

**IN THE NATIONAL GREEN TRIBUNAL, WESTERN  
ZONE BENCH, PUNE**

**APPEAL NO. 118 OF 2025 (WZ)**

**IN THE MATTER OF:**

MR. KRISHNA RAGHUVEER PEDNEKAR

...APPELLANTS

VERSUS

GOA COASTAL ZONE MANAGEMENT

AUTHORITY & ANR.

... RESPONDENTS

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**Filed on 08.01.2026**

**Filed by:**

**GURUPRASAD NAIK**

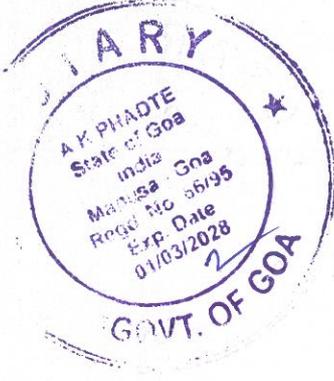
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*Versus*

GOA COASTAL ZONE MANAGEMENT  
AUTHORITY & ANR.

... RESPONDENTS

AFFIDAVIT-IN-REJOINDER ON BEHALF OF  
APPELLANT TO THE REPLY OF RESPONDENT NO.5.

MAY IT PLEASE THIS HON'BLE TRIBUNAL:

I, Mr. Krishna Raghuvveer Pednekar, 52 years of age, married, Indian National, residing at H. No. 135, Morjim, Pernem, Goa, the Appellant herein above named, having perused the Affidavit in reply of the Respondent No. 5 and having understood the content thereof do hereby respond on solemn affirmation state and submit as under:

*Pednekar*



- 1) I say that at the cost of Repetition and to avoid reiteration of facts, the facts pleaded in the Appeal memo may be treated as reproduced herein for the sake of convenience and brevity.
- 2) At the outset, all allegation and/or contentions contained in the Reply filed by the Respondent No. 5 which are inconsistent with the case set out by the Appellant are denied. Nothing contained in the Reply filed by the Respondent No. 5 shall be deemed to be admitted for want of specific traverse.
- 3) I say that the content of para 1 and 2 are disputed.

**WITH REGARDS TO THE PRELIMINARY SUBMISSIONS IN  
THE REPLY TO APPEAL**

- 4) I say that the Preliminary Submissions raised are denied in as much as the Respondent no. 5 who is the Original Complainant has initiated the present proceedings alleging violation of CRZ norms with oblique motives in as much as the complainant is a Chronic litigant who has filed various litigations before various Forums/Courts with ulterior motive to settle his private scores as he claims to be the owner of the property bearing the survey no.116/35 of

*Bedw*



village Morjim. The Respondent no. 5 has no concern for the environment. Infact this Authority and/or Tribunal is a mode to arm twist the Appellant to succumb to illicit demands of the Complainant/Respondent no.5 herein.

- 5) I say that the Respondent no. 5 is well aware of the fact that the structures of the Appellant existed prior to survey promulgation as the said fact can be fortified from the bare perusal of survey Form I&XIV of survey no.116/35 of village Morjim, wherein the name of the father of the Appellant "Raghuvir Dharma Pednekar" is recorded in the other rights column.

I say that it is pertinent to plead the relevant provision of the CRZ Notification 2011 which reads as follows at Para No. 8 (III) CRZ-III (A) (ii):

*"No construction shall be permitted within NDZ except for repairs or reconstruction of existing authorized structure not exceeding existing Floor Space Index, existing plinth area and existing density and for permissible activities under the notification including facilities essentials for activities; Construction / Reconstruction of dwelling units of traditional coastal communities especially fisher folk*

*may be permitted between 100 to 200 meters from HTL along the seafront in accordance with a comprehensive plan prepared by State Government or the Union Territory in consultation with the traditional coastal communities especially fisherfolk and incorporating the necessary disaster management provision, sanitation and Recommended by the concerned State or the Union Territory CZMA to NCZMA for approval by MoEF."*

- 6) I say that the Appellant has already placed on record by means of Annexure G to the Appeal, the Fishing Boat license, Certificate of Registry of fishing boat, the Identity Cards issued by Ministry of Agriculture Marine Fisheries Government of India to the Appellant and his brothers, receipts towards renewal of fishing canoe license, Renewal of sea gill net. The Appellant and his brothers are belonging to the traditional fisherman community and accordingly Cast Certificates are issued by the Office of the Deputy Collector & Sub Division Magistrate Pernem Goa, Government of Goa certifying that they belong to Kharvi Community and Certificates are issued by the Akhil Goa

*Bedar*





Maratha Kharvi Samaj that the Appellants belong to the traditional Kharvi Community by birth.

- 7) I say that the alleged offending structure is used for fishing and allied activities apart from residential purpose by the Appellant and the same fishing activities being the only source of income has been alleged by the Respondent no. 5 to be a commercial activity and allege to be prohibited. It is stated that the Morjim village and in particular the survey no.116/35 of village Morjim is abutting the river and is peculiarly known for fishing activities.
- 8) I say that the Respondent no. 1 in their minutes of 462<sup>nd</sup> meeting held on 01/07/2025 as recorded in an akin set of facts in the matter of *Shri. Vinod V. Juvekar against Shri Gajanan Juvekar and Mr. Vishnu Juvekar in survey no. 95/1of village Cavelossim Salcete Taluka*, was pleased to observe and decide as follows:-

*“The Authority noted that The CRZ Notification 2011 provides as follows:- “3. CRZ of Goa.- In view of the peculiar circumstances of the State Goa including past history and other developments, the specific activities shall be regulated and various measures shall be*

*Beckhole*



*undertaken as follows:- the Government of Goa shall notify the fishing villages wherein all foreshore facilities required for fishing and fishery allied activities such as traditional fish processing yards, boat building or repair yards, net mending yards, ice plants, ice storage, auction halls, jetties may be permitted by Gram Panchayat in the CRZ area; (ii) reconstruction, repair works of the structures of local communities including fishermen community shall be permissible in CRZ;*

*The Authority noted that protection for structures of the local community and livelihood security is to local community in sustainable manner is one of the important objective of envisaged in the CRZ Notification 2011.*

*The Authority after considering the arguments advance by the parties noted that the Respondents are claiming benefit under the fishermen activities and since the predominant argument of the Respondent revolves around fisherman, with air fishing activity related protection. The Authority deems it fit to keep the matter in limine till the fishing zones and wards are notified by Government."*

*Redm*



Annexed hereto and marked as **Annexure-A Colly** is the copy of extract of minutes of 462<sup>nd</sup> meeting held on 01/07/2025 of GCZMA and photographs showing the residential house which is also used for fishing related activities.

- 9) I say that the Respondent no.1 noted that alleged violators therein claiming benefits under the fisherman activity and since the predominant arguments of the alleged violators revolves around fisherman and fishing activity related protection. The Authority i.e. Respondent no.1 deemed it fit to keep the matter in limine till the fishing zones and wards are notified by the Government. In the light of the foregoing observation/decision taken by Respondent no.1 awaiting the Government to Notify fishing zones and wards in terms of the CRZ notification, it would be in the interest of justice and fair play for this Hon'ble Tribunal to await the Government of Goa to notify the fishing zones and wards.
- 10) I say that the contents of para 3 are denied as being frivolous defenses.
- 11) I say that the content of para 4 is a matter of record.

*Beck*

- 12) I say that the contents of para 5 are disputed for being baseless.
- 13) I say that the contents of para 6 is a matter of record.
- 14) I say that the contents of para 7 are disputed in as much as this hon'ble Tribunal does not have jurisdiction to decide and or adjudicate the ownership/title of any party be it the complainant and or any violator.
- 15) I say that the contents of paras 8, 9, 10, 11 and 12 are disputed for the reasons pleaded in the appeal memo. That apart, alleged illegal conversion of land pleaded by the Respondent no.5 is beyond the scope and ambit of this Hon'ble Tribunal.

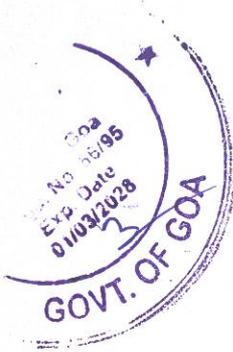
**WITH REGARDS TO THE PARAWISE RESPONSE TO THE**

**REPLY TO APPEAL**

- 16) I say that the Contents of Paras 1, 2 (a), (b), (c) are denied for want of any cogent evidence to substantiate the same. It is specifically denied that the Appellant with his Advocate was present for the proceedings before the Respondent No. 1.
- 17) I say that Contents of para 3 (a), (b), (c), (d), (e), (f), (g), (h), 4, 5, 6, 7, 8 and 9 are denied as false in as much as the

*Bedret*





Appellants as unambiguously pleaded in the forgoing paras of this Rejoinder that the Appellants and his family members are fisherfolks and for generations together are in fishing activities and that being their sole source of income/revenues which is a permissible activity under the CRZ Notification, 2011 the same is not questionable. It is specifically denied that the Appellant is carrying out any commercial activity in the said structure.

*Krishna Pedrely*  
AFFIANT

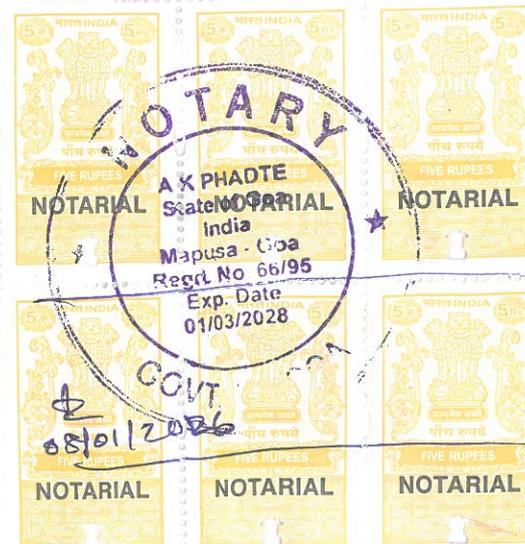
Solemnly Affirmed at Mapusa Goa, on  
this 8<sup>th</sup> day of January, 2026.

