.H.R.C).
6. The Respondents state that the property bearing survey number 54/3 situated in the Village of Velsao South Goa was purchased by the Respondent no.8 vide Deed of Sale dated 31.01.1996 from one Mr. Mario Carvalho



with a view to develop the same for tourism purpose herein referred to as the **said property**.

7. It is stated that prior to purchase of the said property, at the stage of negotiation with the previous owner, this respondent submitted an application in the name of its sister concern, namely M/s. Saldanha Developers Pvt. Ltd, to the then existing authority i.e. GSCCE (Goa State Coastal Committee for Environment) to demarcate the High Tide Line (HTL) as per the survey plan shown along with a covering letter dated 27.11.1995.

8. It is stated based upon such identified High Tide Line the said property came to be demarcated by GSCCE on 26.02.1996 and accordingly based on the said determined HTL, construction plan for the project was submitted to the GSCCE for approval. The GSCCE conducted site inspection on 01.03.1996 and thereafter in the 11th meeting held on 15.03.1996 and 24.03.1996 decided to refer the construction project to the Ministry of Environment and Forest (MOEF) for approval.

9. In the meanwhile, GSCCE decided that the HTL be demarcated as per the Naval Hydrographic Office Chart, in keeping with the decision rendered by the Hon'ble High Court of Bombay in Writ Petition No. 102 of 1996



and accordingly the Chief Town Planner, who was the Member Secretary of the GSCCE called upon the Respondent no.8 to submit the revised plans for approval indicating the HTL as demarcated by the Naval Hydrographic Office Chart. Accordingly, revised plan came to be submitted by Respondent no.8 for approval. In the said revised plan HTL was earmarked as determined by NHOC.

10. The revised plans were accordingly forwarded by the Member Secretary of GSCCE to MoEF on 29.11.1996, the MoEF called upon this Respondent to obtain NOC from the Goa Pollution Control Board in order to facilitate processing of the Application. After the NOC was produced, the MoEF approved the project on 20.04.1998 by imposing certain conditions. One of the Condition i.e. Condition XV of the EC was that the Naval Hydrographic Office Chart shall be adopted as Bench Mark for demarcation of the HTL in the area. On that strength of the said EC, granted by the MoEF the construction license was sought.

11. The Respondents states that they had applied for grant of Environmental Clearance to the construction project of its Holiday Resort (Hotel) and accordingly the proposal was recommended by the GCZMA vide



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a) For the fact that, this Hon'ble Court, whilst passing the order dated 19.03.2014 placed reliance on material not relatable to the structure in Survey No 54/3 which is the subject matter of the complaint and ordered demolition on mistake of fact The perusal of the judgement more particularly at Para 24 & 25 on Page No. 23, 24 and 25 of the Judgement which is reproduced herein " By letter Communication dated October 12th, 2010 (P-55) Respondent No. 2 GCZMA stated that the work had not started until April 2000. The MoEF vide Notification S.O. No. 1133(e) dated December 29th, 1998 gave authorization for the demarcation of the HTL, in respect of CRZ for the stretches of Coastal Beaches to the NIO (National Institute of Oceanography). The guidelines so published may be reproduced as follows:-

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structure of this Respondent is illegal however as a matter of fact the record discloses that the structure which is ordered to be demolished which is a **on going activity** of the construction and was commenced prior to the effect of new HTL and on the basis of which this Hon'ble Tribunal came to the conclusion that the structure of this Respondent in **Survey No 54/3** falls under the HTL. It is most respectfully submitted that this respondent has elaborated all this fact in detail in subsequent paragraphs which are required to be considered by this Hon'ble Court before passing any further orders and or causing any further prejudice to this Respondent.

b) Without prejudice to the above this Respondent most respectfully states that without prejudice to what is stated herein above this Respondent has demolished part of the structure which were existing in the area more particularly which are identified in the Plan annexed hereto in Red hatched line and the balance structure which is identified in Green hatched line is there at the site. It is



limit and would confer the legality of the said structure.

Annexed hereto and marled as **Annexure A** is the copy of the plan marked in Red Hatched and Green Hatched.

3. At the outset, the Defendants denies each and every contention/allegation/averment made in the application which is contrary to and/or inconsistent with what is stated herein.
4. The facts necessary to decide the controversy involved in this application are as follows;
5. This Respondent i.e. M/s Kyle- San Holidays Pvt. Ltd. is a company incorporated under the Companies act 1956, the said company is involved in the eco-tourism and hospitality business for the past more than 32 years for the sake of convenience, it may be refereed hereinafter as "Kyle Holiday Resort Company (K.H.R.C).
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10. The revised plans were accordingly forwarded by the Member Secretary of GSCCE to MoEF on 29.11.1996, the MoEF called upon this Respondent to obtain NOC from the Goa Pollution Control Board in order to facilitate processing of the Application. After the NOC was produced, the MoEF approved the project on 20.04.1998 by imposing certain conditions. One of the Condition i.e. Condition XV of the EC was that the Naval Hydrographic Office Chart shall be adopted as Bench Mark for demarcation of the HTL in the area. On that strength of the said EC, granted by the MoEF the construction license was sought.

11. The Respondents states that they had applied for grant of Environmental Clearance to the construction project of its Holiday Resort (Hotel) and accordingly the proposal was recommended by the GCZMA vide



communication dated 24.09.1996, and subsequently it was recommended by the TCP vide communication dated 29.11.1996.

12. The Respondents states that the Environmental Clearance was granted on 20.04.1998 by Ministry of Environment and Forest (MOEF) as per HTL line marked by Naval Hydrographer.



13. The Respondent No.8 obtained No Objection for the proposed construction of Saldanha Cove Beach Resort, granted by the Deputy Town Planner, Town & Country Planning Department and the Plans came to be approved by the TCP on 23.10.1998 and also obtained Technical Approval for the proposed construction from the Office of the Assistance Engineer, Works Division VIII, P.W.D on 06.11.1998 and the Conversion Sanad for the Commercial Use granted by the Office of the Deputy Collector & SDO, Mormugao, Vasco-da-Gama upon payment of Rs. 62,805/- as conversion fees on 05.03.1999. The Respondents states thereafter the Village Panchayat issued construction license on 02.07.1999. on receipt of the construction license, the Respondent no.8 by a letter dated 11.09.1999

addressed to the Village Panchayat intimated the Village Panchayat about commencement of work. The said construction/license came to be renewed by the Village Panchayat on 17.08.2004.

14. The Respondents states that the said renewal of the construction/license granted by the Village Panchayat dated 17.08.2004 came to be challenged by one of the Panch Member before the Additional Director of Panchayat and by an interim order a stay was granted against the Respondent No.8 restraining the Respondent from going on with the construction.

15. The Respondent states that the Villagers of Velsao had also challenged another project which was proposed in land survey no. 53/5 and was approved in the year 1997-98 treating HTL as per Naval Hydrographic Chart Dehradun. The Letter of communication was addressed by the villagers to the Hon'ble High Court of Bombay, bench at Goa and was later treated as P.I.L accordingly by order dated 10.07.2000. The Hon'ble High Court gave directions to GCZMA to consider the grievances of the Villagers. Thereafter the GCZMA gave directions to that project proponent that no construction shall be permitted in Survey No. 53/5. The said property was



being developed by one Mahimtura for the sake of convenience the property bearing survey no. 53/5 shall be hereinafter referred to as ***Mahimtura property.***

16. It is pertinent to note that the complaint dated 22.07.2008 came to be addressed by the Village Panchayat to the Chief Secretary Goa, on receipt of the said complaint, the Chief Secretary, Govt. of Goa by letter dated 24.07.2006 directed the Collector of the South Goa to carry out joint site inspection and also directed that during inspection the Respondent no.8 shall suspend the construction work until the issue is sorted out. Accordingly, the joint site inspection was carried out 04.08.2006 in the presence of Local M.L.A, Member Secretary of GCZMA, Dy. Collector, Mamlatdar, Village Sarpanch, S.D.O and representative of Respondent No.8

17. It is stated that upon the joint site inspection a joint inspection report was drawn which indicated that the construction of the Respondent no.8 was within the N.D.Z area as per NIO line. It may be pertinent to note that during the site inspection, the site inspection team verified the construction vis a vis HTL demarcated by NIO and failed to consider the NHOC Line which was in fact the base for grant of permission. The matter was



discussed in the meeting of GCZMA in August 2006 and the same was referred to and sought advice from National Coastal Management Zone Authority, MOEF by a communication dated 22.09.2006.

18. **Subsequently, vide letter dated 12.3.2008, MOEF clarified that the Respondent's project is ongoing one & clearance letter dt. 20.4.1998 issued by MOEF stands valid, and GCZMA allowed this Respondent to continue with the work as per approved plans. Accordingly, the show cause notice issued against this Respondent no.8 was dropped on** the ground that the construction was initiated as per the approved plans based on demarcation by Naval Hydrographic which was the only recognized agency for demarcating the High Tide Line and that the project of the Respondent no. 8 was ongoing project construction work was allowed to be continued.

19. It is further stated that during the interregnum period the construction license got lapsed as such the Respondent no.8 applied for renewal of construction license which came to be rejected. Accordingly, the Respondent No. 8, filed an Appeal vide Panchayat



Petition No. 23 of 2007 before the Director of Panchayat and thereby an order dated 26.05.2008 allowed the appeal directing the Village Panchayat to renew the construction license.



20. At this juncture is it pertinent to note that a Writ Petition No. 98/2009 was filed by the Applicant before the Hon'ble High Court at Goa and by order dated 11.02.2009 the Hon'ble High Court restrained this Respondent from carrying out further construction in any manner and was directed to maintain status- quo as on that day. It is stated that Goa Foundation filed an Application for impleadment seeking intervention in the said Writ Petition and the same came to allowed. Thereafter by order dated 30.06.2009 the Hon'ble High Court directed the Registrar of the Hon'ble High Court to carry out site inspection of the site and submit a report. Accordingly, the site inspection was carried out and was submitted before the Hon'ble High Court. Further by order dated 17.10.2013 the Writ Petition No. 98 of 2009 came to be transferred to this Tribunal.

21. It is pertinent to note that on 06.09.2009 MOEF filed affidavit in High Court stating that

clearance was accorded by them on the basis of the Map prepared by Naval Hydrographer as per Naval Hydrographic Chart who was then the only recognized agency for demarcating the HTL. Environmental clearance cannot be withdrawn as the said HTL demarcated by NIO cannot be stipulated for the project which was approved prior to demarcation of HTL by NIO and the clearance is in conformity with the CRZ notification.

22. The Respondent states an application was made for renewal of construction license bearing no. VP/VP/1999-2000/3 dated 02.07.1999 and accordingly the Village Panchayat passed a resolution in the body meeting held on 01.06.2013 granting renewal of the construction license to the respondent dated 12.6.2013.

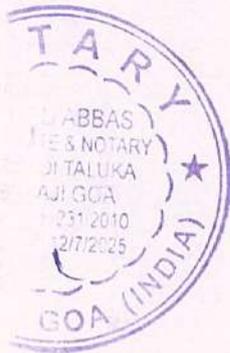
Annexed hereto and marked as **Annexure B** is the copy of granting renewal of the construction license to the respondent dated 12.6.2013.

23. The Respondent states that in the Application for intervention filed by the Goa Foundation, the Goa



Foundation falsely claimed that the construction work of the Respondent no.8 was not started till 2006 without any material on record to substantiate it claims though the construction work had started way prior to the year 2006.

24. It is also important to note that upon the Writ Petition getting transferred to this Hon'ble Tribunal on 08.01.2014 the Applicant herein had filed a separate application seeking leave to withdraw the main application stating ***"In view of all the permissions/approvals are at place and considering the fact that all authorities have cleared project of the Respondent no.8, the Applicant do not wish to further pursue the matter and seeking leave of this Hon'ble Tribunal to withdraw the aforesaid Application without any condition"*** however this Hon'ble Tribunal went ahead with the matter and decided the matter on merits.



25. It is stated that the Respondent No.8 relied upon the Judgment of Goan Real Estate and Construction Ltd & Anr. Vs. Union of India claiming that the structure of the Respondent no.8 is an ongoing project and also does not fall under the NDZ area and has not violated any CRZ

Notification considering the demarcation was done with accordance with the Naval Hydrographic Office Chart which was prevailing at that relevant time.

26. It is stated by the Ministry of Environment forest and Climate change in its affidavit filed before this Tribunal stated that the clearance was accorded on the basis of maps prepared as per the Naval Hydrographic chart which was then the only recognized agency for demarcating the High Tide Line and on the recommendation of the chief Town Planner and the procedure was as per the norms laid down by the CRZ notification 1991 and the clearance was granted as per the approved coastal Zone Management plan of Goa.

Annexed hereto and marked as **Annexure C Colly** is the copy of affidavits filed before the High Court of Bombay At Goa

27. Accordingly, the Hon'ble Tribunal upon hearing all the parties this Hon'ble Tribunal passed the order dated 19.03.2014 allowing the Application filed by the Applicant and directing the Respondent no.8 to immediately demolish/dismantle standing structure of this Respondent no.8 within a period of 3 weeks and to remove all the debris, filth etc. from the site. The



Hon'ble Tribunal also directed this Respondent to pay cost of Rs. 20,00,000/- which shall be deposited with the Goa Legal Services Authority and further amount of Rs. 10,00,000/- with the Collector South Goa for restoration of the environment in the proximity of the and in question by plantation of trees/beautification through Social Forestry Department a further directed to pay a cost of Rs. 1,00,000/- Village Panchayat, Velsao.



28. **The Respondent further states that erroneously construing the stop work order of Mahimtura dated 12.10.2000 pertaining to Survey No 53/5 which facts were applied to the Respondent property in Survey No 54/3. The said stopwork order dated 12.10.2000 applied to Mahimtura in Survey No 53/5 has now been withdrawn vide order dated 19.9.2014 in pursuant to Writ Petition filed by Mahimtura in High Court dated 5.08.2013.**

Annexed hereto and marked as **Annexure D Colly** are the copy of stop work order dated 12.10.2000 and withdrawal order by GCZMA dated 19.09.2014.

29. The Respondent states that aggrieved by the order dated. 19.03.2014 passed by this Hon'ble Tribunal, this

Respondent preferred an Appeal before the Supreme Court Vide Civil Appeal no. 4007/2014 since the directions were issued to Mahimtura by GCZMA vide stop work order dated 12.10.2000 that no construction shall be permitted in Sy. No. 53/5, the identical action was taken against this Respondent No.8 and the said order was wrongly applied to the property bearing survey No. 54/3 and the order has been passed by misconstruing the facts of the property i.e. property bearing survey no. 53/5 i.e. Mahimtura's property, which has led to the erroneous conclusion against this Respondent.



30. The Respondents states that the Hon'ble Supreme Court vide its order dated 27.9.2022 upheld the order passed by this Hon'ble Tribunal however choose to waive the cost of Rs. 20,00,000/- imposed on this Respondent by this Hon'ble Tribunal. Though this Respondent in Compliance with order of this Hon'ble Tribunal, this Respondent has already deposited Rs. 10,00,000/- with the Collector South Goa as directed by this Hon'ble Tribunal through vide cheque bearing No. 843 dated 07.11.2022 as directed in the NGT order.

