



OFFICE OF THE DEPUTY COLLECTOR & SUB DIVISIONAL OFFICER,
CANACONA – GOA.

Tel. No.: 0832-2643696 E-mail: sdm-canacona.goa@nic.in Fax: 0832-2643696

No. DY/SDO/CRZ/NGT/2023/731

Dated: 10/04/2023

JOINT SITE INSPECTION REPORT

The GCZMA in receipt of complaint dated 08/06/2022 from Shri. Akshat Sharma, Authorised signatory of Alchemist ARC, A-27, 1st and 2nd Floor, Defence Colony, New Delhi against Shri. Selso A. P. Fernandes of Agonda Canacona, with regard to illegal construction of Tourist Resort “Dream Discovery” in property survey No. 100/10 of village Agonda Canacona Taluka Goa.

And Whereas GCZMA received email dated 24/02/2023 from Registrar of Hon’ble NGT Western Zone Bench whereby communicated the direction passed by Hon’ble NGT in its order dated 21/02/2023 issued in O.A No. 15/2023(WZ) wherein Hon’ble NGT(WZ) directed GCZMA to form joint committee for conducting the site inspection comprising one member of following.

- (i) Goa Coastal Zone Management Authority
- (ii) Goa State Pollution Control Board (GSPCB)
- (iii) The District Magistrate South Goa.

The District Magistrate/Collector South vide letter No.41/REV/CRZ/NGT /O.NO.15/3(WZ)/943 dated 10/03/2023 directed the Dy. Collector & S.D.O to attend the site inspection on 14/03/2023 .

Accordingly on 14/03/2023 the joint site inspection committee reported at site i.e. survey No. 100/10 of Village Agonda of Canacona Taluka:-

- 1) Representative of GCZMA (Expert Member)
- 2) Deputy Collector & SDO Canacona
- 3) Representative of Goa State Pollution Control Board (GSPCB)

The site inspection commenced at 12.00 p.m. on 14/03/2023.

The property bearing survey no. 100/10 of Agonda Village lies in CRZ-III (NDZ) as per CZMP 2011.

Structures in the property bearing survey no. 100/10 of Agonda Village are identified as A, B, and C as per site plan annexed.

The property is enclosed on 3 sides with masonry compound wall of approx height 1.20m and open access to sea.

For structure 'A' house bearing H. No.: 438, Sello A .P. Fernandes has relied upon Panchayat NOC letter dated 09/05/1984 (**copy enclosed**) to contend that the said structure has existence prior to 1991 and the same structure is reconstructed based on GCZMA permission dated 04/04/2017. As observed, the structure 'A' is permanent in nature with only ground floor and as reflected on ISLR survey plan.

For structure 'B' House bearing H. No.: 439, Sello A. P. Fernandes has relied upon Panchayat NOC letter dated 30/03/1985 (**copy enclosed**) to contend that the said structure has existence prior to 1991 and the same structure is reconstructed based on GCZMA permission dated 04/04/2017. As observed, the structure 'B' is permanent in nature with only ground floor and as shown on ISLR survey plan. Attached to structure 'B', there is a wooden shed which is constructed with wooden & MS sections with concrete flooring.

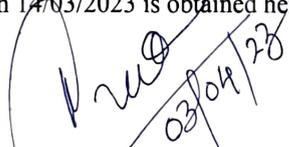
For structure 'C' is concerned, Sello A. P. Fernandes has not shown any approval /NOC and appears to be constructed of GI tubes/ pipes shades. As observed, the structure 'C' is temporary in nature.

The unit that is "Dream Discovery" is operating without consent of the Board to operate. However the applicant had applied for the same and copy of the same is enclosed herewith.

The Joint Site Inspection concluded at 2.30 p.m. on 14/03/2023.

The photos of the structures (as in ANNEXURE - I) & Site Plan indicating structures as mentioned above are enclosed for reference.

The signatures of officials from concerned departments present for the Joint Site Inspection on 14/03/2023 is obtained here below:-



(Mrs. Radha Rao, Expert Member)

Representative of Goa Coastal Zone Management Authority



(Mr. Sebastiao Colaco, Engg. Assistant-Civil)

Representative of Goa State Pollution Control Board (GSPCB)



(Ramesh N. Gaonkar)

Deputy Collector & SDO, Canacona -Goa

Copy submitted for information to:

- 1) The Collector South Goa District, 3rd floor, Mathany Saldanha Complex,
Margao – Goa.
- 2) The Member Secretary, GCZMA, C/o Dept. of Environment & Climate Change,
4th Floor, Dempo Tower, Patto Panaji Goa 403001
- 3) The Member Secretary, GSPCB, Near. Pileme Industrial Estate, Opp. Seminary,
Saligao, Bardez, Goa.