Identified by me:

*[Signature]*  
Advocate for Appellant  
*(Adv. Anthon D'Souza)*

Solemnly affirmed before me  
Krishna Pedrely  
who has been identified before  
my by Adv. A. D'Souza  
known to me personally  
Mapusa On 08/01/2026  
Regd. No. 117/2025

*[Signature]*  
A. K. PHADTE  
NOTARY 08/01/2026  
Office No. 17, First Floor,  
El-Capitan Center, Mapusa, Bardez, Goa



MINUTES OF THE 462<sup>nd</sup> MEETING OF THE GOA COASTAL ZONE MANAGEMENT AUTHORITY (GCZMA) HELD ON 01/07/2025 at 3.30 P.M. ONWARDS IN THE CONFERENCE HALL, FOURTH FLOOR, DEMPO TOWER, PATTO-PANAJI-GOA.

The 462<sup>nd</sup> Meeting of the Goa Coastal Zone Management Authority (GCZMA) was held under the Chairmanship of the Secretary (Environment), on 01/07/2025 at 03.30 p.m. in the conference hall, fourth floor, Patto-Panaji –Goa.

The following members were present for the meeting

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

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

**Item no .1**

**Case No 1.1 HIGH COURT DIRECTIONS MATTERS**

To decide on the complaint from Mr. Dax Fernandes through his POA Mr. Feny Miranda against Simrose Fernandes, Selvin Fernandes and Rosana Kiara Branco.

Background: The office of GCZMA is in receipt of a complaint dated 31/07/2024 from Mr. Dax Fernandes, H. No. 357,Igrejwada, Agonda,Canacona-Goa through his POA Mr. Feny Miranda, H. No. 246,Mirandawada, Igrejwada, Agonda,Canacona-Goawith regards to illegal construction in property bearing Survey No. 120/26 of village Agonda, Canacona-Goa carried out by Simrose Fernandes, Selvin Fernandes and Rosana Kiara Branco.

That on receipt of complaints, the officials attached to the office conducted the site inspection and accordingly placed the report. That upon close perusal of the said report the following alleged gross illegal construction resulting violation of CRZ Notification 2011 is noticed:

| Sr. No. | Name of the Party/Alleged Violator                           | Survey No. / Village                               | Type of Construction/Activity   | Distance From HTL               |
|---------|--|--|---|---------------------------------|
| 1.      | Simrose Fernandes, Selvin Fernandes and Rosana Kiara Branco. | Survey No. 120/26 of village Agonda, Canacona-Goa. | -1 No. (G+1) -Temporary Shack with attached kitchen and Bar Counter with khadppa base flooring and temporary cottages erected on first floor.<br>-7 Nos. Temporary G+1 Cottages erected on steel fabricated foundation.<br>-3 Nos. Seat out temporary shades. | Within CRZ III NDZ (0-200 mts.) |

|  |  |  |   |  |
|--|--|--|---|--|
|  |  |  | <ul style="list-style-type: none"> <li>-1 No. - Steel fabricated Gazebo.</li> <li>- 1 No. permanent base with khadappa flooring (2 chambers observed on top)</li> <li>- 1 No. Permanent Swimming Pool.</li> <li>-1 No. filtration unit erected on permanent base.</li> <li>-1 No. permanent structure, constructed as a G+2 and partially constructed as G+1. The second floor of the G+2 structure is erected with steel fabricated structure with fiber sheet roof cover.</li> <li>- 1 No. Permanent structure, partially constructed as a G+1 structure. The remaining portion is constructed as G+2 structure. The second floor of the G+2 portion features a steel-framed structure with fiber sheet roofing.</li> <li>-1 No. Permanent structure (water fountain with statue) present.</li> <li>-1. No. DG Set placed on permanent base.</li> <li>- 1 No. Temporary structure (security cabin) present.</li> <li>-Paver blocks pathway.</li> <li>-Along the East Side of plot compound wall with Gate is present. Along the North and South side compound wall is noticed and along the West side retaining wall is present.</li> </ul> |  |
|--|--|--|---|--|

The Authority issued a Show Cause Notice with a direction to file reply along with documents and to remain present for a personal Hearing on 07/11/2024 at 3.30p.m

That the meeting scheduled on 07/11/2024 was cancelled and rescheduled to 14/11/2024 at 3.30p.m

The matter was taken up in the 420<sup>th</sup> GCZMA Meeting held on 14/11/2024 the Proceeding Complainant present files Memo of appearance. Adv for the Respondent files Vakalatnama and reply. Copy of the reply given to the Complainant. Complainant sought time to file rejoinder. The Authority's Decision The Authority decided to grant time to file rejoinder and posted the matter 26/11/24 for arguments.

The matter was taken up in the 422<sup>nd</sup> GCZMA meeting the Proceeding: Adv for the Complainant present. Adv for the Respondent present. Complainant files his rejoinder. Adv for the Respondent states that he wants to file his sur-rejoinder. The Authority's Decision: The Authority granted time and posted the matter for arguments on 10/12/2024 at 3.30p.m.

The matter was taken up in the 424<sup>th</sup> GCZMA Meeting the Proceeding: Complainant present Respondent sent an email stating that they are unable to main present as he has a matter as the Adv who is arguing the matter will be before the Appellate Tribunal in Delhi

The Authority's Decision: In view of the request time is granted and posted for hearing on the 12/12/2024 at 3.30p.m

The matter was taken up in the 425<sup>th</sup> Meeting held on 12/12/24 the Proceeding: Complainant present. Adv for Respondent present. Respondent sought for time to file reply. The Authority's Decision: The Authority granted time as last and final opportunity and posted the matter on 09/01/2025 at 3.30p.m

The meeting scheduled on 09/01/2025 was cancelled and rescheduled to 21/01/2025, however, the meeting scheduled on 21/01/2025 was cancelled and rescheduled to 28/01/2025 at 3.30p.m

The matter was taken up in the 427<sup>th</sup> GCZMA Meeting held on 28/01/2025 the Proceeding: Adv for the Complainant present. Adv for the Respondent sent an email expressing his inability to appear and sort for adjournment. The Authority's Decision: The Authority granted as last opportunity and posted the matter on 11/03/2025 at 3.30p.m

The matter was taken up in the 432<sup>nd</sup> GCZMA Meeting held on 11/03/2025 the Proceeding: Complainant present Adv for Respondent present and sort for time. The Authority's Decision: The Authority considered the request of the Respondent and granted time and posted the matter on 03/04/2025 at 3.30p.m.

The matter was taken up in the 439<sup>th</sup> GCZMA Meeting the Proceeding: Adv for Complainant present. Adv. Parag for Respondent present. Adv for the Respondent stated that the structures were prior to 1991. He argued the matter partly. Adv stated that the complainant is a foreigner, so he raised the issue of Maintainability of the complaint. The Authority's Decision: The Authority directed the Respondent to file additional written arguments with regards to the Site Inspection Report and posted the matter for further arguments on 15/04/2025 at 3.30p.m.

The matter was taken up in the 442<sup>nd</sup> GCZMA Meeting the Proceeding: Adv for the Respondent present and filed reply to the Site Inspection report dated 18/10/2024 as directed. After the date was given the Complainant was present. The Authority's Decision: The Authority posted the matter for arguments on 24/04/2025 at 3.30p.m.

The matter was taken up in the 446<sup>th</sup> GCZMA Meeting the Proceeding: Adv for the Complainant present. Adv for the Respondent present. The Authority's Decision: Due to paucity of time matter was adjourned and posted on 29/04/2025 at 5.00pm

The matter was taken up in the 447<sup>th</sup> GCZMA Meeting the Proceeding: Adv for the Complainant present. Adv for the Respondent Present. Adv requested that the matter may be taken up through V.C at 4.30p.m. The Authority's Decision: The Authority considered the request and posted the matter on 06/05/2025 at through V.C at 4.30p.m.

That the meeting scheduled on 06/05/2025 was cancelled and rescheduled to 05/06/2025 at 3.30p.m.

The matter was taken up in the 454<sup>th</sup> GCZMA Meeting held on 05/06/2025, the proceeding Adv for the Complainant present Adv for the Respondent present. Both the parties undertook to file their written arguments before the next date of hearing. The Authority's Decision: The Authority accepted and directed both the parties to file their written argument before the next date of hearing and posted the matter for orders on 10/06/2025 at 3.30p.m.

The matter was taken up in the 455<sup>th</sup> GCZMA Meeting the Proceeding: Adv for the Complainant present. Adv for the Respondent present Adv for the Respondent filed his written arguments. The Authority's Decision: The Authority heard the parties and posted the matter for pronouncing orders on the 01/07/2025 at 3.30p.m.

*Proceedings: The Respondent submitted that his late father had started a business of rental cottages in the property. In the early 1980's for which purpose permission from the Village Panchayat of Agonda was also obtained in the year 1990 to carry out repairs to the existing structures. These structures have been accessed for the purpose of tax under H. No. 357, 357/F, 357/H, 357/D-1 that within this property there are 04 permanent structures, 15 cottages including swimming pools placed on record the permission for repair & renovation issued by Village Panchayat of Agonda dated 24/01/1990. He went on to submit that Restaurant and Toilets are situated in structure identified as H. No. 357/H, the rooms are located in structures identified as H. No. 357, 357/D & 357/D-1, the reception is situated in structure identified as H No. 357/D, the 15 cottages are identified as type A, type B & type C. He placed on record a deed of relinquishment. The plan pertaining for 15 cottages, the swimming pool, the house, the rooms which are been laid out including the garage for which he as valid permission and that the electricity bill also proves existence of the structures prior to 1991. That the Respondent also produced permission for erection of the temporary structures. He accordingly prayed that the Show Cause Notice be withdrawn & the proceeding be dropped.*

*The complainant submitted in the said property there was only 01 residential house up to 200 sq. mts which was bearing H. No.357. A back perusal of the survey plan would indicate that there was no house at all in the said plan. It is truly seen in July 2017 that Simrose Fernandes started to carry out commercial activities without any Registration from Tourism Department or from our Department or from the Pollution Control Board including date from the Food & Drugs Commission. In the year 2018, the Respondent constructed 12 illegal structures including 11 rooms & 01 Kitchen, besides some shacks & huts without any permission. The trade license was issued in the year 2018 by Village Panchayat of Agonda & the scene are not even removed by the Respondent. The complainant further stated that Simrose Fernandes ended with an Agreement License with Prashant Kankonkar & Vinesh Thapa for carrying out commercial activities. The Complainant submitted that the Village Panchayat of Agonda in response to his RTI application as submitted that they are not in possession of any construction license, Technical Clearance Order or any Approval completed by this Authority since the year 2014 that all the structures have been constructed since year 2018 without his consent that he had filed complaints with different Authorities was taken until on 08/08/2024 held by the Panchayat issued a Stop Work Order. He stated that plan prepared by Respondent is a false document & that the same is not having stamp of Approvals from the Authorities. He stated that even at the time of site inspection carried out the construction wad ongoing & to prove this he has placed on record a video & the form of a compact disc. The complainant prayed a confirmation of Show Cause Notice and issue directions & to demolish the offending structures.*

**Decision:** The Authority after examining the records more specifically a plan for the purpose of repair & renovation issued by the Village Panchayat of Agonda, Canacona, Goa, of the year 1990, the electricity bill and the Licences obtained by the Respondent for erection of the temporary structures proves that the structures were in existence prior to 1991. It is placed on record that the Village Panchayat of Agonda has also assessed the structures for the purpose of tax. The Authority thus is the opinion structures are not unauthorized structures. Accordingly, the Show Cause Notice is withdrawn & proceedings be dropped.