31. Subsequently there was a change in law and in view of the change in HTL line as per the new notification of the

MoEF dated 06.9.2022. The new NDZ identified by the CZMP notification supersedes the earlier prevailing NDZ marked as per the NIO notification. The Respondents thereafter filed the application for clarification of the Order dated 27.9.2022 before the Hon'ble Supreme Court and accordingly the same came to be disposed by the SC on 05.01.2024 as the application was pending before the GCZMA.



Annexed hereto and marked as **Annexure E** is the copy of notification dated 06.09.2022

32. The Respondent states that a Drone survey was conducted by Turbo Sketch Cad operations which is based in Margao Goa whereby Geo referenced image of the area was created. Accordingly, a report was prepared and as per the report (i) the existing structure is outside the new 200m draft CZMP line. (ii) the existing structure falls outside the 200m HTL line as per Naval Hydrographic Chart from which all approvals are taken. This was the Methodology followed at the time of approval. (iii) The client followed the methodology available to him. all the approvals are taken by the client. The agency giving the approvals was Goa State Committee on Coastal & Environment and (EC).

Annexed hereto and marked as **Annexure F Colly** is the copy of the survey report from Turbo Sketch CAD operations dated 25.10.2022

33. Considering these subsequent events, the structure which are existing at site, would fall within the permissible limits and may not be required to be demolished more particularly in view of the fact that after determination of new HTL in the year 2022 this Respondent has filed application seeking approval of the project based on new HTL **as per the New Map notified by CZMP**. The structure which are sought to be demolished in this execution would now, in view of the new HTL would fall beyond HTL towards landward side if application seeking approval from GCZMA is considered favorable by the authority the said structure cannot be said to be illegal.

34. Accordingly, this Respondent filed an application seeking approval of the Goa Coastal Zone Management Authority in respect of revised plans as per the new HTL demarcated as per CZMP 2011 and **as per the demarcation obtain from GCZMA vide letter dated 20/10/2022 by this respondent and as per new**



CZMP plan as shown in the plan the same is pending before the GCZMA for adjudication.

Annexed hereto and marked as **Annexure G and H Colly** is the copy of the demarcation obtained from GCZMA dated 20.10.2022 and application dated 08.11.2022



35. At this juncture it is pertinent to note that the structure that was falling under NDZ as per the CZMP approved under CRZ notification 2011 in property bearing survey No. 54/3 of Village Velsao has already been demolished and the said fact has been placed before the GCZMA on 13.12.2022. Accordingly, a Site inspection was carried out by GCZMA and a report came to be prepared and verified by the authority themselves that the structure falling under NDZ as per CZMP is demolished by this Respondent.

Annexed hereto and marked as **Annexure I Colly** is the copy of the application dated 13.12.2022 and site inspection report dated 14.12.2022

36. The GCZMA issued notice to DSLR for site inspection/mapping of structure and demarcation of

High Tide line and 200mtrs NDZ line as per CZMP 2011. Accordingly, site inspection was carried out on 06.03.2023 by using stakes and the difference between both the reports were negligible. It is stated that as per the report of DSLR, the 200 meters from HTL does not correspond to the 200 meters marked in the CZMP plan and when compared with the CZMP Plan 2011, the NDZ is shown more on the landward side in the inspection report of DSLR, Panaji. There is one meter shift towards landward side, while NDZ line should be one meter towards the west as per the CZMP 2011, which was approved vide MOEF'S notification dated 06.09.2022.

Annexed hereto and marked as **Annexure J Colly** is the copy of the notice of site inspection/making of structures dated 28.02.2023 and reply to the notice dated 10.03.2023, report of DSLR dated 24.03.2023, reply to the report of DSLR dated 09.05.2023 and letter dated 26.06.2023

37. This Respondent filed objections to the report of DSLR & with a request to consider the same while filing reply/Affidavit to our application for clarification, pending before the Hon'ble Supreme Court.



38. Accordingly, this Respondent withdrawn the Application for Clarification filed before the Hon'ble Supreme Court and it was dismissed as withdrawn as the application for revision of plan has been filed before the GCZMA and is pending for adjudication.

39. This Respondent states that due to subsequent change in notification and laws and since this Respondent has complied with all the requirement of the new notifications and rules in place and has demolished the structure which claims to be falling under the NDZ area and as per the new CZMP laws as per the precautionary measure.

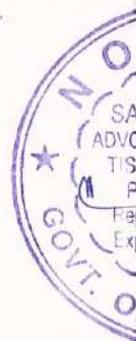


40. In any manner the Application for revision for plan filed by this Respondent No.8 is still pending for the adjudication before the GCZMA who is the fact-finding authority, thus this Hon'ble Court cannot proceed with the said Execution which filed by the Applicant herein **and direct GCZMA to approved the plans as per the new HTL line demarcation as the notification of CZMP**

41. The Respondent states that in terms of the law laid down by the Hon'ble Supreme Court in the case of Goan Real Estate and Construction Ltd & Anr. Vs. Union of

India (2008) 8 SCC 645 it can be clearly ascertain that the construction was an **“on-going activity”** and considering that the ministry of environment and climate change and GCZMA vide its letter dated 12.03.2008 and 23.04.2008 was of the opinion that the project is on-going and the clearance letter issued by the ministry on 24.04.1998 was valid, allowing this Respondent to continue with work in conformity of the plans approved, the structure of demolition would not have arrived. At the time of passing the Judgment what apparently weighed in the mind of this Hon’ble Tribunal was the facts of Mahimtura case which also during the said period was being heard by This Hon’ble Court. The perusal of Para 24 & 25 of the Judgment which infact is a base for ordering demolition, are the details pertaining to Mahimtura project in Survey No 53/5 and not the project of the Respondent in Survey No 54/3. It is stated that the reference made in the said Para’s 24 and 25 are not referable to the project of this respondent. The Letter referred by this Hon’ble Tribunal in the said judgement more particularly at Para 24 and 25 pertains to the facts of Mahimtura’s case in Survey No 53/5.

Annexed hereto and marked as Annexure **K Colly** is the copy letter dated 12.03.2008 and 23.04.2008.





42. It is stated that the entire project which was undertaken by this Applicant/Respondent no.8 in survey no. 54/3 is depicted in the plan annexed to this Application. In the said plan the HTL identified by the Survey of India, Naval Hydrographic Chart Office, NIO and CZMP are transcribed in the said plan. If one peruses the line earmarked by naval Hydrograph on which the Applicant/Respondent no.8 had obtained the initial permission for construction of its project was granted the entire structure would be in permissible limits an as per the permission granted this Applicant/Respondent no.8 commenced and completed its structure bonafidely believing that the line earmarked by Naval Hydrograph would be the governing line and had to adhere the said HTL.

43. That apart during the pendency of the proceedings, there are subsequent development which has taken place namely change in HTL as demarcated and considering the pendency of the Application before the GCZMA seeking approval in terms of the new HTL the present execution be kept in abeyance and **direct**

GCZMA to approved the file as per the new HTL notification of CZMP.

44. The Respondent states that the Applicant being aware of all this fact and new development in notification and laws however inorder to mislead this Hon'ble Court choose to file such application in order to create inconvenience and hardships to this Respondent no.8.

45. In light of the above submissions it is humbly stated that the Application filed by the Applicant for execution of the order dated 19.03.2014 may be kept in abeyance and **direct the GCZMA to approved the revised plan as per the notification of CZMP dated 6.09.2022**



Place: Pune

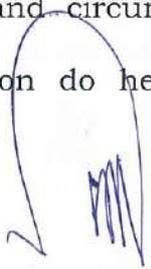
Date: 12/04/24


Respondent No.8

Adv. for Respondent no. 8

AFFIDAVIT

I, Mr. Benedict Saldanha, Director of the Respondent No.8, being conversant with the facts and circumstances of the present case on solemn affirmation do hereby state that



contents of the foregoing paragraph no. 1 to 39, 42, 43 are true to my personal knowledge and contents of paragraph no.40,41,44, 45 are legal submission which I believe to be true and correct.



Solemnly affirmed at PANAJI, Goa
On 12th April 2024.

[Handwritten Signature]
DEPONENT



Solemnly affirmed before me by
Shri / Smt. Benedict Saldanha,
who has been identified by
whom I personally known
Reg. No. 2587/2024 Dated: 12/04/2024

[Handwritten Signature]
SAYED ABBAS
Advocate & Notary
Tiswadi Taluka
Panaji, Goa 403001
Reg. No. 231/2010

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Annexure B

B

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Ph :2754129

Office of the Village Panchayat

Velsao - Pale - Issorcim

P. O. Cansaulim - Goa 403 712

Ref.No.VP/VPI/23/Renewal of Licence/2013-2014/276

Date: 12/06/2013

To,
M/s. Kyle-Sal Holidays (P) Ltd.,
302, mathias Plaza, 18th June Road,
Panaji-Goa.,

Sub:- Renewal of Construction Licence bearing Licence No.
VP/VP/1999-2000/3 dated 2/7/1999.

Sir,

With reference to your application dated 27/05/2013 on the subject of Renewal of Licence, it is to inform that in terms of Resolution No. III(32) adopted at the Panchayat body meeting held on 01/06/2013, renewal is hereby granted to the above referred Construction Licence for a period of one year from the receipt of this letter under the following conditions.

This renewal is subject to following conditions:

- 1) Conditions specified in the construction Licence No.VP/VP/1999-2000/3 dated 2/7/1999 & renewal letter VP/VPI/23/Renewal of Licence/2012-2013/222 dated 27/6/2012 would be applicable..
- 2) The renewal will be subject to any order that may be passed in Writ Petition No. 98/2009 pending before the Hon'ble Court of Bombay at Goa vide interim order dated 30/6/2009 in Writ Petition No. 98/2009.
- 3) Construction at your own risk will be restricted to the permission granted by the Hon'ble High Court of Bombay at Goa vide interim order dated 30/6/2009 in Writ Petition No. 98/2009.
- 4) No Occupancy or Completion certificate will be issued without the direction of the Hon'ble High Court of Bombay at Goa.
- 5) An amount of Rs. 32,188/- should be paid towards the construction licence renewal fees.



Yours faithfully,

(Ratnakar L. Govekar)
V.P. Secretary
Velsao-Pale-Issorcim.

Annexure C

~~ANNEXURE P~~ 12

IN THE HIGH COURT OF BOMBAY AT GOA

WRIT PETITION NO.98/2009

Mr. Manuel Rodrigues ...Petitioner

Versus

State of Goa & Ors. ...Respondents

AFFIDAVIT ON BEHALF OF RESPONDENT NO.3

I, Dr. U. Sridharan, son of Sri K. Uppily, major of age, Additional Director, Ministry of Environment & Forests having office at Kendriya Sadan, 4th Floor, E & F Wings, 17th Main Road 2nd Block, Koramangala, Bangalore-560034, do solemnly state on oath and affirm as under:-

1. I say that I am the Additional Director in the Ministry of Environment & Forests. I am duly authorized to swear the present affidavit on behalf of respondent no.3.
2. I am filing the present affidavit to place on record certain facts for appreciation of this Hon. Court pertaining to the present petition. Any averment not controverted nor denied should not be construed as having been admitted.

#7

I crave leave to file a detailed affidavit if the petition is admitted.

3. I say that as per the records available, respondent no.3 had accorded Environmental Clearance for construction of Saldanha Cove Beach Resort to Respondent No.8 (M/s Kyle-san Holidays Pvt. Ltd.) in Survey No.54/03 of Velsao Village of Mormugao Taluka, Goa, under the Coastal Regulation Zone (CRZ) Notification 1991 on 20.4.1998.
4. The clearance under Coastal Regulation Zone within 1991 was accorded by Respondent No.3 was based on the map prepared by the Naval Hydrographic, as per the Naval Hydrographic Chart who was then the only recognized agency for demarcating the High Tide Line and on the recommendations of the Chief Town Planner, Government of Goa. This procedure was as per the norms laid down by the Coastal Regulation Zone Notification 1991 and the approved Coastal Zone Management Plan of Goa dated 7.9.1996.
5. I say that pursuant to directions of the Hon. Supreme Court dated 27.9.1996, the respondent no.3 has approved the Coastal Zone Management Plan and all projects in the Coastal Regulation Zone Area were being considered

H8

as per these approved Coastal Zone Management Plans and approvals of the State Governments in accordance with the Coastal Regulation Zone 1991.

6. The Ministry had authorized the seven agencies for demarcating the High Tide Line on December, 1998. Further, the Coastal Zone Management Authorities were constituted in 1998 and were delegated powers for recommending the Coastal Regulation Zone Projects.
7. When the above project was accorded clearance in 20.4.1998, the State Coastal Zone Management Authorities and the list of authorized agencies were not constituted. Accordingly the project was cleared based on the norms that were prevalent before the constitution of Coastal Zone Management Authorities and authorized agencies.
8. Hence, the environmental clearance accorded to the project is in order. Now, since, the Goa Authorities have demarcated the High Tide Line with National Institute of Oceanography, Goa and the said project falls within 200 mts. due to change in shoreline, the environmental clearance cannot be withdrawn as the High Tide Line

~~119~~

be stipulated for the projects which were cleared earlier to the demarcation.

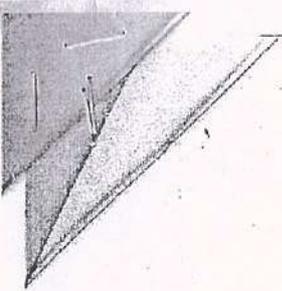
9. Hence the Ministry is of the opinion that the clearance issued is in order and is in conformity with the Coastal Regulation Zone Notification 1991.
10. I say that the factual contents of the foregoing paragraphs are derived from official records to which I have access and I believe the same to be true.

Solemnly affirmed on this 6th day of March 2009.

Deponent

Identified by:

//TRUE COPY//



*P-55 in WP
before the High
Court*

210
113

Amrind' only

GOA COASTAL ZONE MANAGEMENT AUTHORITY

C/o. Department of Science, Technology & Environment,
opp. Saligao Seminary, P. O. Saligao, Bardez - Goa. 403 511.
Phone: (0832) 278186, 278187, 278189 Fax: (0832) 278186

REF NO. 7/13/2000-01/STE/DIR147

DATE: 12/10/2000.

ORDER

This refers to Writ Petition No. 154/2000 namely "the Villagers of Velsao (Petitioners) v/s State of Goa through the Chief Secretary and others (Respondents)". In its order dated 10th July 2000, the Hon'ble High Court of Bombay at Goa has directed the Goa Coastal Zone Management Authority (GCZMA) to consider the complaint by the petitioners and to dispose off the same according to law. The allegation of the petitioners is that certain constructions are coming up in Survey No. 53/5 of Velsao Village within the No Development Zone (NDZ) of "200 mts from the High tide Line (HTL)" and hence are in violation of CRZ Notification of 1991 and its subsequent amendments issued under the environment (Protection) Act, 1986.