(Handwritten signature)
03/04/23

(Handwritten signature)
04/04/23

ANNEXURE - I

PHOTO SHOWING WOODEN STRUCTURE ATTACHED TO STRUCTURE 'B'



PHOTO SHOWING STRUCTURE 'A'



20
03/06/23

Below
04/01/23

165

No.10/ISLR/CAN/MISC/CRZ/NGT/04/2023/142

Office of the Inspector of
Survey & Land Records,
Canacona , Goa.

Dated: 21 /03/2023

To,
The Dy. Collector & S.D.O.,
Canacona-Goa.

**Sub:-Site inspection pertaining to alleged illegal construction of
Tourist Resort "Dream Discovery" in property Survey No.
100/10 of village Agonda, Canacona Goa.**

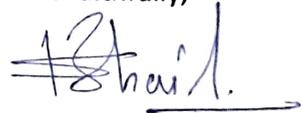
**Ref No:- DYC/SDO/CAN/CRZ/NGT/2023/466 Dated 13/03/2023 from
the Dy. Collector & S.D.O., Canacona Goa.**

Sir,

With reference to above Memorandum, this office Field Surveyor Shri Damu Komarpant had been to the site along with other team members to carryout joint site inspection pertaining to Survey No. 100/10 of village Agonda of Canacona Taluka.

The joint site inspection is carried out on 14/03/2023 alongwith other team members and accordingly this site plan is prepared showing the area of structure -A, Structure -B (wooden part and R.C.C. Part) and Structure -C alongwith the distance between High tide line and the concerned structure is enclosed herewith for your information.

Yours faithfully,



(SUDESH K. N. BHAIRELI)

INSPECTOR OF SURVEY & LAND RECORDS,
CANACONA-GOA.

Encl. as above.

cc: D. S. D. O.

GOA COASTAL ZONE MANAGEMENT AUTHORITY

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

PROCEEDINGS OF SITE INSPECTION

FILE NO:- GCZM/SL/LLC-compl/22-23/16

DATE: 14 / 03 / 2023

SUB: Illegal construction of Tourist Resort "Dream Discovery" in property with dy. no. 100/10 at Village Agonda Canacona Goa.

REF:

Village: Agonda Taluka: Canacona Survey: 100 Sub.Div.No. 10.

Parties/Officers Present:-

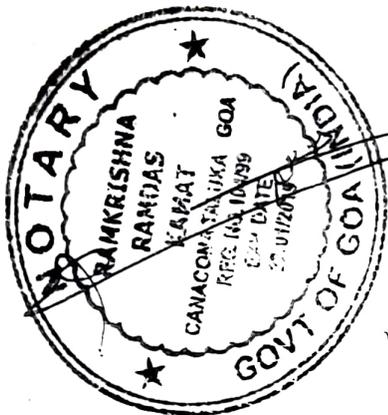
- 1) Mr. Ramesh Gaonkar (Dy. Collector Canacona)
2) Mrs. Radha Rao (C.O. M. GCZM)
3) Mr. Nehal Devidas (Engg. GCZM)
4) Mr. Tulenam Basbar (F.S. GCZM)
5) Mr. Devendra Gaonkar (F.S. GCZM)
6) Mr. Akshat Sharma (Rep. representative of complainant)
7) Mr. Mahesh Kumar Trivedi (complainant)
8) Mr. Selso Fernandes (Respondant)
9) Mr. Sebastiao Colaco (ASPCB representative)
10) Mr. Damu Fernandes (F.S. SLR canacona)

Brief description of proceedings:-

Site inspection commenced at 12.00 pm in presence of above parties. A detailed mapping of structure in the said survey no. has been done by using electronic Total station in co-ordinance with SLR canacona. Respondant asked to submit documents at 2.30 pm. Site inspection concluded