#### Case No. 1.2

**To decide on report submitted by Dy Collector South Goa regarding violations carried out by Rajashri Zuvatkar, Avinash Zuvatkar, Vinayak Zuvatkar and Dharti Zuvatkar in Sy No. 344/1 VelimSalcete Goa**

**Background:** The office of the GCZMA was in receipt of a Complaint from Smt. Prachi Porvindra Lone, Wife of Shri Porvindra V. Lone, R/o H.No. 1279, Bapsora, Velim Salcete Goa, with respect to illegal construction of G+1 structure carried out by Rajashri Zuvatkar, Avinash Zuvatkar, Vinayak Zuvatkar and Dharti Zuvatkar.

This office is in receipt of a Complaint from Prachi Porvindra Lone with reference to illegal construction of G+1 structure carried out by Rajashri Zuvatkar, Avinash Zuvatkar, Vinayak Zuvatkar and Dharti Zuvatkar, R/o Sy. No. 344/1 Velim Salcete.

This complaint was forwarded to District Level Committee (DLC) South for report vide letter no GCZMA/S/ILLE-COMPL/21-22/38/1977 dated 07/02/2022.

The Dy. Collector South Goa District (Rev South) Vide letter bearing No. 41/REV/MISC/2022/6200 dated 21/04/2022, forwarded the complaints to this office with regards to violation carried out in CRZ area. The Dy. Collector also annexed the Minutes of the District Level Committee (DLC) South Goa held on 19/04/2022, stating the violation carried out by Rajashri Zuvatkar, Avinash Zuvatkar, Vinayak Zuvatkar and Dharti Zuvatkar, R/o Sy. No. 344/1 VelimSalcete, with regards to illegal construction of ground plus one floor structure with laterite masonry wall and RCC slab roof, having a plinth area of 99 m<sup>2</sup> and height of 6.75mts, in Survey No. 344/1, Velim, Salcete, Goa at the distance of NDZ from river Sal.

Based on the report of Deputy Collector, the following alleged illegal construction resulting in blatant and serious violation of CRZ Notification 2011 is noticed. The details of the violations are indicated here below:-

| Sr No. | Name of the Party/alleged violator | Survey No. / Village | Type of Construction  | Distance from HTL  |
|--------|------------------------------------|----------------------|---|--------------------|
| 1.     | Rajashri Zuvatkar,                 | 344/1                | Illegal construction of ground plus one floor structure with laterite masonry wall and RCC slab roof, having a plinth area of 99 m <sup>2</sup> and height of 6.75mts | NDZ from river Sal |
| 2.     | Avinash Zuvatkar,                  | Velim                |   |                    |
| 3.     | Vinayak Zuvatkar                   | Salcete Goa          |   |                    |
| 4.     | Dharti Zuvatkar                    |                      |   |                    |

That based on the report a Show Cause Notice was issued bearing No GCZMA/S/Ille-Compl/21-22/38/545 dated 14/05/2024 with a direction to the Respondent to file their reply on 28/05/2024 and to remain present for a personal hearing in 28/05/2024 at 3.30p.m

The matter was taken up in the 401<sup>st</sup> GCZMA Meeting held on 28/05/2024 the Proceeding:: Adv Prakash Gauns Dessai present on behalf of Respondent and undertakes to file Vakalatnama on the next date of hearing along with reply. The Authority decided to grant time to the Respondent to appear and file their Written Reply to the Show Cause Notice and posted the matter on 11/06/2024 at 3.30p.m

The matter was taken up in the 402<sup>nd</sup> GCZMA Meeting held on 11/06/2024 the Proceeding: Adv for Respondent present filed Vakalatnama along with reply. The Authority's decision: The Authority posted the matter for arguments on 11/07/2024 at 3.30p.m

The matter was taken up in the 406<sup>th</sup> GCZMA Meeting held on 11/07/2024 the Proceeding: Adv Prakash Gauns Dessai present on behalf of Respondent and filed his reply. Adv sought further time to file additional reply. He adds that his house is shown on the survey plan, that he is also a mundkar. The Authority's decision: The Authority posted the matter on 22/08/2024 at 3.30p.m.

The meeting scheduled on the 22/08/2024 was adjourned and rescheduled to 05/09/2024 at 3.30p.m.

The matter was placed in the 411<sup>th</sup> GCZMA Meeting held on 05/09/2024 the Proceeding: Respondent absent. The Authority's Decision: the Authority noted that the Respondent is absent and directs to issue fresh Personal hearing notice and posted the matter on 3/10/2024 at 3.30p.m.

The matter was placed in the 415<sup>th</sup> GCZMA Meeting held on 03/10/2024 the Proceeding: Adv for the Respondent present. The Authority's decision: The Authority decided to carry out mapping on 16/10/2024 at 11 am onwards and for further hearing posted the matter on 14/11/2024 at 3.30p.m.

The matter was taken up in the 420<sup>th</sup> Meeting the Proceeding Adv for the Complainant present. Adv for the Respondent present. The Authority Decision the Authority posted the matter for further hearing/arguments on 07/01/2025 at 3. 30p.m

The meeting scheduled on the 17<sup>th</sup> December 2024 was cancelled and rescheduld to 07/01/2024

The matter was placed in the 426<sup>th</sup> GCZMA Meeting held on 07/01/2025 the Proceeding: Adv Jayant Karn for the Complainant present. Adv for the Respondent absent. The Authority's Decision The Authority posted the matter for hearing on 04/02/2025 at 3. 30p.m

The matter was taken up in the 428<sup>th</sup> Meeting the Proceeding: Complainant absent. Respondent present filed reply and relied on the house tax receipt, Mundkar order and survey plan to prove the legality of the structure. The Authority's Decision The Authority posted the matter for arguments on 25/03/2025 at 3.30p.m

The meeting scheduled on 25/03/2025 was cancelled and rescheduled to 08/05/2025.

In view of the time bound matter the matter was preponed and scheduled to 04/04/2025 at 3.30pm



The Matter was taken up in the 440<sup>th</sup> GCZMA meeting the Proceeding: Adv Jayant present for the Complainant. Adv Gauns present for the Respondent. Replies are on record. Respondent argued the matter. The Authority Decision: The Authority posted the matter for further consideration on 15/04/2025 at 3.30p.m.

The matter was taken up in the 442<sup>nd</sup> Meeting the Proceeding: Complainant present. Adv Gauns for Respondent present and sought for time. The Authority's Decision: The Authority considered the request and granted time and posted the matter on 24/04/2025 at 3.30p.m.

The matter was taken up in the 446<sup>th</sup> GCZMA Meeting held on 24/04/2025 the Proceeding: Adv for the Complainant present. Adv for the Respondent present The Authority's Decision: Due to paucity of time matter was adjourned and posted on 06/05/2025 at 5.00pm

That the meeting scheduled on 06/05/2025 was cancelled and meeting was rescheduled to 03/06/2025. However, the meeting scheduled on 03/06/2025 was also cancelled and rescheduled to 10/06/2025 at 3.30p.m.

The matter was taken up in the 455<sup>th</sup> GCZMA Meeting the Proceeding: Adv Jayant present on behalf of the Complainant. Respondent absent. The Authority's Decision: in view of the Respondent being absent, the order was not pronounced. Hence posted the matter on 01/07/2025 at 3.30p.m. for Pronouncement of Order

**Proceeding: Complainant absent. Respondent absent.**

**Decision: The Respondent posted the matter for pronouncement of order on 22/07/2025 at 3.30.p.m.**

### **Case No. 1.3**

### **NGT Directions matter**

**To decide on the Complaint from Praveen D'Lima against Nirdesh Gopal Gauns**

Background: The office of GCZMA is in receipt of a complaint dated 03/04/2023 from Praveen D'Lima, R/o Flat No. 4, Upper Ground Floor, A1 Block, Sapana Habitat, Chogm Road, Porvorim, Bardez-Goa with regards to illegal construction in property bearing Survey No. 59/4, 59/13 and 59/22 of village Siridao, Tiswadi-Goa. On receipt of complaints, the officials attached to the office conducted the site inspection and accordingly placed the report.

The Complainant approached the Hon'ble NGT and the Hon'ble NGT vide its Order dated 06/05/2024 in Original Application No. 200/2023 (WZ) interalia observed and directed as follows: *9. We also deem it appropriate to constitute a Joint Committee comprising one member each of respondent No.2-GCZMA and Collector, North Goa, Panjim-Goa, of which the GCZMA shall be nodal agency, with a direction that the Committee, after informing the applicant, shall visit the site in question and submit its report with respect to illegal structures/construction at the site in question within four weeks.*

That the Joint Committee inspected the site on 17/05/2024 and submitted the Report.