Pursuant to the said order of the Hon'ble High Court, the Village Panchayat of Velsao was requested to examine the matter and gave their comments on the alleged violation along with certified copies of all the clearances granted to the

proposed development in question. The Panchayat was also advised to stop the construction work on the site and seal the same pending the decision of the GCZMA. The petitioners and the proponents of the construction were given an opportunity to present their submissions in writing as well as in person and the site was inspected to ascertain the facts on the ground. As a result it has been determined that the proponents of the construction have obtained the clearance of the erstwhile Goa State Committee on Coastal Environment (GSCCE) through the letter No. GSCCE/MOR/84/TCP/97/599 dated 11/02/1997 and also a construction license from the Village Panchayat of Velsao No. 98-99/7 dated 06/10/1998, which is still valid. However it is apparent that the work on the site did not start until April 2000. In the ensuing period between the issue of the construction license dated 06/10/1998 and the commencement of the work on the site, the Ministry of Environment and Forest, Government of India issued a Notification S. O. No. 1122 (E) dated 29/12/1998 through which certain institutions were authorised to demarcate the HTL uniformly in the CRZ of the entire country as per the Guidelines published there under. Accordingly the State Government has already allotted the task of demarcation of HTL/LTL in the CRZ of Goa to the NIO which is one of the institutions authorised for this purpose as stated. The said demarcation work is yet to be completed. The location

as per the CRZ Notification and the site inspection has prima facie established that at least a part of the construction may fall within "200 mts. Of the HTL". However, the exact location of the construction in question vis-à-vis the HTL can only be ascertained after the completion of the HTL demarcation been undertaken through the National Institute of Oceanography (NIO).

The facts of the case as presented above were placed for the consideration of the GCZMA in its 6th Meeting held on 05th & 6th October, 2000. The issue was discussed in detail and the members were unanimously of the opinion that the project proponent as well as the Village Panchayat of Velsao should have re-considered the issue of the location of the proposed construction in question vis-à-vis the HTL before allowing the commencement of the construction work in April, 2000 almost 15 months after the issue of the relevant Notification S.O. No. 1122 (E) dated 29/12/1998.

In view of the above and as per the powers vested in it under clause II(ii) of Notification S. O. No. 995 (E) dated 26/11/1998 issued by the Central Government, the GCZMA hereby directs that no construction shall be allowed in Survey No. 53/5 of the Velsao Village pending the demarcation of the

Guidelines issued by the Central Government. The GCZMA shall re-examine the case no sooner the location of the said plot is established vis-à-vis the NDZ prescribed under the CRZ Notification.

By order and in the name
Of the GCZMA

Sd/-

(Dr. N.P.S. Varde)
Member Secretary,

GCZMA.

Copy to:

1. The Secretary, Village Panchayat of Velsao, P.O. Cansulim, Goa (for immediate action).
2. The Director, Directorate of Panchayats, Junta House, Panaji – Goa (for immediate action).
3. Shri. Sailesh Mahimtura, C/o. S. V. Balram, Skypark Resorts (P) Ltd, Rue Cunha Rivera Road, Panaji – Goa (for information).
4. The P.S. to Chief Secretary/Chairman (GCZMA), Secretariat, Panaji (for information).

Annex D Copy

INFORMATION ISSUED UNDER RTI ACT, 2005

Withdrawal of Stop
work of
Mehinda
214

GOA COASTAL ZONE MANAGEMENT AUTHORITY

C/o Department of Science, Technology and Environment (Govt. of Goa)

3rd Floor, Dempo Towers, Patto, Panaji- Goa-403 001

email:dir-ste.goa@nic.in,goacoastalzone@gmail.com, Ph.No. 0832-2438511

(117)

Ref. No. GCZMA/W.P/473-2013/1219

Date:19/09/2014

MOST URGENT

HIGH COURT MATTER

To,

1. Shri. Shailesh Mahimtura,
2. Shri. Hitesh Ramanlal Mahimtura,
Both R/o 3rd Floor, Unique House 25
S.A. Brelvi Road, Fort, Mumbai-1
3. Mrs. Veena Milan Dalal,
R/o 42, Chitrakoot, Alta Mount Road,
Mumbai-1.
4. Mrs. Vidya Zaveri,
R/o 74, Geetanjali, 73,
Walkeshwar Road, Mumbai-6.

All represented by their duly constituted attorney
Shri. Harsh Sabharwal R/o CA 1/1, Sapana Gardens,
Chogm Roaad, Porvorim-Goa-403 521.

SUB: - Withdrawal of the Stop Work Order dated 12/10/2000 bearing
Ref. No. 1/13/2000-01/STE-PIR/147 issued by the GCZMA.

REF: - (1) Stop Work Order bearing Ref. No. 1/13/2000-01/STE-PIR/147
dated 12/10/2000. (Annexure-I)

- (2) Order dated 14/08/2013 passed by the Hon'ble High Court of Bombay at
Goa. (Annexure-II)
- (3) Report of the Inquiry Committee of the GCZMA dated 24/07/2014.
(Annexure-III)
- (4) Minutes of the 107th GCZMA meeting held on 11/09/2014. (Annexure -
IV)

WHEREAS, the Goa State Coastal Committee on Environment
(GSCCE) vide letter no. GSCCE/MOR/84/TCP/97/599 dated 19/02/1997 has
granted approval to Mr. S.V. Balaram for construction of residential bungalows as
per the plan annexed therein in the property located in Survey no. 53/5 of Village
Velasa, Mormugao Taluka, Vasco, Goa in terms of the demarcation of High Tide

on behalf
of all received
my

WHEREAS, a Stop Work Order dated 12/10/2000 bearing no. 1/13/2000-01/STE-PIR/147 was issued by the Goa Coastal Zone Management Authority to Mr. Shailesh Mahimtura with a direction that no construction shall be allowed / carried out in Sy. No. 53/5 of the Velsao Village pending the demarcation of the actual HTL by the NIO as per the Notification No. 1122 (E) dated 29/12/1998 issued by the Ministry of Environment and Forest, Government of India. Copy of the Stop Work Notice dated 12/10/2000 is enclosed herewith as Annexure-I.

WHEREAS, in the said Stop Work Order reference is made to one Writ Petition bearing no. 154/2000 i.e The Villagers of Velsao V/s State of Goa wherein the Hon'ble High Court of Bombay at Goa vide its order dated 10/07/2000 was pleased to direct the Goa Coastal Zone Management Authority (GCZMA) to consider the Complaint filed by the Petitioners and to dispose off in accordance with law.

WHEREAS, the contention of the Petitioners in the said Writ Petition is that certain constructions are coming up in Sy. No. 53/5 of Village Velsao within No Development Zone from the High Tide Line.

WHEREAS, in pursuant to the said Order of the Hon'ble High Court the Village Panchayat of Velsao was requested to examine the matter and give their comments on the alleged violation alongwith the certified copies of all the clearances granted to the proposed development in question. The Village Panchayat was also advised to stop the construction work on the site and seal the same pending the decision of the GCZMA.

WHEREAS, the Petitioners and the Proponents of the construction were given an opportunity to present their submission in writing as well as in person and the site was inspected to ascertain the facts on the ground. As a result it has been determined that the proponents of the construction obtained the clearance certificate of the erstwhile Goa State Committee on Coastal Environment through the letter No. GSCCE/MOR/81/TCP/97/599 dated 11/02/1997 and also a construction license from the Village Panchayat of Velsao dated 06/09/1998. However, the work on site did not start until April

29/12/1998 through which certain institutions were authorized to demarcate the HTL, in the CRZ of the entire country as per the guidelines published there under. Accordingly, the State Government allotted the task of demarcation of HTL/LTL in the CRZ of Goa to National Institute of Oceanography which is one of the institutions authorized for the purpose. The location of the site in question is a borderline case in terms of the NDZ as per the CRZ Notification and the inspection has prima facie established that at least a part of the construction may fall within "200 mts of the HTL". However, the exact location of the construction in question can only be ascertained after the completion of the HTL demarcation being undertaken through National Institute of Oceanography (NIO).

WHEREAS, the said facts were placed for consideration of the GCZMA in its 6th meeting held on 5th and 6th October, 2000. The issue was discussed in detail and the members were of the opinion that the project proponent as well as the Village Panchayat of Velsao should have re-considered the issue of the location of the proposed construction in question vis-à-vis the HTL before allowing the commencement of the construction work in April 2000 almost 15 months after the issue of the relevant Notification No. 1122 (E) dated 29/12/1998.

WHEREAS, taking into consideration the above facts, the GCZMA directed that no construction shall be allowed in Sy. No. 53/5 of the Velsao village pending the demarcation of the actual HTL by the NIO as per the Notification cited above vide its Stop Work Order dated 12/10/2000 issued against Mr. Shailesh Mahimtura. Copy of the Stop Work Notice dated 12/10/2000 is enclosed herewith as **Annexure-I**.

WHEREAS, thereafter, a Writ Petition no. 473/2013 was filed by Mr. Shailesh Mahimtura and 3 ors v/s State of Goa & anr before the Hon'ble High Court of Bombay at Goa with limited grievance that no final decision has been taken by the Goa Coastal Zone Management Authority in respect of Stop Work Notice dated 12/10/2000.

WHEREAS, the Hon'ble High Court of Bombay at Goa vide order dated 14/08/2013 was pleased to dispose off the said petition with a direction to

WHEREAS, accordingly, the matter was forwarded to the Inquiry Committee of GCZMA for necessary compliance of the said order dated 14/08/2013.

WHEREAS, the Inquiry Committee of GCZMA thereafter conducted due inquiry into the matter which includes inspection of the site and personal hearing to both the parties.

WHEREAS, the Inquiry Committee of GCZMA prepared and submitted its report dated 24/07/2014 to the Authority which in brief states as under: -

- i. That at the time of inspection it was noticed that there were three foundation and two incomplete structures without roof.
- ii. At the time of personal hearing the affected parties produced written submissions along with number of documents.
- iii. The affected parties produced approval given by the Goa State Committee for Coastal Environment vide letter dated 19/02/1997 for proposed construction of residential Bungalow in the property surveyed under Sy. No. 53/5 of Velsao Village. As per the plan annexed to the said letter dated 19/02/1997 the proposed construction of the structures falls outside the CRZ line of 200 mts. from the HTL. At that point of time it was the National Hydrographic Survey that was competent to demarcate the CRZ line of 200 mts. from the HTL. Based on the approval of Goa State Committee for Coastal Environment, the affected party obtained the sanad for conversion of the land on 11/03/1998 and produced the letter dated 01/04/2002 indicating the renewal of the same.
- iv. The affected party also produced license / permission dated 06/09/1998 of the Village Panchayat as required for the construction of the structures.
- v. Once the National Hydrographic Survey demarcated the CRZ line of 200 mts. from the HTL and the Goa State Committee for Coastal Environment relied on this CRZ line for approval of proposed construction of residential Bungalows, there is no question of awaiting for the demarcation of CRZ line by the National Institute of

INFORMATION ISSUED UNDER RTI ACT, 2005

construction of structures of competent Authorities in accordance with law. Moreover the affected parties incurred the expenditure for construction activities like engaging services of Architects, Engineers, purchase of construction materials for the ongoing construction.

- vi. The CRZ line of 200 mts. from the HTL demarcated by National Hydrographic Survey is to be considered as NDZ line and all approvals, license and ongoing constructions of the proposed structures in Sy. No. 53/5 of Velsao Village are legal and valid as the construction falls beyond the CRZ line of 200 mts. from the HTL. As such the affected parties are justified in carrying out the construction of the structures as per the approvals obtained.

Copy of the report of the Inquiry Committee of GCZMA dated 24/07/2014 is enclosed herewith as **Annexure-III**.

WHEREAS, the matter along with the report prepared by the Inquiry Committee of GCZMA was placed before the GCZMA for its decision in its 107th meeting held on 11/09/2014.

WHEREAS, during the said meeting, the Authority after detailed discussion and deliberation and on considering the report submitted by the Inquiry Committee of the GCZMA, decided to accept the findings of the Inquiry Committee considering the fact that the affected party had obtained clearance / permission certificate from the Goa State Committee on Coastal Environment dated 19/02/1997 for proposed construction of residential Bungalow in the property surveyed under Sy. No. 53/5 of Velsao Village and also in terms of the CRZ line demarcated by the National Hydrographic Survey and decided to withdraw the Stop Work Order issued on 12/10/2000 without prejudice to the ownership of the plot under reference, court cases and various permissions / licenses / NOC as required under the law.

Copy of the minutes of the 107th GCZMA meeting held on 11/09/2014 is enclosed herewith as **Annexure-IV**.

Certified Copy of The Document
Available in Office Records
15/09/2014
Office

... of the above, the Show Cause Notice

INFORMATION ISSUED UNDER RTI ACT, 2005

and closed without prejudice to the ownership of the property and or structures in question, court cases and requirement of various permissions / licenses / NOC etc as required under the law.

For and on behalf of the
Goa Coastal Zone Management Authority

Certified Copy of The Document
Available in Office Records

km

(Signature)

(Srinet N. Kothwale)

Member Secretary (GCZMA)

Public Information Officer
(GCZMA)

Encl: As above

To,

1. P.A to Secretary (Environment) & Chairman (GCZMA), Secretariat, Porvorim....for kind information
2. The Collector & District Magistrate (South), Collectorate of South Goa, Margao-Goa...for kind information.
3. The Chief Town Planner, Town and Country Planning Department, Panaji-Goa...for kind information.
4. The Dy. Collector & S.D.O of Mormugao, Vasco-da-Gama -Goa...for kind information.
5. The Secretary, Village Panchayat of Velsao, Mormugao-Goa...for kind information.

Annexure E

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E
123

18 F. No. 12-13/2018-IA.III (E- 110380)

Government of India

ANNEXURE-A-1

Ministry of Environment, Forest and Climate Change
IA-III Section (CRZ)

Indira Paryavaran Bhawan
Jor Bagh Road
New Delhi-110003

Dated: 6th September, 2022

To

The Secretary (Environment)
Department of Environment and Climate Change
Government of Goa, Secretariat
Porvorim, Goa- 403521

Sub: Coastal Zone Management Plan (CZMP) of Goa as per the CRZ Notification, 2011 - reg.

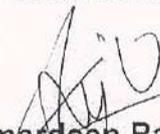
Sir,

This has reference to the letter No. GCZMA/GEN-MISC/13-14/Part-VII/675, dated 23th August, 2022 furnishing therein the Coastal Zone Management Plans (CZMPs) of Goa, drawn as per the provisions of the Coastal Regulation Zone (CRZ) Notification, 2011.

2. In this regard, it is to state that, based on recommendations of the 45th meeting of the National Coastal Zone Management Authority held on 01/09/2022, the Ministry of Environment, Forest and Climate Change hereby conveys approval of the CZMPs for the State of Goa prepared on 1:25000 scale as submitted by Government of Goa. Further, it is to inform that all proposals for CRZ clearance shall be considered in accordance with the CRZ maps prepared as per CZMP approved under the CRZ Notification, 2011.

3. This issues with the approval of the Hon'ble Minister, EFCC.

Yours faithfully,


(Amardeep Raju)
Scientist 'E'

Copy to:

1. The Member Secretary, Goa Coastal Zone Management Authority, 4th Floor, Dempo Towers, Patto, Panaji Goa- 403 001
2. The Deputy Director General of Forests (C), Integrated Regional Office, Bengaluru, Ministry of Environment, Forest and Climate Change, Kendriya Sadan, 4th Floor, E&F Wings, 17th Main Road, Koramangala II Block, Bangalore - 560034, Karnataka.
3. The Director, National Centre for Sustainable Coastal Management, Anna University, Chennai, Tamil Nadu-600025.
4. Office copy / Guard file.