Handwritten signatures and dates: 14/3/2023, 14/03/2023, 14/3/2023, 14/03/23, 14/3/23, 14/3/2023, 14/03/23, 14/3/2023, 14/03/23, 14/3/2023

Signatures:



Carbon Copy

Val - A front

Form No. 4
RECEIPT



Receipt Book No. 228

Receipt No. _____

The Village Panchayat V. P. Agonda

Received with thanks from Conceicao Fernandes

Rupees (35/ -) (Rupees Thirty five)

on account of House tax of house no 438 for the

Date 8-10-99

Year 1981-82 to
94-95

Reference to cash entry _____

Book _____

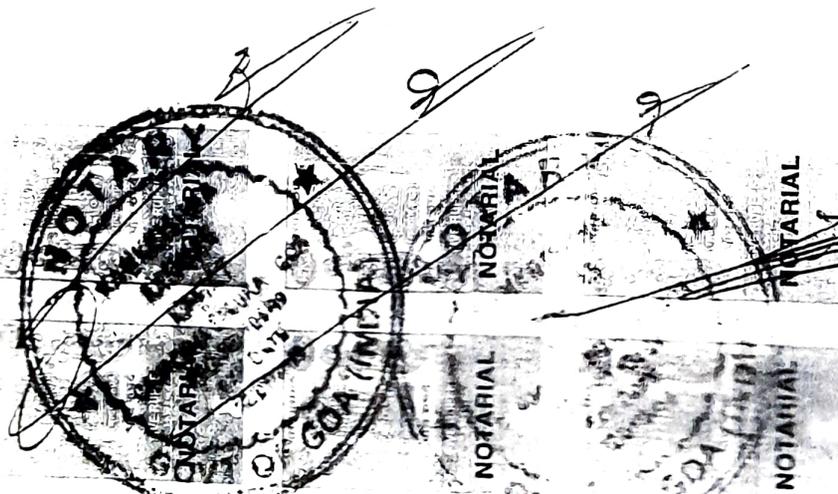
Signature and Designation of

Issuing Officer

Page No. _____

The seal of the fund shall be affixed to each Receipt before it is issued.

The carbon copy shall be retained and the original issued.



CERTIFIED TO BE TRUE
COPY OF THE ORIGINAL

[Signature]
RAMKRISHNA KAMAT
NOTARY
CANACONA

1636 2015
25-05-2015



TRUE COPY ←

Form No. 4

RECEIPT

Receipt Book No. 118

No. 024

The Village Panchayat of Agarda

Received with thanks from Mrs. Ramkrishna Kamat - No. 1
Rupees (₹ 50) eight and paise

on account of House Tax of house number 138
for the year 1979-80, 1980 & 1981

Date 15/11/1980

Reference cash entry.

Book _____

Page No. _____



Signature & Designation of
issuing Officer (V.P. Secretary)

The seal of the fund shall be affixed to each receipt before it is issued.
The carbon copy shall be retained and the original issued.



CERTIFIED TO BE TRUE COPY OF THE ORIGINAL

15/11/2015
NOTARY PUBLIC
RAMKRISHNA RANDAS KAMAT
CALCUTTA PALUKA
STATE OF GOA
REG. NO. 991
2015

169

No. /VPA/CAN/ 1984-85/29



OFFICE OF THE VILLAGE PANCHAYAT

Agonda, Canacona S. Goa

ग्राम पंचायत आगोंदा

काणकोण - गोवा.

Date 09/05/1984

NO OBJECTION CERTIFICATE

This is to certify that this Village Panchayat, Agonda, Canacona, Goa, have no objection to repair and renovate House bearing No. 438 of Conceicao, Fernandes at Val, Aframat, in V.P. Agonda, Canacona, Goa.

The applicant is permitted to carry out the repair work as under :-

Plastering of existing wall, Roof to be repair by replacing damaged wooden items, chaning of doors and windows, Fitting floor tiles etc., without existing the plinth area of existing House i.e 338 Sq Mtrs and repairing of existing compound wall and Pathway.

This certificate is issued at the request of the applicant to produce before the concern department.



[Signature]
Sarpanth,
Village Panchayat,
Agonda, Canacona, Goa.

OFFICE OF THE VILLAGE PANCHAYAT

Agonda, Canacona S. Goa

ग्राम पंचायत आगोंदा

काणकोण - गोवा.