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

| Sr. No. | Name of the Party/alleged violator | Survey No./ Village  | Type of Construction   |
|---------|------------------------------------|--|--|
| 1.      | Nirdesh Gopal Gauns                | Survey No. 59/13, 59/22, 59/4 and 59/1<br>of Village Siridao, Tiswadi Taluka | <ul style="list-style-type: none"> <li>- The laterite stone masonry compound wall with metal gate leading access to the premises on the western boundary of Survey No. 59/4(part) and partly in 59/1 and the laterite stone masonry compound wall on the northern and southern side of 59/4, 59/13, 59/22 and partly in 59/1(part) and on the eastern side of Survey No. 59/22 of Siridao village of Tiswadi Taluka.</li> <li>- The diesel generator fixed on permanent plinth with metal sheet roofing fixed on metal framework located on the western boundary of Survey No. 59/4(part) and partly in 59/1 within the compound wall.</li> <li>- The permanent structure on permanent plinth with laterite stone masonry walls with asbestos roofing sheets and partly metal corrugated roofing sheet fixed on metal frame work partly falling in Survey No. 59/1 and partly in Survey No. 59/4 of Siridao village of Tiswadi Taluka is presently used for religious activities by the respondents.</li> <li>- The pathway with granite flooring with asbestos roofing sheets fixed on metal pipe framework on the eastern side of the permanent structure mentioned at Sr. No. 5 in Survey No. 59/4(part) of Siridao village of Tiswadi Taluka.</li> <li>- The permanent R.C.C structure with two R.C.C staircase's leading to the first floor. There are R.C.C columns erected on the first floor with parapet walls constructed with AAC blocks on three sides of the terrace and two metal sheds with metal roofing sheets on the first floor with parapet walls constructed with AAC blocks on the first floor in Survey No. 59/1(part), 59/13(Part) and 59/22 (Part) of Siridao Village of Tiswadi Taluka.</li> </ul> |

The Authority issued SCN to the Respondent directing them to file their reply and remain present for a personal hearing.

The matter was taken up in the 455<sup>th</sup> GCZMA Meeting the Proceeding: Adv present files vakalatnama. Adv Jayant present and stated that he does not have the documents and the S.I.R. The Authority's Decision: The Authority directed the parties to take the documents from the office and posted the matter on 01/07/2025 at 3.30p.m.

**Proceeding:** Complainant present in person. Adv Jayant present for the Respondent. Adv for the Respondent stated that the Complaint refers to construction in Khazan land. Adv raises the question of maintainability. He disputes the Site Inspection Report. Adv states that there is a sluice gate, there is a bund, hence requested to check the maintainability of the Complaint.

**Decision:** The Authority posted the matter for reply of the Respondent. Posted the matter on 26/08/2025 at 3.30p.m.

#### Case No. 1.4

**To decide on complaint from Shri. Vinod V.Juvekar against Shri. Gajanan Juvekar and Mr. Vishnu Juvekar , in survey No.95/1 of village Cavelossim Salcete Taluka.**

Background: GCZMA in receipt of a complaint letter dated 11/12/2018 from Shri. Vinod V.Juvekar, Flat No.1, Shree Gurukrupa Co-op, Hsg Soc. Ltd. Super Market, Ponda Goa., against Shri. Gajanan Juvekar and Mr. Vishnu Juvekar , in survey No.95/1 of village Cavelossim Salcete Taluka regarding illegal construction of one laterite masonry with manglore tiles roof one RCC framed structure with G.I. sheet fabrication one RCC load bearing structure with flat slab one Load bearing structure one Partly RCC structure and partly A.C. Sheet roof Temporary Structure

On receipt of complaint Authority forwarded same to Chairman of District Level committee to inspect the site and to submit the report, DLC now submitted report before Authority after conducting site inspection.

The said matter was placed on 331<sup>st</sup> GCZMA meeting held on 16/02/2023. Advocate Shri. Vishal Amonkar appeared on behalf of Respondent, Complainant absent and Respondent advocate submitted that Respondent has not received DLC report hence prayed some to file reply.

Authority directed Respondent advocate to collect DLC report from the office during working time and decided to adjourn the matter for filing reply of Respondent on 16/03/2023 at 3.00 pm.

The said matter was placed on 335<sup>th</sup> GCZMA meeting held on 16/03/2023. Complainant was absent. Advocate Vishal Amonkar appeared along with the Respondents. Respondent filed reply and stated that there is no illegal construction at site. Respondent submitted house tax receipts. He submitted that the Respondent belongs to fishermen community and it is prior to 1991, as the said structure is showing on survey plan of 1971. Further, the Respondent sought some time to submit additional document in support of his case.

The Authority directed Respondent to submit reply along with all the documents and file it before Authority and a copy to the Complainant. Further the matter is posted on 20/04/2023 at 3.00pm.

The said matter was placed in its 343<sup>rd</sup> meeting dated 11.05.2023. None present for the Complainant Advocate Vishal Amonkar appeared along with the Respondents. The Advocate for the Respondent submitted that they belong to a fisherman community and detailed reply has been filed by the Respondent with all the documents in support of his case. Further the Respondent submitted that the structures in question are prior to 1991. The Authority heard the Respondent and directed the Respondent to submit documents to prove that subject matter structures are authorized structures constructed prior to 1991 and posted the matter on 22/06/2023 at 3.00 pm.

The said matter was placed in its 347<sup>th</sup> meeting 22/06/2023. None present for the Complainant Advocate Vishal Amonkar appeared along with the Respondents. The Adv for the Respondent submitted a documents in support of his case. The Respondent

submitted a Letter from the Village Panchayat stating that all the four houses are in Sy No 94/1. ○

The Authority after hearing the Respondent and after perusing the documents on record questioned the Respondent on the knowledge of the Village Panchayat to issue such a letter as to which house number is in which survey number. The Authority also stated as to how can the Village Panchayat ascertain that the Houses are in a particular survey number wherein Survey Numbers identification is beyond the domain of the Panchayat. The Respondent is directed to produce conclusive/more evidence in order to support his case and posted the matter on 27/07/2023 at 3.00pm. However due to ongoing monsoon assembly session the matter could not take place on 27/07/2023. The same is posted on 31/07/2023.

During 351<sup>st</sup> meeting held on 31/07/2023. Advocate Shane Coutinho present for the Complainant. Respondent was absent.

The Authority after hearing decided to post the matter on 31/08/2023 at 3.00 pm on a principal of natural justice.

The said matter was deliberated in 351<sup>th</sup> Meeting held on 31/07/2023 the proceeding and Decision to be read as under: Advocate Shane Coutinho present for the Complainant. Respondent was absent. The Authority after hearing complainant decided to issue fresh hearing notices to both the parties and decided to post the matter on 19/10/2023 at 3.00 pm. However matter could not taken place on 19/10/2023 hence matters were posted on 26/10/2023 at 3.00pm.

The said matter was deliberated in 365<sup>th</sup> Meeting of GCZMA held on 26/10/2023 the minutes to be read as under: None present for the Complainant as well as the Respondent. The Authority posted the matter on 9/11/2023 at 3.00pm. However the said matter could not take place on 9/11/2023 and said matter was posted on 16/11/2023 at 3.00pm.

The said matter was deliberated in 368<sup>th</sup> meeting held on 16/11/2023 the minutes to be read as under: Adv. P. Mascarenhas present for the complainant. Respondent absent. Adv. P. Mascarenhas submitted that Respondent is not appearing in the matter for last hearings and hence requested that appropriate orders may be passed in the matter. The Authority after detailed discussion and deliberation has decided to issue fresh hearing notice to the Respondent granting last and final opportunity in interest of principal of natural justice and further directed the complainant to collect the copies of reply and posted the matter on 30/11/2023 at 3.00pm.

The said matter was deliberated in 375<sup>th</sup> matter held on 30/11/2023 the minutes to be read as under: Advocate for the Complainant present. Advocate for the Respondent present. As order is not ready matter is posted on 14/12/2023 at 3.00pm.

The said matter was deliberated in 377<sup>th</sup> meeting of GCZMA held on 14/12/2023 and was posted on 18/1/24 The meeting scheduled on 18/1/24 could not take place. The matter was posted on 18/7/24 however, the meeting did not take place hence was rescheduled to 27/8/2024 at 3.30pm.

The meeting scheduled on 27/8/24 was cancelled and rescheduled to 24/9/24

The Matter was taken up in the 414<sup>th</sup> Meeting of the GCZMA held on 24/09/2024 the Proceeding Proc Adv for the Complainant present, Adv V. S. Borker for the Respondent present. The Authority's Decision: The Authority heard the parties and posted the matter for orders on 29/10/2024 at 3.30p.m.

The Meeting scheduled on 29/10/2024 at 3.30p.m was cancelled and the matters were rescheduled to 26/11/2024 at 3.30p.m

The matter was taken up in the 422<sup>nd</sup> GCZMA Meeting held on 26/11/2024 the Decision: The Authority is hearing the matters under directions which is time bound, hence due to paucity of time this matter is adjourned to 21/01/2025 at 3.30p.m.

The Meeting scheduled on 21/01/2025 was also cancelled and rescheduled to 04/03/2025 at 3.30p.m.

The matter was taken up in the 431<sup>st</sup> GCZMA Meeting the Proceeding: Adv for the Complainant present. Adv for the Respondent present Written submission filed by Complainant and copy given to Respondent. The Authority's Decision: Matter posted for final arguments on 22/04/2025 at 3.30p.m

The matter was taken up in the 445<sup>th</sup> GCZMA Meeting the Proceeding: Complainant present. Respondent present the Respondent directed to produce the details in a tabular form the violation corresponding with the documents before the next date of hearing. The Authority's Decision: The Authority posted the matter for orders on 12/06/2025 at 3.30p.m.

The matter was taken up in the 456<sup>th</sup> GCZMA Meeting the Proceeding: Vinod Juvekar present Adv for the Respondent present. The Authority's Decision: The Authority heard the parties and posted the matter for pronouncement of Orders on 01/07/2025 at 3.30p.m.

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

**Decision: -**

*The instant matter is pertaining to complaint dated 31/07/2018 filed by Mr. Vinod V Juvekar alleging illegal construction structures by Mr. Gajanan Juvekar and Mr. Vishnu Juvekar.*

*The said complaint was forwarded to District level committee (DLC) (South Goa) to inspect and submit an report. Upon receipt of the report from the District level committee (DLC) (South Goa) a show cause notice bearing no. GCZMA/S/ILLE-COMPL/18-19/34/2229 dated 09/01/2023 was issued to the respondent violators.*

*The District level committee (DLC) (South Goa) in its report indicated construction of six structures having different shapes and dimensions.*

*The particulars of the structures can be seen as under:-*

1. Laterite masonry with manglore tiles and wooden rafters admeasuring 125.65 sqmts having a height of 4.70.
2. RCC framed structure and part structure with GI sheet fabrication admeasuring 200.41 sqmts having height of 3.60.
3. RCC load bearing structure with flat slab admeasuring 83.64 sqmts having height of 3.85.
4. Load bearing structure admeasuring 8.64 sqmts having height of 2.10
5. Partly Rcc structure and Partly Ac sheet roof admeasuring 152.54 having height of 3.20.
6. Temporary structure admeasuring 12.60 sqmts having height of 2.20.