(Amardeep Raju)
Scientist 'E'

True Copy

Date:- 25-10-2022

Survey Report:-

The Drone survey of Property bearing Survey No **54/3** of Pale Village, Mormugao Taluka on the request of Mr. Ben Saldanha from **Kyle- Sal Holidays Pvt Limited** on 25/10/2022.

The Purpose of the Survey:

The purpose of the survey is to verify the Location of the existing structure in survey No **54/3** of Velsao -Pale Village, Mormugao Taluka with reference to

1. 200m HTL line as per Survey of India
2. 200m HTL line as per Naval Hydrographic Chart
3. 200m HTL as per National Institute of Oceanography shown on Regional Plan for Goa 2021.
4. 200m CRZ line as per New Draft Coastal Zone management Plan 2011.

Documents Referred:-

1. Draft CZMP plan 2011 is available on website at <http://czma.goa.gov.in/ViewDoc.aspx>
2. The Plan Issue by the Chief Town Planner and the member Secretary of GSCCME vide letter no. "GSCCE/Mor/77/TCP/96/3894 dated 29/11/96 showing the Survey of India 200m HTL line and 200m HTL line as per Naval Hydrographic Chart
3. Regional Plan for Goa 2021 showing NIO 200m CRZ line.

The Georeferenced image of the Area was created. The CRZ 200m line and the adjoining road was traced from the draft CZMP plan. The road and the CRZ Line was superimposed on the Georeferenced drone image and the Draft CRZ 200m Line was marked.

From the Plan Issue by the Chief Town Planner and the Member Secretary of GSCCE vide letter no. "GSCCE/Mor/77/TCP/96/3894 dated 29/11/96, the

200, CRZ line as per naval Hydrographic line and 200 mts line from Survey of India chart are marked.

The NIO line is as per plan marked from the Regional plan for Goa 2021

All the above Lines are marked on the Geo-referenced Drone image.

Hierarchy of 200 M CRZ line approvals

1. 1961 – 1991 – No CZMP plan and No CRZ
2. 1991 (CRZ 1991) came into force)
3. 1991 – 1996 - Survey of India Line was followed
4. 1996 – 2000 – Naval Hydrographic line was followed
5. 2000- 2022 – NIO line was followed
6. 2022- Till date draft CZMP is followed.

Conclusion:-

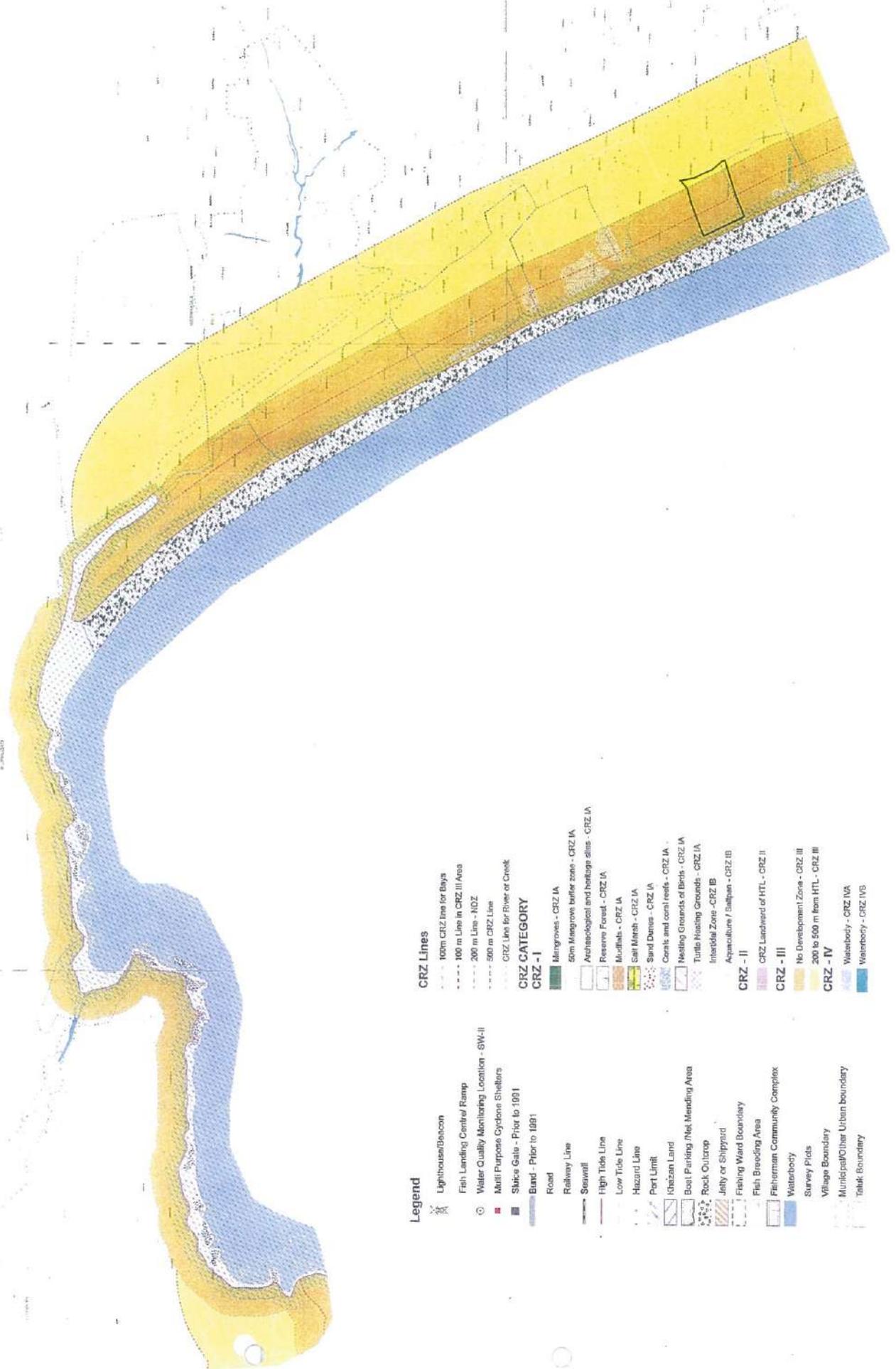
1. The existing structure is outside the new 200m Draft CZMP line(Pending Final Notification)
2. The existing Structure falls outside the 200m HTL line as per Naval Hydrographic Chart from which all the approvals are taken. This was the Methodology followed at the time of the approval .
3. The Client followed the Methodology available to him. All the approvals are taken by the client, The agency giving the approvals was Goa State Committee on Coastal & Environment and (EC)Environment Clearance.

Ashok D'Costa

(Proprietor-Turbosketch)

LKRAFT CZMP PLAN 2011

VILLAGE VELSÃO_PALE_ISSORCIM

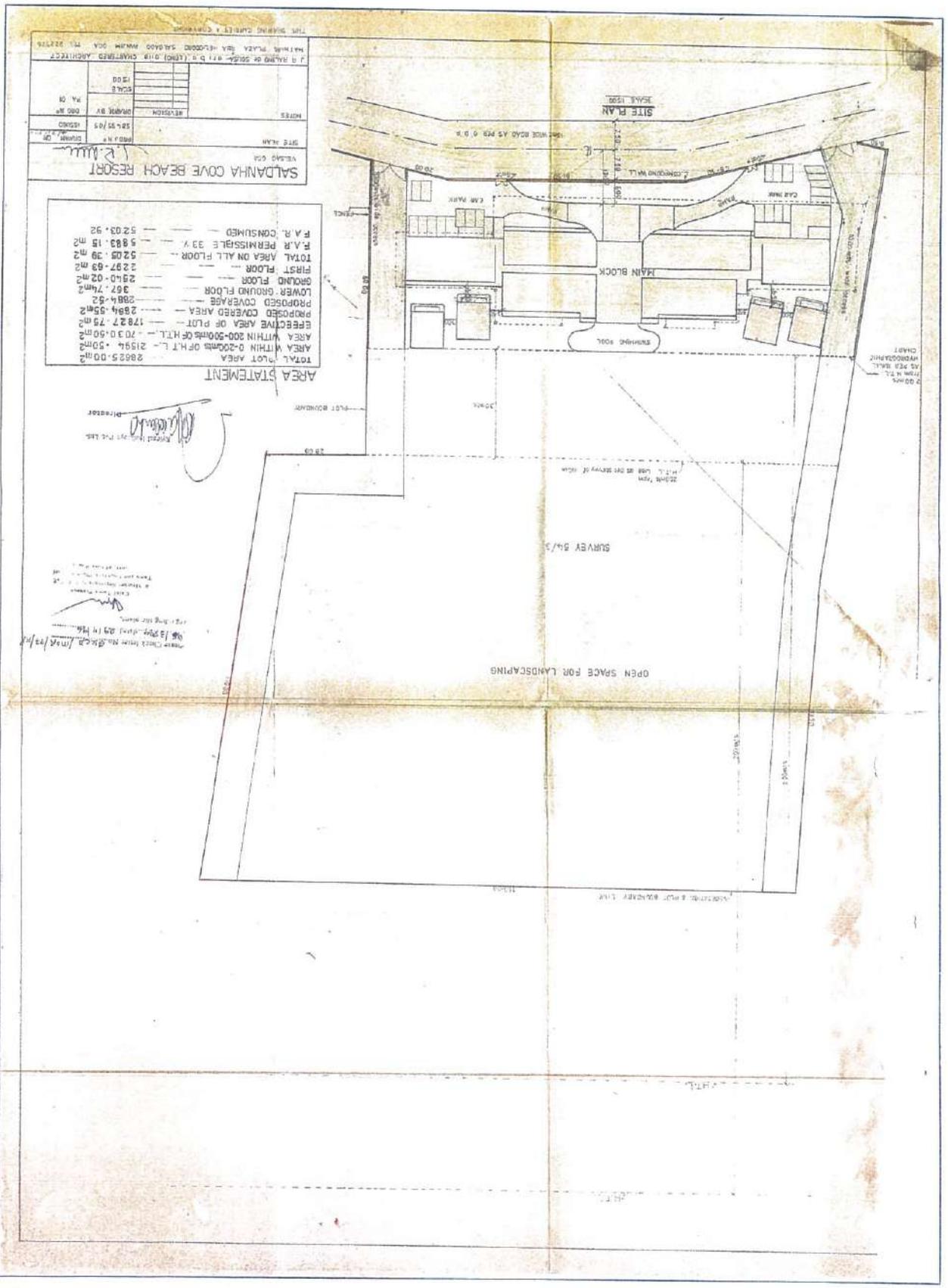


- Legend**
- Lighthouse/Beacon
 - Fish Landing/Central Ramp
 - Water Quality Monitoring Location - SW-II
 - Multi Purpose Cyclone Shelters
 - Sluice Gate - Prior to 1991
 - Band - Prior to 1991
 - Road
 - Railway Line
 - Seawall
 - High Tide Line
 - Low Tide Line
 - Hazard Line
 - Port Limit
 - Khaban Land
 - Boat Parking/Net Mending Area
 - Rock Outcrop
 - Jetty or Shippard
 - Fishing Ward Boundary
 - Fish Breeding Area
 - Fisherman Community Complex
 - Waterbody
 - Survey Pits
 - Village Boundary
 - Municipal/Other Urban boundary
 - Talki Boundary

- CRZ Lines**
- 100m CRZ line for Bays
 - 100 m Line in CRZ III Area
 - 200 m Line - NDZ
 - 500 m CRZ Line
 - CRZ Line for River or Creek
- CRZ CATEGORY**
- CRZ - I**
 - Mangroves - CRZ IA
 - 50m Mangrove buffer zone - CRZ IA
 - Archaeological and heritage sites - CRZ IA
 - Reserve Forest - CRZ IA
 - Mudflats - CRZ IA
 - Salt Marsh - CRZ IA
 - Sand Dunes - CRZ IA
 - Coral and coral reefs - CRZ IA
 - Nesting Grounds of Birds - CRZ IA
 - Turtle Nesting Grounds - CRZ IA
 - Intertidal Zone - CRZ IB
 - Aquaculture / Saltpan - CRZ IB
 - CRZ - II**
 - CRZ Landward of HTL - CRZ II
 - CRZ - III**
 - No Development Zone - CRZ III
 - 200 to 500 m from HTL - CRZ III
 - CRZ - IV**
 - Waterbody - CRZ IVA
 - Waterbody - CRZ IVB

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PLAN SUBMITTED BY CIVIL ENGINEER WITH A LICENSE NUMBER 1174 AS PER MAUEL HYDROGRAPHIC CHART AS SUBMITTED TO MDT 2 LC



THE DRAWING SHEET IS A CONTINUATION OF SHEET 128

J. B. BAYNE & SONS, 111 B. (LINDS) ST. SALDANHA ARCHITECTS
 MAINING PLACE, SALDANHA, SALDANHA BAY, N. C. 222718

NOTES

SITE PLAN
 DRAWN BY: J. B. BAYNE
 DATE: 28/12/05

SCALE

1:1000

AREA STATEMENT

TOTAL LOT AREA	28225.00 m ²
AREA WITHIN 200-500m OF H.T.L.	21594.50 m ²
AREA WITHIN 200-500m OF H.T.L.	7030.50 m ²
EFFECTIVE AREA OF PLOT	17827.75 m ²
PROPOSED COVERED AREA	2884.52 m ²
LOWER GROUND FLOOR	267.74 m ²
GROUND FLOOR	2250.02 m ²
FIRST FLOOR	2297.63 m ²
TOTAL AREA ON ALL FLOOR	5202.39 m ²
F.A.R. PERMISSIBLE 33%	5883.15 m ²
F.A.R. CONSUMED	5202.39 m ²

SCALE 1:1000



ANNEXURE-A-4**GOA COASTAL ZONE MANAGEMENT AUTHORITY**

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

4th Floor, Dempo Tower, Patto Plaza,

Panaji-Goa 403001

Website: www.czma.goa.gov.in

Ref. No. GCZMA/GEN-MISC/22-23/33/1544

Date: 20/10/2022

To,

✓ The Managing Director,

M/s. Kyle-Sal Holidays(P) Ltd.,

302, Mathias Plaza, 18th June Road,

Panaji-Goa.

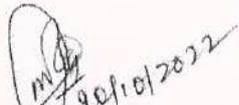
Sub: Demarcation of 200 mtrs. line in plot bearing Survey No. 54/3 of village Velsao Mormugao Taluka.

Ref : Your Letter No. NIL dated 04/10/2022.