Date 30-03-1985NO OBJECTION CERTIFICATE

This is to certify that this Village Panchayat, Agonda, Canacona, Goa, have no objection to repair and renovate House bearing No. 439 of Smt. Maria Fernandes, at Val. Aframat, in Village Panchayat, Agonda, Canacona, Goa.

The applicant is permitted to carry out the repair work as under :

Plastering of existing wall, Roof to be repair by replacing damaged wooden items, repair of RCC slab, changing of doors and windows, fitting floor tiles etc. without extending the plinth area of the existing house i.e. 465 Sq. Mtrs and also repairing of existing compound wall and Pathway.

Further repair is permitted for wooden structure of 250 Sq. Mtrs in House bearing No. 439 at Val. Aframat,

This certificate is issued at the request of the applicant to produce before concern department.



[Signature]
VILLAGE Sarpanth
Village Panchayat,
Agonda, Canacona, Goa.

GOA COASTAL ZONE MANAGEMENT AUTHORITY

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

Ref. No. GCZMA/S/15-17/70/35

Dated: 04/04/2017

To,
Mr. Sello Fernandes
Agonda-Canacona

Sub: Clearance for proposed reconstruction of house bearing H.No. 438 located in the property bearing Survey No. 100/10 at Agonda Village Canacona Taluka
Ref: Your application no. nil dated 19/07/2016.

With reference to your application on the above mentioned subject, it is hereby conveyed that the Goa Coastal Zone Management Authority (GCZMA) has examined your proposal in the 144th GCZMA Meeting held on 21/03/2017 in accordance to the para 8 of the CRZ Notification 2011, as amended. Accordingly approval/clearance is hereby granted in terms of CRZ angle in terms of the CRZ Notification 2011, as ammended, to you for re-construction of the existing house bearing H.No. 438 located in Sy. No. 100/10 of Agonda Village, Canacona Taluka, as per enclosed plan thereby not exceeding existing FAR, existing plinth area and existing density, and further subject to the confirmation with local building bye laws.

This approval is subject to the compliance of following conditions:

1. All the provisions of the CRZ Notification 2011, as amended should be strictly complied with.
2. This NOC/Approval is issued without prejudice to any other permission as required under the law including that of ownership of house, court case etc. As such, prior to the commencement of the 're-construction' work, it will be incumbent upon the applicant to obtain permission for any other authority as required under the law including from the local authority, Town and Country Planning Department, Revenue Authority etc.,
3. Traditional access/easement shall not be blocked. No construction should be carried out in the NDZ area between 0-200 mts. from the High Tide Line.
4. The structure should not be used for commercial purpose and not to be sold or transferred to the non-traditional community.
5. This permission is liable to be revoked, if it is found, at any stage, that the application contained false information / wrong plans / calculations / documents / misleading or false information, etc. or account of violation of aforementioned conditions.

Yours faithfully,



(Agnelo Fernandes)

Member Secretary (GCZMA)

Encl: As above

Copy to:

1. **P.A to Secretary (Environment) / Chairman (GCZMA)**, Secretariat, Porvorim.....for kind information.
2. **The Chief Town Planner, Town & Country Planning Department, Patto, Panaji - Goa.....** for information and necessary action.
3. **The Deputy Collector & S.D.O. (Canacona)**, Canacona - Goa.... for information and necessary action.
4. **The Secretary, Village Panchayat of Agonda, Canacona- Goa....**for information and necessary action.

GOA COASTAL ZONE MANAGEMENT AUTHORITY

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

Ref. No. GCZMA/S/16-17/69/34

Dated: 04/07/2017

To,
Mr. Selso Fernandes
Agonda-Canacona

Sub: Clearance for proposed reconstruction of house bearing H.No. 439 located in the property bearing Survey No. 100/10 at Agonda Village Canacona Taluka

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3. Traditional access/easement shall not be blocked. No construction should be carried out in the NDZ area between 0-200 mts. from the High Tide Line.
4. The structure should not be used for commercial purpose and not to be sold or transferred to the non-traditional community.
5. This permission is liable to be revoked, if it is found, at any stage, that the application contained false information / wrong plans / calculations / documents / misleading or false information, etc. or account of violation of aforementioned conditions.