*The District level committee (DLC) (South Goa) reported there is no road constructed but only katcha access is in use at site.*

The Respondent Mr. Vishnu Juvekar filed his reply dated 11/05/2023 to the said show cause notice. The case of the said Respondent violator can be briefly seen as under:-

- a) The First structure as shown in the DLC report belongs to him
- b) The Second and Third structure shown in the DLC report belongs to Gajanan Juvekar
- c) Fourth structure shown in the DLC report belongs to son of Gajanan Juvekar.
- d) Fifth structure shown in the DLC report houses the Idol of Deity of Sea Gods.
- e) Sixth structure shown in the DLC report is room used for storing fishing implements.
- f) The structure existed prior 19/02/1991 and action interms of Suo Moto Writ Petition No.02/2006 their structure was discharged.
- g) All the four houses existed prior to 1991 and even electrified in the 1980's
- h) The Respondent is Traditional fisherman is issued marine Fishers Identity card by Government of India Ministry of Agriculture.
- i) The action against same structure is barred by principles of ' Res-judicata'.

The Respondent Mr. Vishnu Govind Juvekar relied upon following documents in support of his case:-

1. House Tax Receipt of Gajanan Juvekar, Receipt No.51, House No.464 dated 02/05/2008.
2. House Tax Receipt of Vishnu Govind Juvekar, Receipt No.71, House No.465 dated 26/05/2018.
3. House Tax Receipt of Rohan Gajanan Juvekar, Receipt No.09, House No.466 dated 31/03/2015.
4. House Tax Receipt of Gajanan Juvekar, Receipt No.28, House No.467 dated 31/10/2017.
5. Records from Village Panchayat Cavelossim which states that all four houses existed before 1980 dated 09/09/2004.
6. Reply before the Director of Panchayats, Panaji, Ref. No. VP/CAV/2008-09/1172.
7. Writ Petition No.2 of 2006; Gajanan Juvekar submits that the evidence including oral evidence indicates that the structure which is the subject of the demolition Notice, was built before 19/02/1991, prior to the Order of the Hon'ble High Court dated 26/09/2007 in Suo Motu Writ Petition No.2 of 2006;
8. Notice from V. P. Cavelossim on subject personal hearing in pursuance to Orders passed by the Hon'ble High Court in Suo Motu Writ Petition No.2 of 2006.
9. V.R.C. (Vessel Registration Certificate) of fishing reserve of Gajanan Juvekar which states that he is Fisherman.
10. Marine Fishers Identity Card of Gajanan Juvekar issued by Government of India, Ministry of Agriculture.
11. V.R.C. (Vessel Registration Certificate) of Laxmi Vishnum Juvekar

- bearing No.MFR-484-DF(Goa)/1985.
12. *Marine Fishers Identity Card of Vishnu Govind Juvekar issued by Government of India, Ministry of Agriculture.*
  13. *Marine Fishers Identity Card of Rohan Gajanan Juvekar issued by Government of India, Ministry of Agriculture.*
  14. *V.R.C. (Vessel Registration Certificate) of Mr. Devidas Vishnu Juvekar bearing No. IND-GA-01-MM2138 dated 29/12/2014.*
  15. *Marine Fishers Identity Card of Devidas Vishnu Juvekar issued by Government of India, Ministry of Agriculture.*
  16. *V.R.C. (Vessel Registration Certificate) of Mr. Nilam Gajanan Juvekar bearing No. MFR-185-SAL of 2006.*
  17. *Marine Fishers Identity Card of Nilam Gajanan Juvekar issued by Government of India, Ministry of Agriculture.*
  18. *Electricity bill of Mr. Gajanan Juvekar's house having Installation No.281 dated 26/01/1983.*
  19. *Electricity bill of Mr. Vish Govind Juvekar, having Installation in the house dated 12/10/2000.*
  20. *Electricity bill of Mr. Gajanan Juvekar's house having Installation No. 12398 dated 08/11/1990.*
  21. *Survey plan and Form I & XIV pf Survey No.95/1, 95/1-B and 95/1-C.*
  22. *Certificate dated 15/06/2023 bearing ref no. Vp/CAV/2023-2024/281 issued by the Village Panchayat of Cavelossim.*
  23. *The Respondent Mr.Vishnu Govind Juvekar filed an affidavit dated 20/04/2023 interalia stating that he had already filed a reply to aforementioned show cause notice on 14/03/2023. It is the case of the Mr.Vishnu Govind Juvekar that House no.464 and House no.465 situated in the property bearing Survey No.95/1 were constructed before 1970 and they are shown on the survey plan. It is the case of Mr.Vishnu Govind Juvekar House no.465 is assessed in his name, House Nos.464 and 467 are assessed in the name of his brother Mr.Gajanan G. Juvekar and House no. 466 is assessed in the name of Mr.Rohan Gajanan Juvekar son of Mr.Gajanan G Juvekar.*

*Mr.Gajanan Juvekar also filed reply dated 11/05/2023 taking a similar stand and relying upon same documents.The Respondent violator Mr.Gajanan G Juvekar also filed a similar affidavit dated 20/04/2023.*

*The complainant also filed an rejoinder dated 14/12/2023 interalia stating that there was only one structure in Survey No.95/1 Cavelossim as per RSI records. The structures mapped in DLC differ in layout when compared with Survey plan of the said property. The complainant denied the existence of the above structures being wholly illegal.*

*The Respondent violators have filed an chart dated 03/06/2025 depicting the structures as identified in the DLC report/plan in serial numbers, Photographs of the structures alongwith additional documents ie Water bill dated 15/05/2023 in respect of House no.464, water bill dated 18/03/2025 in respect of House no 465,*

*Electricity bill dated 30/05/2023 in respect of House No.467 and Records dated 15/06/2023 from the village Panchayat of Cavelossim.*

*The Authority perused the reply filed by the Respondent alongwith documents and also rejoinder filed by the complainant and considered the arguments advanced therein. The Authority opined that the present matter is internal family dispute which has now turned into environmental cause. The Authority noted the records submitted by the respondent speaks volumes that the said four houses having House no.464, House no.465, House no.466 and House no.467 belong to Traditional Fisherman Coastal community. The Authority also noted the said houses are admittedly used for residential purposes. The inhabitant of the house are involved in fishing and related activities.*

*The records reveal that the structures are either used for residential purposes and/or for storing fishing nets and equipment's. The Authority noted the Respondent violator has produced panchayat records pertaining to the house tax receipts which indicate that the structure were assessed 1980 onwards.*

*The DLC report has also identified temporary structure which are used for storing fishing equipment's. The Authority considering the same are temporary in nature and fact the Respondents belong to Traditional Fisherman Community and also essential for carrying out their fishing activities decided to discharge the showcause notice.*

*The Authority noted there is Temple which is temporary structure housing the Idol of Deity of Sea Gods. Considering the same is temporary in nature the Authority decided to discharge the same.*

*The Authority noted that the CRZ Notification 2011 provides as follows:- "3. CRZ of Goa.- In view of the peculiar circumstances of the State Goa including past history and other developments, the specific activities shall be regulated and various measures shall be undertaken as follows:- (i) the Government of Goa shall notify the fishing villages wherein all foreshore facilities required for fishing and fishery allied activities such as traditional fish processing yards, boat building or repair yards, net mending yards, ice plants, ice storage, auction hall, jetties may be permitted by [Gram Panchayat]\* in the CRZ area; (ii) reconstruction, repair works of the structures of local communities including fishermen community shall be permissible in CRZ;*

*The Authority noted that protection for structures of the local community and livelihood security is to local community in sustainable manner is one of important objective of envisaged in the CRZ Notification 2011.*

*The Authority after considering the arguments advance by the parties noted that the Respondents are claiming benefit under the fisherman activities and since the predominant argument of the Respondent revolves around fisherman, and fishing activity related protection. The Authority deems it fit to keep the matter inlimine till the fishing zones and wards are notified by Government.*



Case No. 1.5

**To decide on the complaint filed by Mr Rajesh V. Dabholkar and Mr Advino Fernandes Members of Reis Magos Panchayat Supervisory Committee against M/s Silver Spoon Restaurant and bar through Mr Benedict D'Souza.**

Background: A complaint letter dated 28/05/2019 from Mr Rajesh V. Dabholkar and Mr Advino Fernandes Members of Reis Magos Panchayat Supervisory Committee was inwards in the Office of the GCZMA on 28/05/2019; pertaining to the illegal structures built by M/s Silver Spoon Restaurant and bar through Mr Benedict D'Souza, in CRZ area bearing Sy. No. 78/1 of Village Reis Magos.

The Violations noted are:

| Sr. no | Name of the Party/alleged violator                              | Survey No. / Village               | Type of Construction   | Distance from HTL |
|--------|---|------------------------------------|--|-------------------|
| 1.     | M/s Silver Spoon Bar and Restaurant through Mr Benedict D'Souza | Sy. No. 78/1 of village Reis Magos | Illegal construction of a structure and using the same for commercial use. | Within CRZ Limits |

A Show Cause Notice was issued to the Respondent M/s Silver Spoon Restaurant and bar through Mr Benedict D'Souza thereby directing the party to appear before the Authority and file reply along with supporting documents.

Adv. HD Naik appeared for Complainant. Adv V Pilankar appeared physically for Respondent and filed his Vakalatnama. Respondent sought 30 days time to file reply.

The Authority after hearing the parties decided to keep the matter on 24/02/2022 at 3.00 pm with a direction to the Respondent to file advance copy to Complainant.

During 293<sup>rd</sup> GCZMA meeting held on 24/02/2022 Adv. HD Naik appeared for Complainant, Adv for the Respondent absent. Last and final opportunity is given to the Respondent to file reply, if reply is not filed then the Authority shall proceed with the matter on merits. The Authority posted the matter on 10.3.2022 at 3.00pm.