Sir,

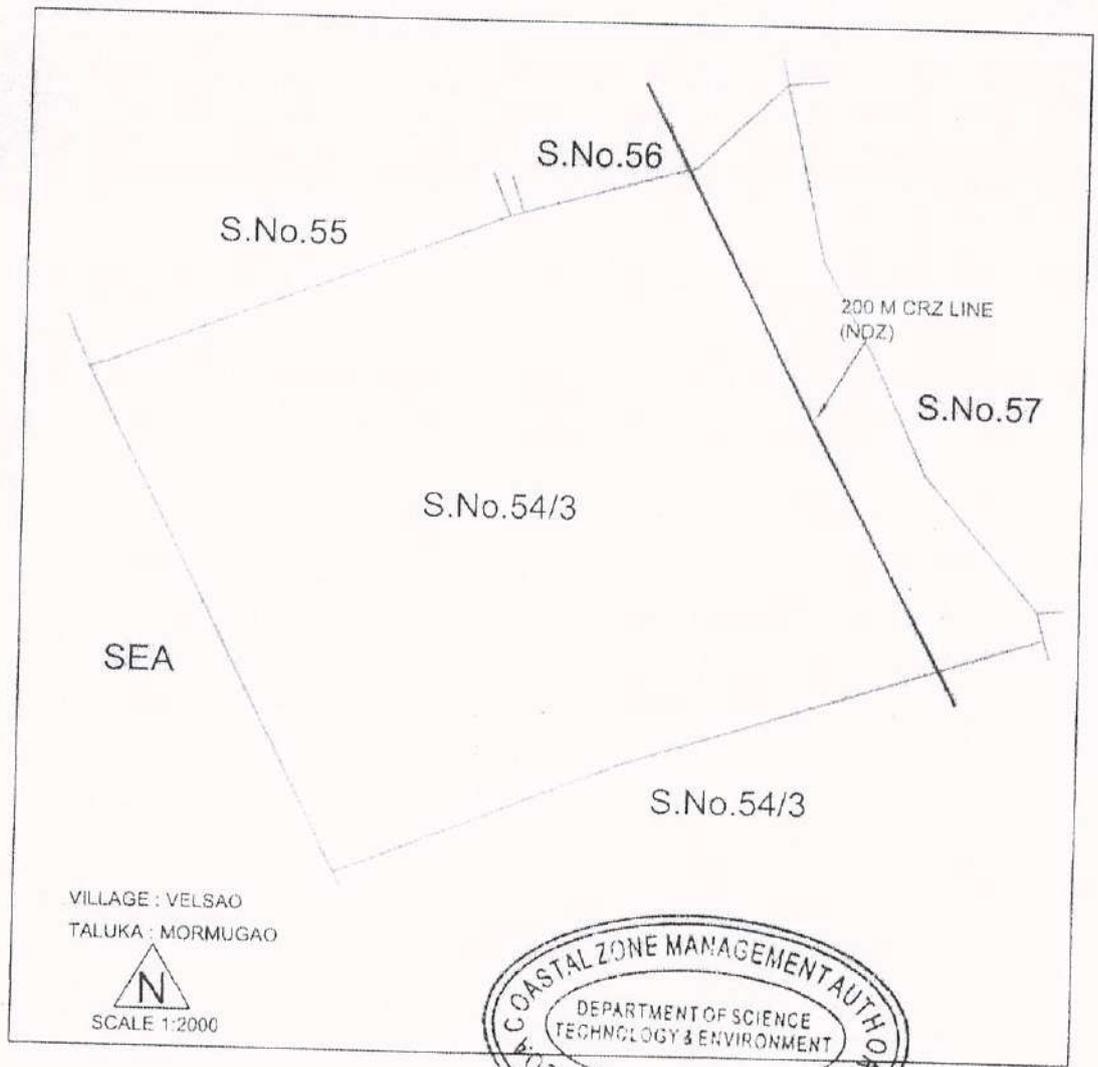
With reference to your letter dated 04/10/2022 on the above subject mentioned, In this regard, 200 mtrs. line is demarcated on the plan in the plot bearing Survey No. 54/3 of Villlage Velsao Mormugao Taluka as per CZMP 2011.

This is for your kind information and further necessary action.

Yours faithfully,
(Dasharath M. Redkar)

Member Secretary(GCZMA)

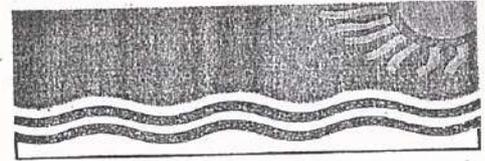
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NO. GCZMA/GEN-MTSC/22-23/33/1544

dt. 20/10/2022

True Copy



Kyle-Sal Holidays (P) Ltd.
(A Holiday & Travel Division of Saldanha Group)

Ref No: - KHPL/2187/11/2022
9th November 2022

To,
The Member Secretary,
Goa Coastal Zone Management Authority,
4th Floor, Dempo Towers,
Patto- Panaji- Goa

O/o Member Secretary *Perk* 09/11/2022
Goa Coastal Zone Management Authority,
O/o Department of Environment & Climate Change
Dempo Tower 4th Floor
Patto Plaza Panaji - Goa - 403001

Ref:- Submission of revised plan for construction of hotel in Survey no. 54/3 – Velsao Village.

Dear Member Secretary,

Enclosed please find revised plans for construction of hotel in Survey No. 54/3- Velsao Village as per new CZMP high tide as per notification 2011 and application for project in CRZ and Annexure - IV.

The above project was previously approved as per CRZ notification 1991 and was granted the following license:

1. Copy of the Environmental clearance granted by Government of India Ministry of Environment and Forest ref no: - J-19011/18/96-IA-III vide letter dated 20/04/1998.
2. Copy of the Environmental clearance granted by Town and Country Planning Department ref no: - GSCCE/Mor/77/Vol II/1828 vide letter dated 02/07/1998.
3. Copy of approval granted from the office of the Deputy Town Planner, Town a Country Planning Department ref no: - DH/2574/4/TPM/98/572 vide letter dated 23/10/1998.
4. Copy of approval granted from the office of the Village Panchayat of Velsao –Pale ref no: - VP VP/1999-2000/3 vide letter dated 02/07/1999.

We request you to kindly grant approval for the revised plans as per new HTL line demarcated as per CZMP notification of 2011.

Thanking you,

Yours Sincerely,

Benedict Saldanha
Benedict Saldanha
Managing Director

36 Anuska H'ldy

8.11.22

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Application format for proposed

Projects/ Constructions/ Repairs in CRZ

From: (Name and full postal address of the Owner)

SALDANHA COVE BEACH RESORT

To
The Member Secretary,
Goa Coastal Zone Management Authority,
Dempo Tower, 4th Floor,
Patto, Panaji - Goa.

REF. No: GSCCE/MOR/77/VOL-II/TCP/98-1938 dtd 02/07/98
Subject: PROPOSED REVISION ON PLOT BEARING SURVEY No. 54/3
SITUATED AT VELSÃO VILLAGE, MORMUGAO TALUKA, GOA.

Sir,

I intend to carry out the under- mentioned development in the plot of land under Survey no. 54/3 (Chalta No. — P.T.Sheet No. —) of Velsao Village/ Town, Mormugao Taluka, in accordance with the Coastal Regulation Zone (CRZ) Notification dated 19th February 1991 and 6th January 2011 as amended subsequently.

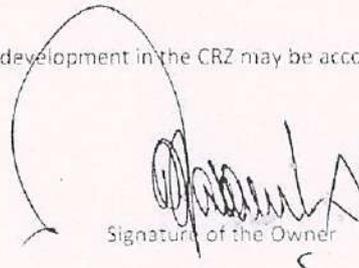
(Please give particulars of the proposed development)

I am enclosing herewith the following documents.

1. Ownership documents.
2. Form I & XIV.
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.
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.
6. Contour Plan of the plot with 50 cm. Counter interval (Not applicable in case of re-construction and repair)
7. ✓ CRZ Clearances questionnaire duly completed (Form 'A')
8. ✓ Environmental Impact Assessment (EIA) Report (Not applicable for compound walls, re-construction, repair and single dwelling units)
9. Existing and proposed vegetation plan (Not applicable for compound walls, reconstruction and repair)
10. Photographs of the property from all sides showing the existing landscape structure etc.
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.

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

Date: 08/11/22


Signature of the Owner



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Annexure-IVForm-I for seeking clearance for project attracting CRZ notification

Basic information: NO : DH / 2574/A / IPM - 98 / 572 . dated - 25/10/98

Name of the Project:- SALDANHA COVE BEACH RESORT.

Location or site alternatives under consideration:-

Size of the project (in terms of total area) :- 28,625.00 M².

CRZ classification of the area :- -

Expected cost of the project:- -

Contact Information:- -

(II) Activity

1. Construction, operation or decommissioning of the Project involving actions, which will cause physical changes in the locality (topography, land use, changes in water bodies, and the like)

S. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data
1.1	Permanent or temporary change in land use, land cover or topography including increase in intensity of land use (with respect to local land use plan)	NO	
1.2	Details of CRZ classification as per the approved Coastal Zone Management Plan?		CRZ
1.3	Whether located in CRZ-I area?	NO	
1.4	The distance from the CRZ-I areas.	NO	
1.5	Whether located within the hazard zone as mapped by Ministry of Environment and Forests/National Disaster Management Authority?	NO	
1.6	Whether the area is prone to cyclone, tsunami, tidal surge, subduction, earthquake etc.?	NO	
1.7	Whether the area is prone for saltwater ingress?	NO	
1.8	Clearance of existing land, vegetation and buildings?	NO	
1.9	Creation of new land uses?		
1.10	Pre-construction investigations e.g. bore hole, soil testing?	NO	
1.11	Construction works?	YES	
1.12	Demolition works?	NO	

1.13	Temporary sites used for construction works or housing of construction workers?	YES	TEMPORARY SHED TILL COMPLETION OF WORK.
1.14	Above ground buildings, structures or earthworks including linear structures, cut and fill or excavations		
1.15	Underground works including mining or tunneling?		
1.16	Reclamation works?		
1.17	Dredging/reclamation/land filling/disposal of dredged material etc.?		
1.18	Offshore structures?		
1.19	Production and manufacturing processes?		
1.20	Facilities for storage of goods or materials?	YES	STORAGE OF CONST. MATERIAL
1.21	Facilities for treatment or disposal of solid waste or liquid effluents?	YES	AGENCY.
1.22	Facilities for long term housing of operational workers?	NO	
1.23	New road, rail or sea traffic during construction or operation?	NO	
1.24	New road, rail, air waterborne or other transport infrastructure including new or altered routes and stations, ports, airports etc?	NO	
1.25	Closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements?	NO	
1.26	New or diverted transmission lines or pipelines?	NO	
1.27	Impoundment, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?	NO	
1.28	Stream and river crossings?	NO	
1.29	Abstraction or transfers of water form ground or surface waters?	NO	
1.30	Changes in water bodies or the land surface affecting drainage or run-off?	NO	
1.31	Transport of personnel or materials for construction, operation or decommissioning?	YES	TRANSPORT FOR LABOUR & MATERIAL.
1.32	Long-term dismantling or decommissioning or restoration works?	NO	
1.33	Ongoing activity during decommissioning which could have an impact on the environment?	NO	
4	Influx of people to an area in either temporarily or permanently?	NO	
5	Introduction of alien species?	NO	
6	Loss of native species or genetic diversity?	NO	
7	Any other actions?	NO	

Use of Natural resources for construction or operation of the Project (such as land, water, materials or energy, especially any resources which are non-renewable or in short supply):

No.	Information/checklist confirmation	Yes/No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data
1	Land especially undeveloped or agricultural land (ha)	NO	
2	Water (expected source & competing users) unit: KLD	-	PWD SUPPLY DURING CONSTRUCTION.
3	Minerals (MT)	YES	
4	Construction material - stone, aggregates, sand/soil (expected source - MT)	YES	LOCALLY AVAILABLE LATERITE STONE, BRICKS, SAND, METAL SHALL BE USED.
5	Forests and timber (source - MT)	YES	REPUTED & REGISTERED DEALERS.
6	Energy including electricity and fuels (source, competing users) Unit: fuel (MT), energy (MW)	YES	GOA STATE ELECTRICITY BOARD.
7	Any other natural resources (use appropriate standard units)	NO	-

3. Use, storage, transport, handling or production of substances or materials, which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health.

No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
1.1	Use of substances or materials, which are hazardous (as per MSIHC rules) to human health or the environment (flora, fauna, and water supplies)	NO	-
1.2	Changes in occurrence of disease or affect disease vectors (e.g. insect or water borne diseases)	NO	-
1.3	Affect the welfare of people e.g. by changing living conditions?	NO	-
1.4	Vulnerable groups of people who could be affected by the project e.g. hospital patients, children, the elderly etc.,	NO	-
1.5	Any other causes, that would affect local communities, fisherfolk, their livelihood, dwelling units of traditional local communities etc	NO	-

Production of solid wastes during construction or operation or decommissioning (MT/month)

Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
Spoil, overburden or mine wastes	NO	
Municipal waste (domestic and or commercial wastes)	YES	AGENCY WILL DISPOSE.
Hazardous wastes (as per Hazardous Waste Management Rules)	NO	
Other industrial process wastes	NO	
Surplus product	NO	
Sewage sludge or other sludge from effluent treatment	YES	WILL BE DISPOSED OFF AS DONE CURRENTLY.
Construction or demolition wastes	YES	AGENCY WILL DISPOSE.
Redundant machinery or equipment	NO	-
Contaminated soils or other materials	NO	-
0 Agricultural wastes	NO	-
1 Other solid wastes	NO	-

Release of pollutants or any hazardous, toxic or noxious substances to air (Kg/hr)

Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
1 Emissions from combustion of fossil fuels from stationary or mobile sources	NO	
2 Emissions from production processes	NO	
3 Emissions from materials handling including storage or transport	NO	
4 Emissions from construction activities including plant and equipment	NO	..
5 Dust or odours from handling of materials including construction materials, sewage and waste	YES	MINIMAL DUST DUE TO CONSTRUCTION ACTIVITY.
5 Emissions from incineration of waste	NO	
7 Emissions from burning of waste in open air (e.g. slash materials, construction debris)	NO	
8 Emissions from any other sources	NO	

6. Generation of Noise and Vibration, and Emissions of Light and Heat:

S. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
6.1	From operation of equipment e.g. engines, ventilation plant, crushers	NO	
6.2	From industrial or similar processes	NO	
6.3	From construction or demolition	NO	
6.4	From blasting or piling	NO	
6.5	From construction or operational traffic	YES	WORKS WILL BE CARRIED OUT AT TOLERABLE DECIBEL.
6.6	From lighting or cooling systems	NO	
6.7	From any other sources	NO	

7. Risks of contamination of land or water from releases of pollutants into the ground or into sewers, surface waters, groundwater, coastal waters or the sea:

S. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
7.1	From handling, storage, use or spillage of hazardous materials	NO	
7.2	From discharge of sewage or other effluents to water or the land (expected mode and place of discharge)	NO	
7.3	By deposition of pollutants emitted to air into the land or into water	YES	SPRAYING CONST. SITE WILL SETTLE DUST.
7.4	From any other sources	NO	
7.5	Is there a risk of long term build up of pollutants in the environment from these sources?	NO	

8. Risk of accidents during construction or operation of the Project, which could affect human health or the environment

S. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
8.1	From explosions, spillages, fires etc from storage, handling, use or production of hazardous substances	NO	-
8.2	From any other causes	NO	-
8.3	Could the project be affected by natural disasters causing environmental damage (e.g., floods, earthquakes, landslides, cloudburst etc)?	NO	-

9. Factors which should be considered (such as consequential development) which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality

S. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
9.1	Lead to development of supporting activities, ancillary development or development stimulated by the project which could have impact on the environment e.g: Supporting infrastructure (roads, power supply, waste or waste water treatment, etc.) housing development extractive industries supply industries other	NO NO	- -
9.2	Lead to after-use of the site, which could have an impact on the environment	NO	-
9.3	Set a precedent for later developments	NO	-
9.4	Have cumulative effects due to proximity to other existing or planned projects with similar effects	NO	-

III. Environmental Sensitivity

S. No.	Areas	Name/Identity	Aerial distance (within 15 km.) Proposed project location boundary
1	Areas protected under international conventions, national or local legislation for their ecological, landscape, cultural or other related value	NO	-
2	Areas which are important or sensitive for ecological reasons - Wetlands, watercourses or other water bodies, coastal zone, biospheres, mountains, forests	NO	-
3	Areas used by protected, important or sensitive species of flora or fauna for breeding, nesting, foraging, resting, over wintering, migration	NO	-
4	Inland, coastal, marine or underground waters	NO	-
5	State, National boundaries	NO	-
6	Routes or facilities used by the public for access to recreation or other tourist, pilgrim areas	NO	-
7	Defence installations	NO	-
8	Densely populated or built-up area	NO	-

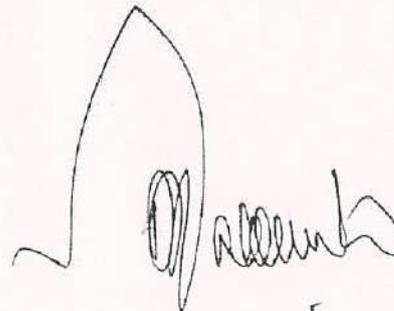
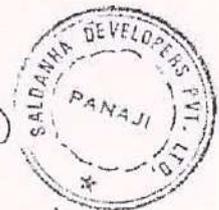
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	Areas occupied by sensitive man-made land uses (hospitals, schools, places of worship, community facilities)	NO	-
10	Areas containing important, high quality or scarce resources (ground water resources, surface resources, forestry, agriculture, fisheries, tourism, minerals)	NO	-
11	Areas already subjected to pollution or environmental damage. (those where existing legal environmental standards are exceeded)	NO	-
12	Areas susceptible to natural hazard which could cause the project to present environmental problems (earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions)	NO	-

The principal notification was published in the Gazette of India vide number S.O. 19(E) dated, the 6th January, 2011 and changes effected vide Corrigendum number S.O 651(E) dated 29th March 2011.