Yours faithfully,



(Agnelo Fernandes)

Member Secretary (GCZMA)

Encl: As above

Copy to:

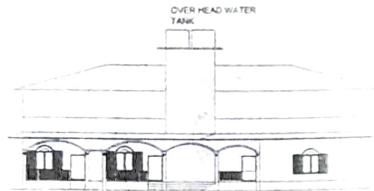
1. P.A to Secretary (Environment) / Chairman (GCZMA), Secretariat, Porvorim.....for kind information.
2. The Chief Town Planner, Town & Country Planning Department, Patta, Panaji - Goa..... for information and necessary action.
3. The Deputy Collector & S.D.O. (Canacona), Canacona - Goa.... for information and necessary action.
4. The Secretary, Village Panchayat of Agonda, Canacona - Goa....for information and necessary action.

NAME OF THE WORK : PROPOSED REVISED RE-CONSTRUCTION OF A RES/COM EXISTING STRUCTURE FOR MR.SELSO AMRAO P.FERNANDES ON H.M. 438 PLOT BEARING SURVEY NO-100/10 SITUATED AT AGONDA VILLAGE OF CANACONA T, UKA



Ref No. GCZMA/S/16-17/70/35 dated 04/04/2017

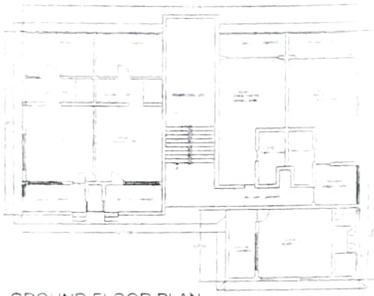
SCHEDULE OF DOCUMENTS	
TYPE	NO.
1. DRAWINGS	15/16
2. SPECIFICATIONS	1
3. CONTRACT AGREEMENT	1
4. LETTERS	1



ELEVATION



SECTION XX



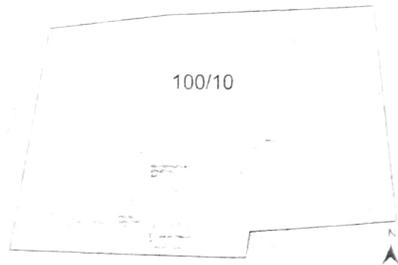
GROUND FLOOR PLAN



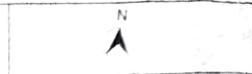
ROOF PLAN



LOCATION PLAN
N.T.S



SITE PLAN



AREA STATEMENT	
Area of the plot	0.0000 sq.m
Area of the building	0.0000 sq.m
Area of the site	0.0000 sq.m
Area of the plot	0.0000 sq.m
Area of the site	0.0000 sq.m
Area of the plot	0.0000 sq.m
Area of the site	0.0000 sq.m
Area of the plot	0.0000 sq.m
Area of the site	0.0000 sq.m
Area of the plot	0.0000 sq.m
Area of the site	0.0000 sq.m

ENGINEER

MANOJ R. SAWAN
 CIVIL ENGINEER
 Reg No. TQP/ER/0018/2011
 Reg No. PWD/Engr/223/95
 Reg No. CMC/Engr/55
 Sholom, Canacona-Goa