298<sup>th</sup>GCZMA meeting held on 07/04/2022 Adv. HD Naik appeared for Complainant, Adv for the Respondent absent.

The Authority decided to issue fresh hearing notice to the Respondent by giving last and final opportunity to appear before Authority and posted the matter on 28/04/2022 at 3.0pm.

During 301<sup>st</sup> GCZMA meeting held on 28/04/2022 Adv. H D Naik present for the Complainant, Ld. Adv for the Respondent present and filed an application praying for time. The Authority after hearing the Respondent granted time as last and final opportunity and posted the matter on 19 /05/2022 at 3.00pm

During 305<sup>th</sup> GCZMA meeting held on 20/05/2022 Both Advocates for Respondent and complainant appeared, both asked for time.

Authority decided to grant time to Respondent and complainant to argue in matter and posted matter on 02/06/2022.

Advocate H.D Naik present for the Complainant. Respondent absent. The Advocate for the Complainant submitted that ample of opportunities have been granted to the Respondent to file reply but Respondent has failed to do so.

The Authority granted last and final opportunity to the Respondent with the condition if incase the Respondent failed to appear on the next date of hearing before the

Authority the matter will be heard Ex-parte against the Respondent and posted the matter on 16/06/2022 at 3.00pm.

During 310<sup>th</sup> GCZMA meeting held on 06/06/2022 Adv.H.D.Naik present for the Complainant, Respondent absent. Complainant files application to hold fresh site inspection.

As it is seen from the records that Respondent is not appearing for past number of hearings the Authority decided to proceed Ex-parte against the Respondent and decided to hold fresh site inspection through Expert Member Shri Sujeet Dongre on 27/6/2022 from 11.00am onwards by issuing notices to the parties and posted the matter on 7/7/2022 for receipt of report at 3.30pm. The Reply is filed by the Respondent on 19/03/2023. Now it is decided to issue fresh hearing notices to the parties. The said matter was deliberate during 340<sup>th</sup> GCZMA meeting held on 13/04/2023.

Advocate H.D.Naik present for the Complainant and submitted that the said structure falls in CRZ-III area. Advocate Gaurish Agni appeared for the Respondent. Advocate for the Respondent filed Vakalatnama and also filed reply.

Authority after hearing both the parties directed complainant to file Rejoinder if any. Further matter is posted on 04/05/2023 at 3.30 pm.

During 342<sup>nd</sup> GCZMA meeting held on 05/05/2023 Adv for the Complainant present. Adv for the Respondent present Adv for the Complainant sought for time to file Rejoinder The Authority granted time to file rejoinder and posted the matter on 08/06/2023.

Matter placed in 349<sup>th</sup> meeting held on 13/7/2023 Adv HD Naik presents for the Complainant and filed documents. Adv for the Respondent present and sought time on medical ground.

The Authority after hearing both the parties decided to post the matter on 03/08/2023 at 3.00 pm for final arguments. Further matters are adjourned to 31/08/2023 at 3.00 pm.

The said matter was deliberated in 360<sup>th</sup> Meeting held on 08/09/2023 the minutes to be read as under: Advocate H.D.Naik present for the Complainant and submitted application enclosing documents. Advocate Gaurish Agni appeared for the Respondent and submitted that reply is on record. The Authority after hearing both the parties decided to keep the matter to pass an appropriate Order.

The said matter was deliberated in 364<sup>th</sup> Meeting held on 23/10/2023 the minutes to be read as under: Adv for the Complainant present. Adv for the Respondent present. As the Order is not ready matter adjourned and posted for Orders on 16/11/2023.

The said matter was taken up in 368<sup>th</sup> meeting of GCZMA held on 16/11/2023 the minutes to be read as under: Adv. S. Bandomkar present for the Complainant. Respondent absent. The Authority posted the matter on 07/12/2023 at 3.00pm. However matter could not take place on 7/12/2023 and it was fixed on 28/12/2023 again meeting could not take place on 28/12/2023 and the said matter was posted on 04/01/2024 at 3.00pm.

The said matter was deliberated in 379<sup>th</sup> meeting held on 04/01/2024 the minutes to be read as under: Advocate for the Complainant present. Advocate for the Respondents present and submitted that they have filed reply in the matter. Advocate for the Complainant sought time to file rejoinder to the reply. The Authority granted time and posted the matter on 11/01/2024.

The said matter was deliberated in 381<sup>st</sup> GCZMA Meeting Proceeding: Complainant present Respondent absent Decision: Since the Respondent was absent the order was not pronounced. Matter adjourned to 29/02/2024 3.30p.m

The matter was placed in the 388<sup>th</sup> Meeting the Proceeding: Adv HD Naik presents for the Complainant. Respondent present. The Authority's decision: The Authority heard the parties, perused the complaint, reply and documents on record and at the time of drawing



the order needed clarification on certain documents, hence posted the matter for clarification on 25/04/2024 at 3.30p.m

The Meeting scheduled for the 25/04/2024 was cancelled and rescheduled to 2/5/24, this was again rescheduled to 30/5/24 then to 18/06/24 then to 18/7/24 then to 18/7/24 and now on 27/08/2024.

The meeting scheduled on 27/8/24 was cancelled and rescheduled to 24/9/24

The Matter was taken up in the 414<sup>th</sup> Meeting of the GCZMA held on 24/09/2024 the Proceeding: Complainant present along with Adv H.D.Naik. Respondent present. Respondent stated that her application for regularization is pending before the Authority. The Authority's decision: The Authority decided to conduct Site Inspection and posted the matter for further hearing on the 29/10/2024 at 3.30p.m

The Meeting scheduled on 29/10/2024 at 3.30p.m was cancelled and the matters were rescheduled to 26/11/2024 at 3.30p.m

The matter was taken up in the 422<sup>nd</sup> GCZMA meeting the Decision: The Authority is hearing the matters under directions which is time bound, hence due to paucity of time this matter is adjourned to 21/01/2025 at 3.30p.m.

That the Meeting scheduled on 21/01/2025 was cancelled and rescheduled to 28/01/2025 at 3.30p.m.

The matter was taken up in the 427<sup>th</sup> GCZMA Meeting held on 28/01/2025 the Proceeding: Adv H.D.Naik present along with Rajesh Dabolkar, Respondent's present in person. Adv Naik stated that he needs to file reply on the Satellite report. The Authority's Decision: The Authority granted time and posted the matter for reply on 11/03/2025 at 3.30p.m

The matter was taken up in the 432<sup>nd</sup> Meeting the P Proceeding: Adv H.D.Naik present along with Rajesh Dabolkar. Respondent absent. Complainant sought for time to file reply on the Satellite report. The Authority's Decision: The Authority posted the matter on 06/05/2025 at 3.30p.m

That the meeting scheduled on 06/05/2025 was cancelled and rescheduled to 19/06/2025 at 3.30p.m

The matter was taken up in the 459<sup>th</sup> GCZMA Meeting the Proceeding: Adv for the Complainant present. Respondent present in person. The Authority's Decision: The Authority posted the matter for pronouncement of orders on 01/07/2025 at 3.30p.m.

**Decision: The Authority heard the parties, perused the complaint, reply and documents on record and arrived at a decision as under:**

*That the Complainant has stated that the Respondent M/s Silver Spoon Bar and Restaurant had constructed a structure and is using the same for commercial purpose.*

*The Respondent Ms Silver Spoon seeks to rely on the Conversion Sanad dated 17/03/1989; which was applied for by the Original Owner of the property for the Sy No 78 of Village Reis Magos. The Respondent stated that the house is seen on the survey plan which was promulgated on the survey plan and the property along with the house bearing H.No. S-115, was purchased by the Respondent's husband. The property was subsequently partitioned by order dated 26/10/2009. The Respondent has produced NOC from the Village Panchayat dated 14/07/2008 for the purpose of commencing a Bar and Restaurant. The Respondent has produced Excise licence dated 17/11/2008; Trade Licence dated 03/08/2018;*

*The Authority perused the documents of the Respondent and observed that the Respondent along with her husband purchased only a part and parcel of the property described under survey no 78/1. There is no mention of any house standing in the portion of the property purchased by the Respondent. Neither has the Respondent produced the plan attached to the Deed of Sale even though it forms part of the Sale Deed. The Authority noted that the Conversion Sanad produced by the Respondent issued by the Deputy Collector dated 17/03/1989 clearly specifies that there are two houses in the property one belonging to S.S.Dessai and P.P.Dessai and the other to Shri D.S. Korgaonkar. The Respondent is trying to misguide the Authority by taking advantage of the structures shown on the Survey plan to claim as hers and legalize the illegal structures.*

*The Authority noted that the property of the Respondent bears sy no 78/1-D and the Sy No on the SCN stands corrected to the sub divided number to which the Respondent accepts the changes. The Respondent sought to rely on the Demand and Collection register maintained by the Village Panchayat showing that the house S-115 stood registered in the name of Rukmini S Dessai in the year 1976-77 and subsequently in the year 2006-07 the name of Rukmini S Dessai was deleted and the name of Benedict D'Souza was added. And in the year 2021-22 the name of Benedict D'Souza was deleted on account of his death and his wife's name Lilia Maria Fernandes was added. The Respondent has produced a house tax receipt for the house no S-115 issued in 2007 which is tempered. Subsequently he has produced house taxes of the years 2013, 2014, 2015, 2018-19, 2022.*

*The Authority observed that the persons whose name figures on the demand register Rukmini S Dessai is not the person who has sold the property to the Respondent, moreover the Respondent has failed to prove to the connection between Rukmini S Dessai and the property. The Respondent has also failed to prove that the house bearing No S-115 is situated in the survey no 78/1-D.*

*The Respondent has produced NOC from the Village Panchayat of the year 14/07/2008, excise licence also of the year 17/11/2008. The Authority noted that with regards to the Establishment licence Trade the Panchayat had taken the resolution in 2008 but the licence was issued in 03/08/2018. It took 10 years for the Panchayat to give the licence.*