 Bryan J. Soares
 Reg. No. CA/89/12085
 AR/0031/2010

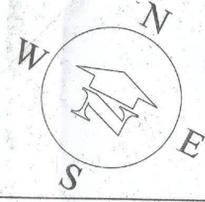
SHEET 1/3

VEGETATION & PLOT BOUNDARY

H.T.L
H.T.L

AREA STATEMENT

A	TOTAL PLOT AREA	28,625.00 M2
B	AREA UNDER 10.00 MT. ACCESS	4,352.20 M2
C	NET PLOT AREA (I-J)	24,272.80 M2
D	REQUIRED OPEN SPACE (Kx15%)	3,640.92 M2
E	AVAILABLE OPEN SPACE	4,400.00 M2
F	PERMISSIBLE COVERAGE (33%) (Cx33%)	8,010.024 M2
G	F.A.R PERMISSIBLE (33%) (Ax33%)	9,446.25 M2
H	APPROVED COVERED AREA	2,884.55 M2
I	APPROVED COVERAGE (H/Cx100)	11.88 %
J	PROPOSED/REVISED COVERED AREA	1,576.07 M2
K	PROPOSED/REVISED COVERAGE (J/Cx100)	6.49 %
L	APPROVED F.A.R	5,205.39 M2
M	PROPOSED/REVISED F.A.R	2,854.51 M2
N	PROPOSED/REVISED F.A.R CONSUMED (M/A)	9.97



SITE PLAN
SCALE:-1:500



Revised Plans as per new HTL line as per CZMP - 2011.
 Project was earlier approved vide following:
 A) Approval letter GSCCE/MOR/77/VOL-II/TCP/98-1938 DATED 2/7/98.
 B) TCP letter No DH /2574/4/IPM-98/572 dated 23 /10/98.
 C) Panchayat licence VPP/1999-2000/3 dated 23 /04/1999.

PROJECT:
 PROPOSED REVISION ON PLOT BEARING NO. 54/3 SITUATED AT VELSAD VILLAGE, MORUMBAG TALUKA GOA.

CLIENT:
 SALDANHA COVE BEACH RESORT

DWGS: FLOOR PLAN, ELEVATION, SECTION SITE PLAN & AREA STATEMENT

DRN BY: V.G. **CHKD BY:** B.S.

DRG NO: SUB-01 **JOB NO:** 355/06

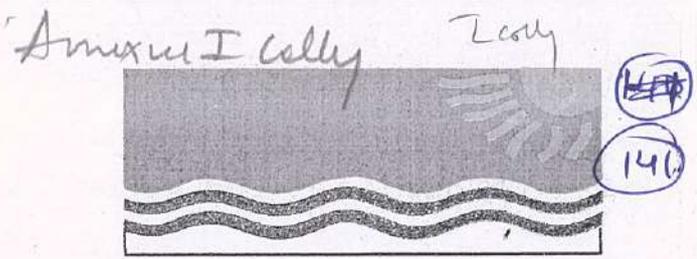
DATE: 07-11-2022 **SCALE:** 1:100/1:500

ARCHITECT'S SIGNATURE: CLIENT'S SIGNATURE

ARCHITECTS:
 Soares & Associates
 Reg. No. CA/85/12045
 ARCHITECTS

ARCHITECTS:
 SOARES & ASSOCIATES
 G-1, VIKAS BUILDING,
 18TH JUNE ROAD,
 PANJIM, GOA.
 PH./FAX : 2228040, 2430010
 e-mail: soares88@gmail.com

18/12/2022
 O/o Member Secretary
 Goa Coastal Zone Management Authority
 C/o Department of Environment and Climate Change
 Dempo Towers 4th Floor
 Patta. Iaza Panaji, Goa - 403001



Kyle-Sal Holidays (P) Ltd.
 (A Holiday & Travel Division of Saldanha Group)

Ref No: KHPL/SC/2298 /12/2022

12 December 2022

To,
 The Member Secretary,
 Goa Coastal Zone Management Authority,
 C/o Department of Environment and Climate Change (Govt of Goa)
 4th Floor, Dempo Towers,
 Patta,
 Panaji-Goa.

**SUB: INTIMATION OF DEMOLITION OF STRUCTURES
 FALLING UNDER NDZ AS PER THE CZMP APPROVED
 UNDER CRZ NOTIFICATION 2011 IN PROPERTY BEARING
 SURVEY NO. 54/3, VELSAO- GOA.**

**Ref : M.A. Diary No. 36757 of 2022
 In Civil Appeal No. 4007 of 2014
 M/s. Kyle-San Holidays Pvt. Ltd.
 Versus
 The State of Goa & Ors.**

Dear Sir,

As you are aware that we have filed the above stated Clarification Application before the Hon'ble Supreme Court of India seeking clarification of the order dated 27.09.2022. The Appellant in the clarification had sought the following relief:

“a) clarify the order dated 27.09.2022 of this Hon'ble Court to the extent that direction to demolition of Applicant's superstructure should be limited to the portion falling in the No Development Zone (NDZ) identified as per the Coastal Management Zone Plans (CMZPs) approved vide the notification dated 06.09.2022.”

In this regards, we would like to bring into your kind notice that we have demolished the structures falling under NDZ as per the CZMP approved under CRZ Notification 2011, in our property bearing Survey No. 54/3, Velsao-Goa.

This is for your kind information.

Thanking You,

Yours faithfully,

For Kyle-Sal Holidays Pvt. Ltd


Benedict Saldanha
(Director)

Site Inspection Report

As instructed by Member Secretary(GCZMA) on 14th December 2022, site inspection was conducted on 20th December 2022 by Mr. Nehal Devidas (Engineer) and Mr. Tukaram Kaskar (Field Surveyor) attached to this office.

At time of inspection it was noticed that there exists a RCC Framed structure consisting of Basement, Upper Ground Floor, First Floor and Terrace Floor. The staircase is going upto terrace floor and is covered with RCC slab. There is a balcony on Upper Ground Floor and First Floor. Also, there exists a block of structure which has been completed upto plinth beam level. The rest of the structure mentioned above is complete till plaster stage.

As stated by the applicant (Kyle-Sal Holidays (P) Ltd.) vide letter dated 12th December 2022 (copy attached) informed GCZMA that structure falling in NDZ as per CZMP 2011 is demolished by the applicant. Upon site verification it is noticed that the structure falling in NDZ has been demolished by the applicant. The same can be verified by instructing the surveyors from DSLR attached to this authority to do detailed mapping as the 200m line from HTL is nearly touching the structure and the property is having water-body touching the structure on southern side thus making it difficult to take measurements to accuracy. The site plan copy indicating the existing structure as on 20th December 2022 has been attached in Annexure-I and also site photos attached in Annexure-II.



Mr. Nehal Devidas
(Engineer, GCZMA)

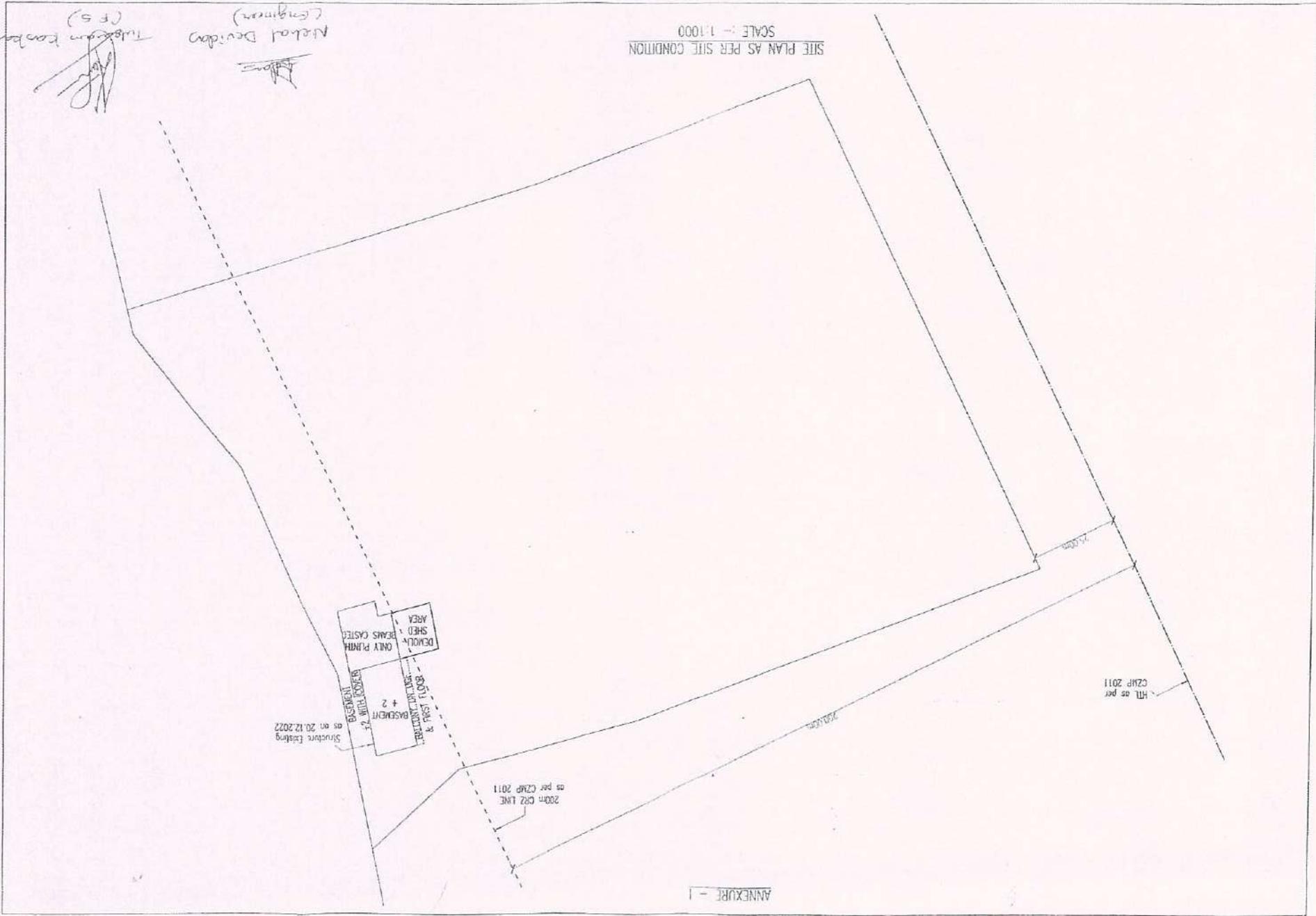


Mr. Tukaram Kaskar
(Field Surveyor, GCZMA)

1244

SITE PLAN AS PER SITE CONDITION
SCALE :- 1:1000

Mehal Dewidar
(Engineer)
Tribhuvan Kumbhar
(P.S.)



ANNEXURE - 1

ANNEXURE-II

Photo showing West side of the structure in consideration

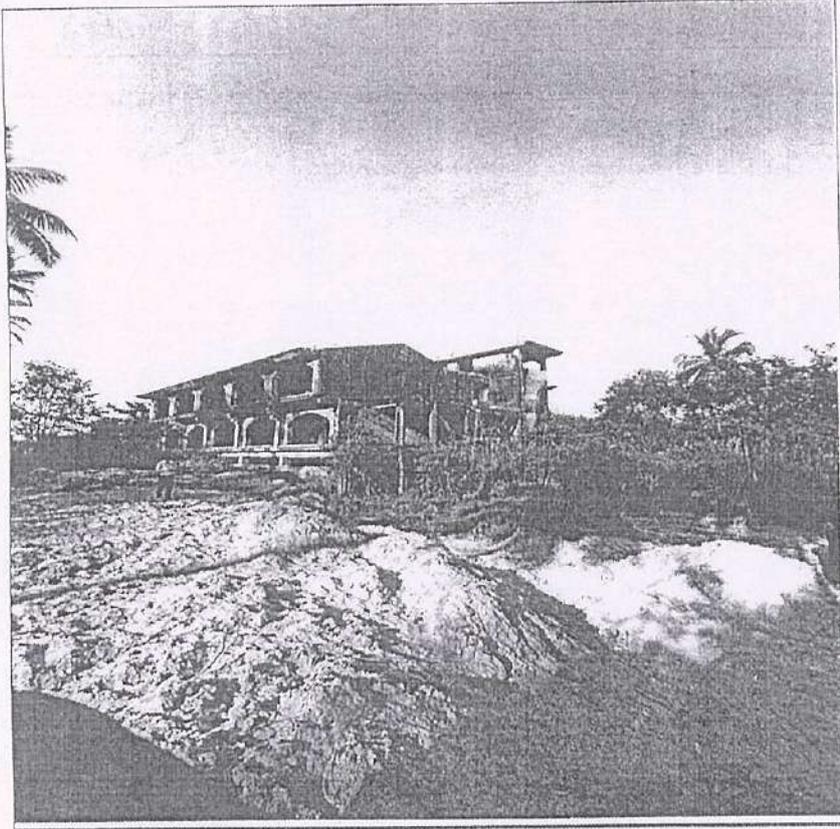
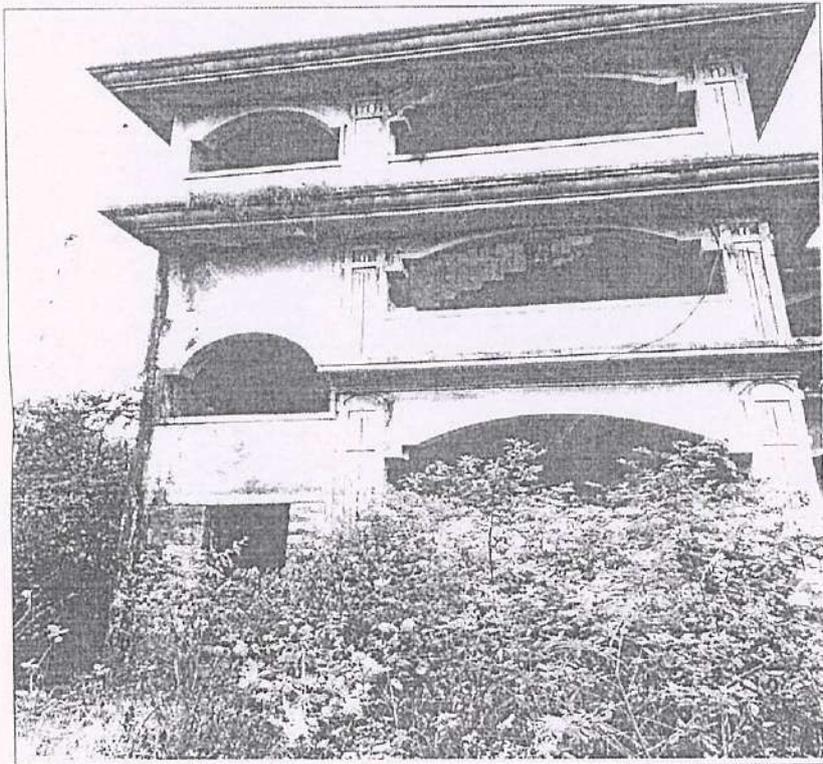