INSPECTOR OF SURVEY & LAND RECORDS CANACONA - GOA SITE PLAN

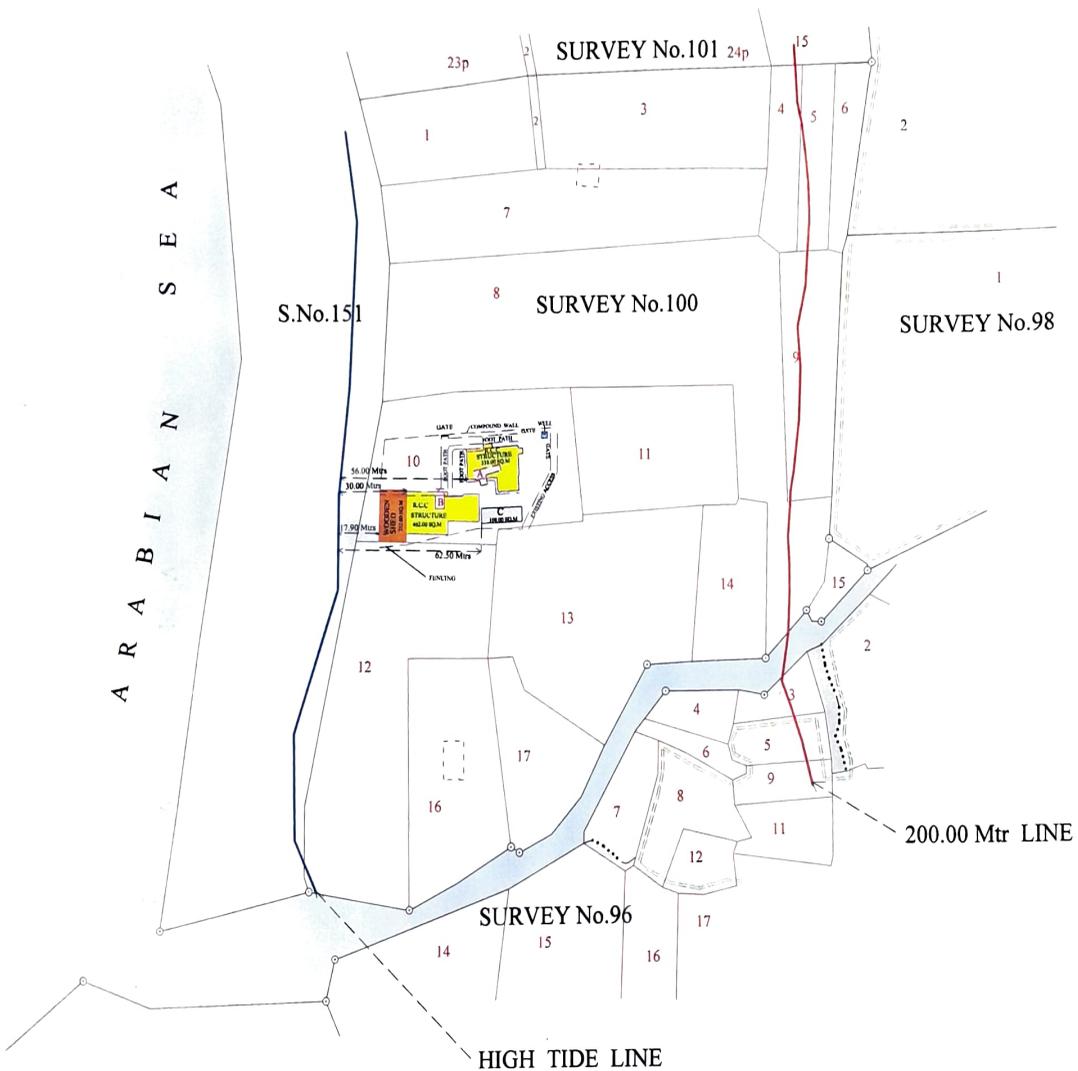
SHOWING THE AREA OF STRUCTURES AND THE DISTANCE BETWEEN HIGH TIDE LINE AND THE STRUCTURES IN SURVEY NO. 100 / 10 SITUATED AT AGONDA VILLAGE OF CANACONA TALUKA VIDE MEMORANDUM NO. DYC/SDO/CAN/CRZ/NGT/2023/466 DATED 13/03/2023, FROM THE DEPUTY COLLECTOR & SDO CANACONA GOA.

LEGEND :-

A	AREA OF STRUCTURE AS PER SURVEY PLAN = 47.00 SQ.M
B	AREA OF STRUCTURE AS PER SURVEY PLAN = 32.00 SQ.M
A	R.C.C STRUCTURE - AREA = 338.00 SQ.M
B	R.C.C STRUCTURE - AREA = 462.00 SQ.M
C	G.I TUBE/ PIPE SHED - AREA = 108.00 SQ.M
	WOODEN SHED - AREA = 252.00 SQ.M



SCALE : 1:2000



NOTE :-

- DISTANCE BETWEEN HIGH TIDE LINE AND STRUCTURE - A = 56.00 Mtrs (R.C.C)
- DISTANCE BETWEEN HIGH TIDE LINE AND STRUCTURE - B = 17.90 Mtrs (WOODEN PART)
- DISTANCE BETWEEN HIGH TIDE LINE AND STRUCTURE - B = 30.00 Mtrs (R.C.C PART)
- DISTANCE BETWEEN HIGH TIDE LINE AND STRUCTURE - C = 62.50 Mtrs (G.I TUBE AND PIPE)


Damu S Komarpant (F.S.)
PREPARED BY