*The Authority observed that this Respondent had filed an application for repairs and renovation of the structure and this proposal was placed before the GCZMA in its 37<sup>th</sup> Meeting it was observed that the said proposal was also discussed in the 33<sup>rd</sup> meeting wherein it was held that the proposal for repairs and renovation cannot be carried out as there was no structure standing in the property and that only some ruins were seen. In the 37<sup>th</sup> GCZMA Meeting held on 14/11/2007 the proposal was rejected as the project was for reconstruction of the old existing house now completely in ruins. As such the proposal was rejected.*

*The Authority concluded that even though the conversion sanad was of the year 1989 it is noted that the structure was standing in the property bearing Sy No 78/1 but the portion of the purchased area of the Respondent which is now subdivided*

*and is 78/1-D. That the house was in ruins in the year 2007. The Respondent has not placed on record any document to prove that after 2007 inspite of the proposal been rejected by the GCZMA the Respondent continued with the works of reconstructing the house and erected a structure without any approvals from the GCZMA. This amounts to violation carried out by the Respondent and the structure named Ms Silver Spoon situated in the property bearing Sy No 78/1 now subdivided and is 78/1-D in Reis Magos is illegal and hence has to be demolished.*

**Case No. 1.6**

**To decide on the complaint dated 02/03/2023 from Mr.Shalton Fernandes against Mrs.Inacia Heroína Barretto**

**Background:**the office of GCZMA was in receipt of complaint dated 02/03/2023 from Mr.Shalton Fernandes with regards to alleged illegal construction of two structures and undertaking illegal business in property bearing Survey No.102/7and 190/7 village Cavelossim, Salcete Taluka carried out by Mrs.InaciaHeroína Barretto wife late Jose InacioBarretto and Mr.Roy alias Roque Barretto within NDZ of river Sal..

That the site inspection was carried out by officials of GCZMA of the subject matter property on 19/07/2023. The site inspection revealed property bearing Survey No.102/7, Cavelossim village falls partly in CRZ III of river NDZ. The said report revealed various structures at site and recommended mapping of structure through total station. Accordingly, the Authority issued a letter dated 18/04/2024 bearing No. GCZMA/N/ILLE-COMpl/22-23/54/170 to the office DSLR, Panaji requesting mapping of structures in property bearing Survey No.102/7, Cavelossim village.

That the original complainant filed two Writ Petitions bearing no 290/2024 and 292/2024 before the Hon'ble High Court of Bombay at Goa being aggrieved by illegalities and inaction on part of authorities with regards to structures in in property bearing Survey No.102/7, Cavelossim village.

That the Hon'ble High Court of Bombay at Goa vide order dated 10/04/2024 disposed off the aforementioned petitions. TheHon'ble High Court of Bombay at Goa in order dated 10/04/2024 interalia recorded as follows:- "6. *By recording the above statement and directing the GCZMA to act accordingly, we dispose of these petitions. All contentiuons of the petitioner ann the fourth and the fifth respondents are however kept open to be considered by the GCZMA in the first instance. The GCZMA must communicate its final decision in both these petitions to the petitioner and the fourth and the fifth respondents within three months from today.*"

That the property bearing Survey No.102/7, Cavelossim village was mapped by the officials of GCZMA alongwith officials of the DSLR on 31/05/2024. A site plan was accordingly prepared and submitted to the authority.

Thatupon close perusal of the complaint 02/03/2023, site inspection report submitted by officials of GCZMA and site plan prepped in the matterthe following alleged illegal construction resulting violation of CRZ Notification 2011 is noticed:-

| Sr.no. | Name of the Party alleged violator | Survey No/GPS reading / Village       | Type of Construction   | Distance from HTL      |
|--------|------------------------------------|---------------------------------------|--|------------------------|
| 1.     | Mrs.Inacia Heoina Barretto         | Sy no.102/7                           | Illegal construction of 8 (eight) permanent structures, plinth, tile flooring and stage, 6 (six) temporary structures, nala, retaining wall, temporary pathway, over head tank and sintex tank | Within NDZ of CRZ area |
| 2.     | Mr.Roy alias Roque Barreto         | of Village Cavelossim, Salcete Taluka |  |                        |

The Violators were issued a Show Cause Notice cum Stop Work Order and directed to remain present for hearing on the 26/09/2024 at 3.30p.m

The Meeting scheduled on 26/09/2024 was cancelled and rescheduled to 05/11/2024 at 3.30p.m.

The matter was placed in the 418<sup>th</sup> GCZMA Meeting held on 05/11/2024 the Proceeding: Complainant present. Respondent present. Adv E Miranda appear for the third party and sought time to file intervention application. The Authority's Decision: The Authority granted time and posted the matter on 05/12/2024 at 3.30p.m

The matter was taken up in the 423<sup>rd</sup> Meeting the Proceeding: Adv J. Mascarenhas present for the intervener. He stated that he is the owner of the property. Respondent Mr Roque Barreto son of Inacia present and sought time to file reply . The Authority's Decision: The Authority heard the parties and osted the matter on 07/01/2025 at 3.30p.m

The matter was placed in the 426<sup>th</sup> GCZMA Meeting held on 07/01/2025 the Proceeding: Complainant absent. Adv Sardessai appeared on behalf of the Respondent and undertakes to file Vakalatnama. Adv for third party present and move a Intervention application along with documents stating that Aurita Dias is the owner of the land and that the property belongs to him. The Authority's Decision: The Authority decided to allow the appliication of intervention and posted the matter for reply if any on 04/02/2025 at 3.30p.m

The matter was placed in the 428<sup>th</sup> GCZMA Meeting the Proceeding: Complainant present. Adv for the Respondent sought for time. The Authority's Decision: The Authority adjourned the matter and posted for hearing on the 11/03/2025 at 3.30p.m

The matter was taken up in the 432<sup>nd</sup> Meeting the Proceeding: Adv for intervener presents and files reply. He says that he is the owner of the land and has the POA. The Authority's Decision: The Authority decided to issue fresh personal hearing notice and posted the matter on 06/05/2025 at 3.30p.m.

That the meeting scheduled on 06/05/2025 was cancelled and rescheduled to 19/06/2025 at 3.30p.m

The matter was taken up in the 459<sup>th</sup> GCZMA Meeting the Proceeding: Adv for the Complainant present Adv Sardessai for the respondent sent an email stating his inability to appear. The Authority's Decision: The Authority granted time and posted the matter for final arguments on 01/07/2025 at 3.30p.m.

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

**Decision: The Authority decided to carry out mapping of the structures and posted the matter on 21/08/2025 at 3.30p.m.**

Case No. 1. 7

**To decide on the report District Level Committee with regards to illegal structure wall in Sy No. 149/19, of Village Agonda, Canacona, Goa, by Esperita Fernandes, Paixao Fernandes and Meclida Fernandes**

Background: the office of GCZMA is in receipt of a District Level inspection report regarding a complaint filed by the Talathi of Agonda, Canacona, Goa, with regards to illegal structure wall in Sy No. 149/19, of Village Agonda, Canacona, Goa, by Esperita Fernandes, Paixao Fernandes and Meclida Fernandes all R/o. H No. 143, Parvem, Agonda, Canacona, Goa.

That the District level committee carried out the inspection and submitted the report to the GCZMA. That upon close perusal of the said report of the DLC the following alleged illegal construction resulting in violation of CRZ Notification 2011 is noticed:

| Sr. No | Name of the Party/alleged Violator | Sy No. /Village | Violations    | Distance from HTL |
|--------|------------------------------------|-----------------|---------------|-------------------|
| 1.     | Esperita Fernandes,                | 149/19, of      | RCC Structure | 443.00 m.         |
| 2.     | Paixao Fernandes                   | AgondaCanacona  | / Compound    |                   |
| 3      | Meclida Fernandes                  |                 | wall          |                   |

The Show Cause Notice was issued to the Respondent with a direction to file reply to the violations noted by 08/02/2024. The Respondent has failed to file any reply.

The said matter was deliberated in 389th Meeting held on 07/03/2024 the proceeding and Decision to be read as under Proceeding: Adv K Dessai present on behalf of the Respondent and undertakes to file Vakalatnama and Reply on the next date of hearing Decision: The Authority granted time and posted the matter on the 26/03/2024 at 3.30p.m

The Meeting Scheduled for 26/03/2024 could not take place hence rescheduled to 23/04/2024 at 3.30p.m

The said matter was deliberated in 396th Meeting held on 23/04/2024 the Proceeding: Adv Kashinath Dessai present for the Respondent and filed reply. Adv stated that he is appearing for all the three Respondents. The Authority's decision: The Authority posted the matter for further arguments on the 06/06/2024 at 3.30pm.

The Meeting Scheduled for 06/06/2024 could not take place hence rescheduled to 04/07/2024 at 3.30p.m

The said matter was deliberated in 404<sup>th</sup> Meeting held on 04/7/2024 the Proceeding: Both the parties present. The Authority's decision: The matter is posted for arguments on 01/08/2024 at 3.30p.m

The matter was taken up in the 408<sup>th</sup> GCZMA Meeting held on 1/08/2024 the Proceeding: Adv A Dessai present and sought for time. The Authority's Decision: Matter posted for further hearing on the 08/08/2024 at 3.30p.m

The meeting scheduled on 08/08/2024 was cancelled and rescheduled to 03/09/2024 at 3.30p.m The meeting scheduled on 03/09/2024 is cancelled and rescheduled to 17/09/2024 at 3.30p.m The meeting scheduled on 17/09/2024 is cancelled and rescheduled to 19/09/2024 at 3.30p.m

The matter was taken up in the 412nd GCZMA Meeting held on 19/09/2024 the Proceeding: Adv present for Respondent sought for time. The Authority's Decision: Matter posted for arguments on the 22/10/2024 at 3.30p.m.

The Meeting scheduled on 22/10/2024 was cancelled and rescheduled to 28/11/2024. However, the Meeting scheduled on 28/11/2024 was cancelled and rescheduled to 30/01/2025 at 3.30p.m

That the meeting scheduled on 30/01/2025 was cancelled and rescheduled to 11/03/2025 at 3.30p.m.