Photo showing staircase block of the structure in consideration



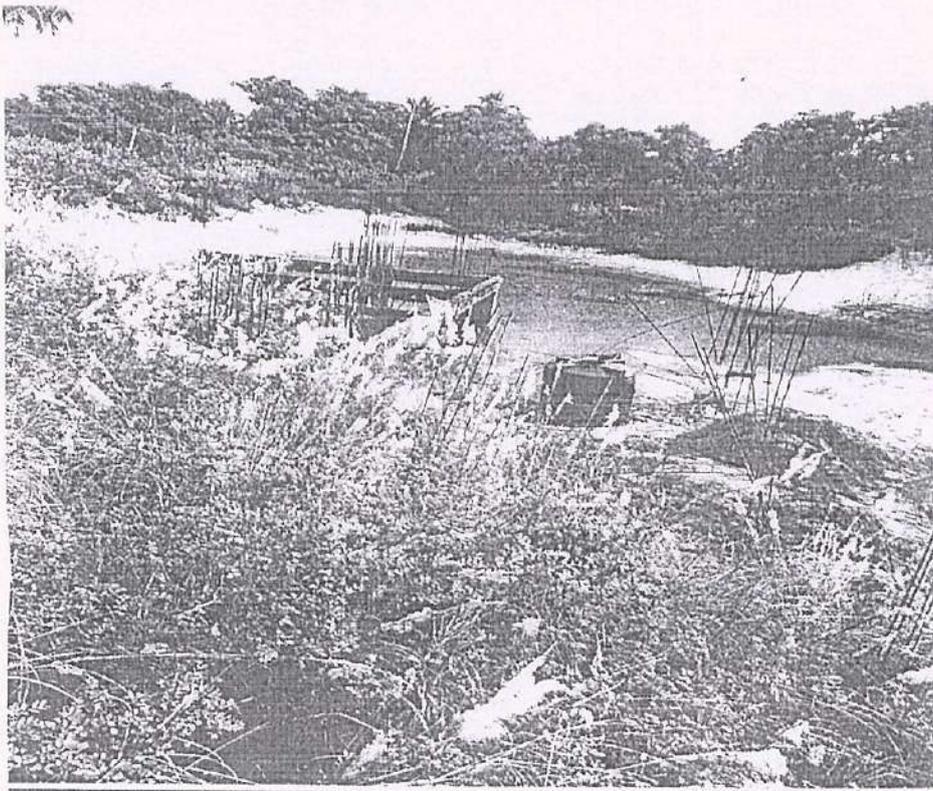
[Signature]
19/11/2023

[Signature]
12/10/23

Photo showing East side of the structure in consideration



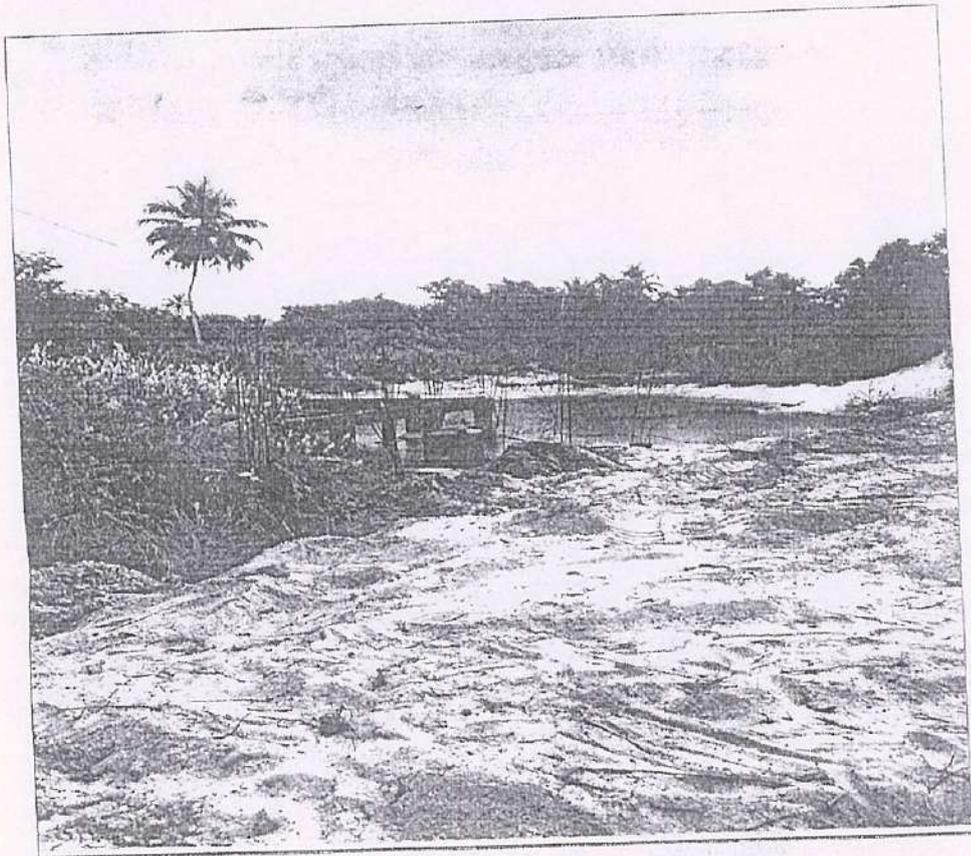
Photo showing South side of the structure in consideration showing the work completed upto Plinth level



[Handwritten signature]
17/10/23

[Handwritten signature]
17/10/23

Photo showing demolished part of the structure in consideration



A. Khan
17/01/23

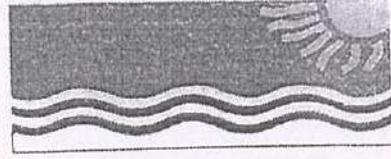
A. Khan
17/01/23

Application copy

Member Secretary
G. C. Z. M. A.
Order No. 3540
Date: 13/12/2022

Eng - Devdhan
Adv. Venu

12/11



Kyle-Sal Holidays (P) Ltd.
(A Holiday & Travel Division of Saldanha Group)

Ref No: KHPL/SC/2298 /12/2022

12 December 2022

To,
The Member Secretary,
Goa Coastal Zone Management Authority,
C/o Department of Environment and Climate Change (Govt of Goa)
4th Floor, Dempo Towers,
Patto,
Panaji-Goa.

**SUB: INTIMATION OF DEMOLITION OF STRUCTURES
FALLING UNDER NDZ AS PER THE CZMP APPROVED
UNDER CRZ NOTIFICATION 2011 IN PROPERTY BEARING
SURVEY NO. 54/3, VELSAO- GOA.**

Ref : M.A. Diary No. 36757 of 2022
In Civil Appeal No. 4007 of 2014
M/s. Kyle-San Holidays Pvt. Ltd.
Versus
The State of Goa & Ors.

Dear Sir,

As you are aware that we have filed the above stated Clarification Application before the Hon'ble Supreme Court of India seeking clarification of the order dated 27.09.2022. The Appellant in the clarification had sought the following relief:

GOA COASTAL ZONE MANAGEMENT AUTHORITY

C/o Department of Environment, (Govt. of Goa)
4th Floor, Dempo Tower, Pato Plaza,
Panaji-Goa 403001

Website: www.czma.goa.gov.in

Ref. No. GCZMA/13-14 / NDT / 2699

Date: 28/02/2023

NOTICE OF SITE INSPECTION/MAPPING OF STRUCTURES

Sub: Mapping of structure in Velsao, 54/3 and demarcation of High Tide line and 200 mtrs NDZ line as per CZMP 2011.

The Office of the GCZMA is in receipt of representation dated 13/12/2022 from Kyle-Sal Holidays Pvt Ltd intimating that they have filed Clarification application before the Hon'ble Supreme Court of India and sought the following relief:-

"a) clarify the order dated 27.09.2022 of this Hon'ble Court to the extent that direction to demolition of Applicant's superstructure should be limited to the portion falling in the No Development Zone (NDZ) identified as per the Coastal Management Zone Plans (CZMPs) approved vide the notification dated 06/09/2022.

The officials of this authority earlier had inspected above mentioned property through Engineer & Field Surveyor Engineer, of GCZMA along with officials on 20/12/2022. The site proceedings submitted by Engineer, GCZMA inter-alia recorded the following recommendations: The Engineer were of the opinion that the detailed mapping of 54/3 needs to be undertaken, as the property is huge in area & the structure in the property is touching the water body on southern side thus making it difficult to take measurements to accuracy. Also the 200m line from HTL is almost touching the structure.

In this regard, the GCZMA has now fixed a site inspection/mapping of the structures and exercise of superimposition of HTL line and 200 mtrs line as per CZMP 2011 in above said area / site on 06/03/2023 at 11:00 a.m/p.m onwards.

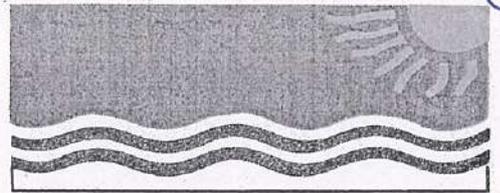
NOW THEREFORE, you are required to take note of the date of site inspection and remain present during the site inspection.

[Handwritten signature]
28/02/2023

(Dr. Geeta S. Nagvenkar)
Member Secretary (GCZMA)

Copy to:

1. **The Director, Directorate of Settlement and Land Records, Panaji...with request to depute surveyors with total station on given date and time to carrying out above exercise and submit a report/map.**
2. **Mr. Nehal Devidas, Engineer, Goa Coastal Zone Management Authority (GCZMA)...with request to attend the site inspection on given date and time.**
3. **Mr. Tukaram Kaskar, Field Surveyor, Goa Coastal Zone Management Authority (GCZMA)... with request to attend the site inspection on given date and time.**
- ✓ 4. **Kyle Sal Holidays (P) Ltd, 302, Mathias Plaza, 18th June Road, Panaji-Goa.....for information.**



Kyle-Sal Holidays (P) Ltd.
(A Holiday & Travel Division of Saldanha Group)

Ref No: KHPL/SC/2477/03/2023

March 10, 2023

To,
The Member Secretary,
Goa Coastal Zone Management Authority,
C/o Department of Environment and Climate Change (Govt of Goa)
4th Floor, Dempo Towers,
Patto,
Panaji - Goa.

O/o Member Secretary *Perk 10/3/23*
Goa Coastal Zone Management Authority
C/o Department of Environment & Climate Change
Dempo Tower 4th Floor,
Patto Plaza Panjim-Goa. 403001

**SUB: YOUR NOTICE OF SITE INSPECTION/MAPPING OF STRUCTURES
DATED 28/02/2023 VIDE REF NO. GCZMA/13-14/NGT/2699.**

Dear Madam,

We refer to your letter dated 28/02/2023 vide ref no. GCZMA/13-14/NGT/2699 addressed to the Director, Directorate of settlement of Land Records, Panaji for mapping of structure in Survey No. 54/3 in Velsao Village.

We have referred to the CZMP as per the Coastal Regulation Zone Notification, 2011, Ref GA 82 of Mormugao wherein the 200 mts line from HTL is shown on the said CZMP Plan 2011.

This CZMP as per CRZ Notification 2011 was also referred and submitted in our Application to the Hon Supreme Court in M.A. Diary No. 36757 of 2022 In Civil Appeal No. 4007 of 2014.

We submit the following measurements as per CZMP, CRZ Notification 2011:-

1. As per CZMP as per CRZ Notification 2011, from the Road in the North/East side to green dotted line (200 mts) HTL is 36 mts.
2. Our building from Road to the North/West as mentioned in Point 1 above is 30.45 mts.

- 3. As per CZMP as per CRZ Notification 2011, from the Road in the South/East side to the to green dotted line (200 mts HTL) is 35 mts and
- 4. Our building from Road mentioned at Point 3 is 30.15 mts.

This is the measurement as per the road reference on site and the road as per CZMP as per CRZ Notification 2011.

Hence we find no reason for the difficulty of the surveyor appointed by GCZMA to confirm the same.

This in-ordinate delay by GCZMA to submit its reply in our said application before the Hon Supreme Court is causing us undue financial burden, since GCZMA has already sought adjournment on 2 previous occasions.

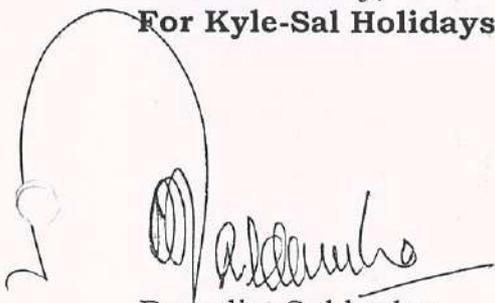
Every adjournment is costing us Rs. 1.5 lacs.

We therefore earnestly request you to kindly look into this matter. Your prompt response will be appreciated.

Thanking You,

Yours faithfully,

For Kyle-Sal Holidays Pvt. Ltd



Benedict Saldanha
(Director)



Saldanha Developers Pvt Ltd

5/6 Pawan Palace, Sitladevi Temple Road,
Mahim, Mumbai 400 016, INDIA.
Tel.: 022-24314300, 24314301, 24314344
E-mail: mumbai@saldanahgroup.com

CIN : U70100MH1989PTC054576
Website: www.saldanha.in

302, Mathias Plaza, 18th June Road,
Panaji 403 001, Goa, INDIA.
Tel. : (0832) 2224485, 2220568, 2220569
E-mail: sales@saldanahgroup.com

Ref No: KHPL/SC/2546/05/2023

9th May 2023

To,

The Member Secretary,

Goa Coastal Zone Management Authority,

C/o Department of Environment and Climate Change (Govt of Goa)

4th Floor, Dempo Towers, Patto,

Panaji - Goa.

PPB
09/05/2023
C/o Member Secretary
Goa Coastal Zone Management Authority
C/o Department of Environment & Climate Change
Dempo Tower 4th Floor,
Patto Plaza Panjim-Goa. 403001

SUB: SUBMISSIONS CONCERNING THE SITE INSPECTION REPORT AND PLANS DRAWN BY GCZMA AND BY THE DIRECTORATE OF SETTLEMENT & LAND RECORDS, PANJIM- GOA WITH REFERANCE TO OUR PROPERTY WITH S. NO. 54/3, VELSAO - VILLAGE.

Dear Madam,

We refer to the Inspection Report along the Plan dated 24th March 2023 drawn and submitted by the Directorate of Settlement & Land Records, Panjim-Goa (DSLRL) in connection with inspection of our property bearing S. No. 54/3, Velsao - village.

The copy of the said Inspection report as well as the Site Inspection Report of the GCZMA prepared by its Engineers and Field Surveyor were obtained by us from your office vide our letter dated 29/03/2023.

In this connection, we state that in the Report of Directorate of Settlement & Land Records - Panaji, the 200 meters from the HTL does not correspond to the 200 meters marked in the CZMP plan 2011, which was to be referred to as per your letter dated 28/02/2023 addressed to DSLR.

The NDZ line is shown more on the landward side in the inspection report of the Directorate of Settlement & Land Records, Panjim-Goa when compared on the CZMP plan 2011.

There is evidently a one meter shift towards landward side, while the NDZ line should be one meter towards the west as per CZMP 2011, which was approved vide MOEF's Notification dated 06.09.2022.

Further the distance shown on the plan submitted by the DSLR indicates 201 meters from the HTL line instead of 200 meters. The distance of the NDZ from HTL shown should be 200 meters. While the plan prepared by the DSLR (a copy of which was submitted to us by the GCZMA) shows the distance of 201 meters from the High Tide Line, indicating an error of the one meter shift of the 200 meters towards the landward side.

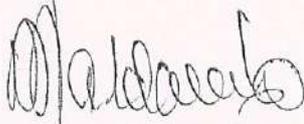
This one meter error is causing significant portion of our structure within NDZ, considering that the same is a border line situation. Further referring to the Site Inspection Report of the GCZMA prepared by its Engineers and Field Surveyor, the 200 meters line from the HTL is touching the structure **only** on the Southern side. The structure falling within the 200 meters as stated is already demolished.

Hence, in view of our above submissions, we kindly request the GCZMA to consider both reports along the plans prepared by the office of GCZMA & DSLR besides our submissions made in M.A. Diary No. 36757 of 2022 in Civil Appeal No. 4007 of 2014, M/s. Kyle-Sal Holidays Pvt. Ltd. versus the State of Goa & Ors, in giving or filing its say/reply.

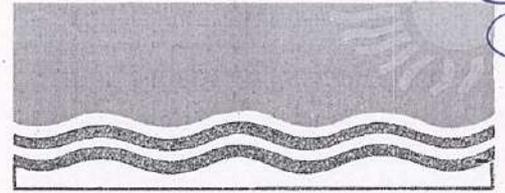
Thanking You,

Yours faithfully,

For Kyle-Sal Holidays Pvt. Ltd



Benedict Saldanha
(Director)



Kyle-Sal Holidays (P) Ltd.
(A Holiday & Travel Division of Saldanha Group)

O/o Member Secretary *Del 26/6/23*
Goa Coastal Zone Management Authority
C/o Department of Environment & Climate Change
Dempo Towers 4th Floor,
Patto Plaza Panjim-Goa. 403001

Ref No: KHPL/SC/ 2596 /06/2023

June 26, 2023

To,
The Member Secretary,
Goa Coastal Zone Management Authority,
C/o Department of Environment and Climate Change (Govt of Goa)
4th Floor, Dempo Towers,
Patto,
Panaji - Goa.

**SUB: SUBMISSIONS CONCERNING THE SITE INSPECTION REPORT AND
PLANS DRAWN BY GCZMA AND BY THE DIRECTORATE OF
SETTLEMENT & LAND RECORDS, PANJIM- GOA WITH REFERANCE TO
OUR PROPERTY S. NO. 54/3, VELSAO - VILLAGE.**

Dear Madam,

We had inwards a letter dated **9/05/2023** addressed to your office on the above captioned subject.

After perusing both the inspection report along the plans namely Report dated 24th March 2023 drawn by the Directorate of Settlement & Land Records, Panjim-Goa (DSLRL) and Site Inspection Report of the GCZMA

prepared by its Engineers and Field Surveyor in connection with inspection of our property bearing S. No. 54/3, Velsao – village, vide above stated letter dated 9/05/2023 we have submitted to you the following:

In the Directorate of Settlement & Land Records, Panjim-Goa report, the 200 meters from the HTL does not correspond to the 200 meters marked in the CZMP plan 2011, which was to be referred to as per your letter dated 28/02/2023 addressed to DSLR.

The NDZ line is shown more on the landward side in the inspection report of the Directorate of Settlement & Land Records, Panjim-Goa when compared on the CZMP plan 2011.

There is evidently a one meter shift towards landward side, while the NDZ line should be one meter towards the west as per CZMP 2011, which was approved vide MOEF's Notification dated 06.09.2022.

Further the distance shown on the plan submitted by the DSLR indicates 201 meters from the HTL line instead of 200 meters. The distance of the NDZ from HTL shown should be 200 meters. While the plan prepared by the DSLR (a copy of which was submitted to us by the GCZMA) shows the distance of 201 meters from the High Tide Line, indicating an error of the one meter shift of the 200 meters towards the landward side.

This one meter error is causing significant portion of our structure within NDZ, considering that the same is a border line situation. Further referring to the Site Inspection Report of the GCZMA prepared by its Engineers and Field Surveyor, the 200 meters line from the HTL is touching the structure on the Southern side. The area falling within the 200 meters as stated is already demolished.

Hence vide letter dated 9/05/2023 we have requested your office to kindly consider our above stated submissions in giving or filing its say/reply the matter - M.A. Diary No. 36757 of 2022 in Civil Appeal No. 4007 of 2014, M/s. Kyle-San Holidays Pvt. Ltd versus the State of Goa & Ors.

We once again request you to kindly consider our above stated submissions as the said facts are most pertinent in filing GCZMA's reply/affidavit in the said matter.

Thanking You,

Yours faithfully,

For Kyle-Sal Holidays Pvt. Ltd



Benedict Saldanha

(Director)

Clearance
Letter.

Anurag Kally

K. G. G.
258
158

~~43~~
ANNEXURE P-124

No.J-19011/18/96-IA-III
Government of India
Ministry of Environment and Forests
(IA – III Division)

Room No.744,
Paryavaran Bhawan,
CGO Complex, Lodhi Road,
New Delhi-110003

Dated, the 12th March, 2008

To
Mr. Michael M. D'Souza
Member Secretary,
Goa Coastal Zone Management Authority &
Director/Ex-Officio Jt. Secretary,
Department of Science, Technology & Environment,
Government of Goa, Opp. Salogao Seminary,
P.O. Saligao, Bardez, Goa-403511

Sub: Saldanhan Cove Beach Resort Project at Kylesal Resorts
Private Limited in Survey No.54/3 of Valesao Village,
Salcete Taluka-regarding

Sir,

This has reference to our clearance letter to even number
dated 20.4.1998 and your letter No.GCZMA/S/212/3561, dated
31.1.2008 regarding the subject mentioned above.

2. In the above letter Goa Coastal Zone Management
Authority has mentioned that "the show cause notice addressed
to the Village Panchayat Valesao should be dropped in view of

~~159~~
the fact that the proposed construction initiated was as per the approved plans as confirmed by the site inspection conducted by Members of Goa Coastal Zone Management Authority.

3. In view of the above, the Ministry is of the opinion that the said project is on-going one and the clearance letter issued by the Ministry on 20.4.1998 stands valid.

Yours faithfully,

Sd/-
Dr. A. Senthil Vel
Additional Director

Copy to:

Mr. Benedict Saldanha, Director, Mr. Kyle-Sat Holidays Private Limited, 302, Mathias Plaza, 18th June Road, Panaji-Goa

Sd/-
Dr. A. Senthil Vel
Additional Director

//TRUE COPY//

Clearance
Letter.

Annexure K copy

K. 654
260
158

~~44~~
ANNEXURE P-124

No.J-19011/18/96-IA-III
Government of India
Ministry of Environment and Forests
(IA – III Division)

Room No.744,
Paryavaran Bhawan,
CGO Complex, Lodhi Road,
New Delhi-110003

Dated, the 12th March, 2008

To
Mr. Michael M. D'Souza
Member Secretary,
Goa Coastal Zone Management Authority &
Director/Ex-Officio Jt. Secretary,
Department of Science, Technology & Environment,
Government of Goa, Opp. Salogao Seminary,
P.O. Saligao, Bardez, Goa-403511

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Yours faithfully,

Sd/-
Dr. A. Senthil Vel
Additional Director

Copy to:

Mr. Benedict Saldanha, Director, Mr. Kyle-Sat Holidays Private Limited, 302, Mathias Plaza, 18th June Road, Panaji-Goa

Sd/-
Dr. A. Senthil Vel
Additional Director

//TRUE COPY//

~~4/5~~
~~ANNEXURE P/25~~

GOA COASTAL ZONE MANAGEMENT AUTHORITY
C/O DEPARTMENT OF SCIENCE, TECHNOLOGY & ENVIRONMENT,
OPP. SALIGAO SEMINARY, P.O. SALIGAO, BARDEZ, GOA-403 511
PHONE: (0832) 2407186, 2407187, 2407189
FAX: (0832) 2407186

Ref. No.GCZMA/S/212/63

Date: 23.4.2008

To

1. The Collector (South),
Collectorate of South Goa,
Margao-Goa
2. The Director, M/s Kyle-Sal Holidays Private Limited,
302, Mathis Plaza, 18th June,
Road, Panaji-Goa

Sub: Proposed Beach Resort Project of Saldanha Developers
in S.No.54/3 of Village Velsao, Mormugao Taluka
(Saldanha Cove Beach Resort Project of Kylesal)

- Ref:
1. This office Letter No.GCZMA/S/212/1795
dated 8.9.2006
 2. This office Letter No.GCZMA/S/212/1703
dated 25.7.2006
 3. Letter of approval from Ministry of Environment &
Forests, Govt. of India vide letter No.J-19011/18/96-
IA-III dated 12th March, 2008 (copy enclosed)

Sir

I am directed to refer to the orders of the Goa Coastal Zone Management Authority (GCZMA) referred at (1) & (2) above whereby the ongoing construction of the said beach resort project in Survey No.54/3 of Village Velsao, Mormugao Taluka was stopped. The GCZMA after deliberation on the issue, referred the matter to the Ministry of Environment &

46

Forests (MoEF), Government of India (GoI) who have granted its clearance and has opined that the said project is an ongoing project and that its Environmental Clearance granted vide letter No.J-19011/18/96-IA-III dated 20th April, 1998 stands valid.

2. in view of the clearance granted by the MoEF, GoI, that the said project is an ongoing project and that the Environmental Clearance is valid, the project proponent may be allowed to continue with the work in strict conformity of the plans approved by the erstwhile Goa State Committee on Coastal Environment vide letter No.GSCCE/Mor/77/Vol.II/1828 dated 2.7.1998 and the conditions laid down in the said approval and Environmental Clearance granted by the MoEF dated 20.4.1998.

Yours faithfully,

(Michael M. D'Souza)
Member Secretary (GCZMA) &
Director/Ex-Officio Jt. Secy. (STE)

Encl: as above

Copy to:

1. The Secretary/Sarpanch, Village Panchayat of Velsao, Mormugao Taluka, Goa for kind information
2. P.S. to Chief Secretary/Chairman (GCZMA), Secretariat, Porvorim-Goa for kind information.



GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT AND LAND RECORDS,
PANAJI - GOA.

Phone: (0832) – 2422036, 2422453 Fax: 2234360 Email: dir-land.goa@nic.in

No. 19/DSLRL/Resurvey Cell/CRZ- Mapping/23/05)1074 Date: 24-03-2023.

To,
The Member Secretary
Goa Coastal Zone Management Authority,
C/o Department of Environment, Floor,
4th Floor, Dempo Tower, Patto,
Panaji-Goa.-403001.

P 27/03/2023
Legal
Member Secretary
G. C. Z. M. A.
Inward No. 5286
Date: 27/03/2023

Sub: Mapping of structure in Velsao, 54/3 and demarcation of High Tide Line and 200 mtrs NDZ line as per CZMP 2011.

Madam,

With reference to above, iam directed to inform you that surveyor along with ETS machine was deputed for joint site inspection. Further you are requested to make payment of Rs.1500/- towards the charges of joint site inspection on any working days between 9.30am to 12.30pm & 2.00pm to 4.00 pm.

Yours faithfully,

Anisha Matondkar
(Anisha Matondkar)
Assistant Survey & Settlement Officer
Panaji-Goa.

Enclosed: As above

(Two copies of site plan)

REPORT

As per the notice received from the Member Secretary of GCZMA, the inspection of the alleged offending structures located in property bearing survey No. 54/3 of village Velsao of Mormugao Taluka was carried out on 06/03/2023 in the presence of the owner of the offending structure. In order to ascertain as to whether the offending structure is located within NDZ or not, the reference points from various locations were taken ranging from properties bearing survey numbers 59, 60, 61, 57/1, 57/2, 57/3 etc.... Based on the stake outs the CRZ line of 200 mts was plotted on the plan which is notified as per CZMP 2011. Part of the structure is existing within the NDZ area which is highlighted in Magenta Colour.

The area of the offending portion of the new structure is 97.00 Sqmts and that of the RCC columns & beams framework is 18.00 Sqmts.

The plan of the same is submitted for consideration.



(Rajesh D. Harmalkar)
Field Surveyor



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

SITE PLAN

as per the notice of site inspection of Member Secretary, Goa Coastal Zone Management Authority, vide their letter No.GCZMA/13-14/NGT/2699 dated 28-02-2023 in respect of Survey No./Sub Div No. 54/3 of Village Velsao of Mormugao Taluka.

Scale : 1:1000

NOTE:-

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

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S.No.55

S.No.56

SURVEY No.54

S.No. 54

LEGEND:-

- G+1 New Structure with Basement
- Area of New Structure within NDZ - 97.00 Sq.mts
- Area of RCC Columns & Beams Framework within NDZ - 18.00 Sq. mts
- R.C.C. Columns & Beams Framework
- 200 mts CRZ line as per CZMP
- High Tide Line as per CZMP

S.No.57

S.No. 52

Surveyed & Prepared by :-

Rajesh D. Harmalkar (F.S.)
Surveyed on :- 06-03-2023

Seen by :-

Samir Kamble
(H.S.)