The matter was taken up in the 432<sup>nd</sup> Meeting the Proceeding: Adv for Respondent present. The Authority's Decision: The Authority posted the matter for arguments on 06/05/2025 at 3.30p.m

That the meeting scheduled on 06/05/2025 was cancelled and rescheduled to 19/06/2025 at 3.30p.m

The matter was taken up in the 459th GCZMA Meeting the Proceedings: The Respondents in their defense submitted to this Authority that the property bearing Sy No. 149/19 of village Agonda, Canacona, Goa does not belong them. The Authority's Decision: The Authority posted the matter for pronouncement of orders on 01/07/2025 at 3.30p.m

#### **Proceeding Respondent absent**

**Decision: The Authority posted the matter for pronouncement of orders on 21/08/2025 at 3.30p.m.**

#### **Case No.1.8**

**To decide on the report District Level Committee with regards to illegal structure wall in Sy No. 149/21, of Village Agonda, Canacona, Goa, by Esperita Fernandes, Paixao Fernandes and Meclida Fernandes**

Background: the office of GCZMA is in receipt of a District Level inspection report regarding a complaint filed by the Talathi of Agonda, Canacona, Goa, with regards to illegal structure wall in Sy No. 149/19, of Village Agonda, Canacona, Goa, by Esperita Fernandes, Paixao Fernandes and Meclida Fernandes all R/o. H No. 143, Parvem, Agonda, Canacona, Goa.

That the District level committee carried out the inspection and submitted the report to the GCZMA. That upon close perusal of the said report of the DLC the following alleged illegal construction resulting in violation of CRZ Notification 2011 is noticed:

| Sr. No | Name of the Party/alleged Violator | Sy No. /Village | Violations    | Distance from HTL |
|--------|------------------------------------|-----------------|---------------|-------------------|
| 1.     | Esperita Fernandes,                | 149/21, of      | RCC Structure | 443.00 m.         |
| 2.     | Paixao Fernandes                   | AgondaCanacona  | / Compound    |                   |
| 3      | Meclida Fernandes                  |                 | wall          |                   |

The Show Cause Notice was issued to the Respondent with a direction to file reply to the violations noted by 08/02/2024. The Respondent has failed to file any reply.

The said matter was deliberated in 389th Meeting held on 07/03/2024 the proceeding and Decision to be read as under Proceeding: Adv K Dessai present on behalf of the Respondent and undertakes to file Vakalatnama and Reply on the next date of hearing Decision: The Authority granted time and posted the matter on the 26/03/2024 at 3.30p.m

The Meeting Scheduled for 26/03/2024 could not take place hence rescheduled to 23/04/2024 at 3.30p.m

The said matter was deliberated in 396th Meeting held on 23/04/2024 the Proceeding: Adv Kashinath Dessai present for the Respondent and filed reply. Adv stated that he is appearing for all the three Respondents. The Authority's decision: The Authority posted the matter for further arguments on the 06/06/2024 at 3.30pm.

The Meeting Scheduled for 06/06/2024 could not take place hence rescheduled to 04/07/2024 at 3.30p.m

The said matter was deliberated in 404<sup>th</sup> Meeting held on 04/7/2024 the Proceeding: Both the parties present. The Authority's decision: The matter is posted for arguments on 01/08/2024 at 3.30p.m

The matter was taken up in the 408<sup>th</sup> GCZMA Meeting held on 1/08/2024 the Proceeding: Adv A Dessai present and sought for time. The Authority's decision: Matter posted for further hearing on the 08/08/2024 at 3.30p.m

The meeting scheduled on 08/08/2024 was cancelled and rescheduled to 03/09/2024 at 3.30p.m The meeting scheduled on 03/09/2024 is cancelled and rescheduled to 17/09/2024 at 3.30p.m The meeting scheduled on 17/09/2024 is cancelled and rescheduled to 19/09/2024 at 3.30p.m

The matter was taken up in the 412<sup>nd</sup> GCZMA Meeting held on 19/09/2024 the Proceeding: Adv present for Respondent sought for time. The Authority's Decision: Matter posted for arguments on the 22/10/2024 at 3.30p.m

The Meeting scheduled on 22/10/2024 was cancelled and rescheduled to 28/11/2024. However, the Meeting scheduled on 28/11/2024 was cancelled and rescheduled to 30/01/2025 at 3.30p.m

That the meeting scheduled on 30/01/2025 was cancelled and rescheduled to 11/03/2025 at 3.30p.m

The matter was taken up in the 432<sup>nd</sup> Meeting the Proceeding: Adv for Respondent present. The Authority's Decision: The Authority posted the matter for arguments on 06/05/2025 at 3.30p.m

That the meeting scheduled on 06/05/2025 was cancelled and rescheduled to 19/06/2025 at 3.30p.m

The matter was taken up in the 459<sup>th</sup> GCZMA Meeting the Proceedings: The Respondents in their defence submitted to this Authority that the property bearing Sy No. 149/21 of village Agonda, Canacona, Goa. The respondent no. 3 stated that the parents that is the Respondent no. 1 and 2, had gifted Respondent no. 1 part of the plot bearing Survey No. 149/21 admeasuring an area of 836 s.q. mtrs. Along with the structure which was built by Respondents No. 1 and 2 long time back but was not registered in the Panchayat for those Tax purpose. She further went on to submit

that the said structure is registered in the Panchayat bearing house No. 143/A-1 and there is electricity connection and water connection also. The Respondent stays there along with her husband and 4-year-old daughter. The Respondents submitted a Deed of Sale which was executed on the 22/08/1989, at Chauri, Canacona, Goa, attached with a Plan having the said structure reflecting in the property bearing Sy No. 149/21, of Village Agonda, Canacona, Goa. The Authority's Decision: The Authority posted the matter for pronouncement of orders on 01/07/2025 at 3.30p.m

**Proceeding Respondent absent**

**Decision: The Authority posted the matter for pronouncement of orders on 21/08/2025 at 3.30p.m.**

### Case No.1.9

**To decide on a complaint dated 24/06/202 from Mr. Rajesh Dabholkar and Mr. Advino Fernandes K-11/A stating that Mr. Bharatrao Vasant Kamte has illegally carried out some construction of a structure bearing H.No carried out in the property bearing Sy.No 96/15 of Reis Magos Bardez Goa.**

**Background:** The Office of the Goa Coastal Zone Management Authority is in receipt of compliant dated 24/06/202 from Mr. Rajesh Dabholkar and Mr. Advino Fernandes K-11/A stating that Mr. Bharatrao Vasant Kamte has illegally carried out some construction of a structure bearing H.No carried out in the property bearing Sy.No 96/15 of Reis Magos Bardez Goa.

The violations noted are:

| Sr. No. | Name of the Party/alleged violator | Survey No. / Village        | Type of Construction                 | Distance from HTL |
|---------|------------------------------------|-----------------------------|--------------------------------------|-------------------|
| 1.      | Mr Bharatrao Vasant Kamte          | 96/15 of Reis Magos Village | • Illegal construction of structure. | Within CRZ Limits |

The said matter was deliberated in 375<sup>th</sup> matter held on 30/11/2023 the minutes to be read as under: Adv. Sayli Bandodkar present in person. Respondent present in person and submitted that he has filed reply. Advocate for the Complainant requested for time to file Rejoinder to the reply. The Authority granted time to the Complainant and posted the matter on 14.12.2023 at 3.00pm.

The said matter was deliberated in 377<sup>th</sup> meeting of GCZMA held on 14/12/2023 and was posted on 18/1/24 The meeting scheduled on 18/1/24 could not take place. The matter was posted on 18/7/24 however, the meeting did not take place hence was rescheduled to 27/8/2024 at 3.30pm.

The meeting scheduled on 27/8/24 was cancelled and rescheduled to 24/9/24

The Matter was taken up in the 414<sup>th</sup> Meeting of the GCZMA held on 24/09/2024 the Proceeding: Complainant absent. Respondent present The Authority's Decision: Due to paucity of time matter stands adjourned to 29/10/2024

The Meeting scheduled on 29/10/2024 at 3.30p.m was cancelled and the matters were rescheduled to 26/11/2024 at 3.30p.m

The matter was taken up in the 422<sup>nd</sup> GCZMA Meeting held on 26/11/2024 the Decision: The Authority is hearing the matters under directions which is time bound, hence due to paucity of time this matter is adjourned to 21/01/2025 at 3.30p.m.

The Meeting scheduled on 21/01/2025 was also cancelled and rescheduled to 04/03/2025 at 3.30p.m.

The matter was taken up in the 431<sup>st</sup> GCZMA Meeting the Proceeding Adv for the Complainant present. Adv for the Respondent present and filed reply. The Authority's Decision: The Authority posted the matter for final arguments on 22/04/2025 at 3.30p.m

The matter was taken up in the 445<sup>th</sup> GCZMA Meeting the Proceeding : Adv for the Complainant present Adv for the Respondent present. Reply filed by the Respondent. The Authority's Decision: The Authority decided to conduct a fresh Site Inspection along with Expert Member and also to carry out mapping of the structures. Site Inspection scheduled on 12/05/2025 T 11 am onwards and hearing before the Authority on 12/06/2025 at 3.30p.m.

The matter was taken up in the 456<sup>th</sup> GCZMA Meeting the Proceeding: Adv for the Complainant along with the Complainant present. Adv Damania present for the Respondent filed his reply. The Authority's Decision: The Authority posted the matter for orders on 26/06/2025 at 3.30p.m.

The matter was taken up in the 461<sup>st</sup> GCZMA Meeting the Proceeding: Adv for the Complainant present. Adv for the Respondent present. The Authority's Decision The Authority posted the matter for orders on 01/07/2025 at 3.30p.m..

*Proceeding: Advocate for the complainant present. Advocate for the Respondent present. The case of the Complainant that the Respondent has illegally carried out some construction of a structure carried out in the property bearing Sy.No 96/15 of Reis Magos Bardez Goa. The Respondent in his defence stated that the Respondent has filed a reply dated 03/11/2021 to the Show Cause Notice interalia stating that the allegation made in the show cause are factually incorrect and the alleged structure is legal in nature and existed prior to 1991. The Respondent in support of his case has provided the following documents:*

1. *Occupancy Certificate dated 11/08/1991 issued by Village Panchayat of Reis Magos.*
2. *Permission dated 03/11/1988 issued by Village Panchayat Reis Magos vide Ref No: VP/RM/F10(10)88.89/660.*
3. *House tax receipts dated 12/10/1988.*
4. *Permission dated 11/10/1988 issued by Primary Health Centre Candolim, Bardez Goa.*
5. *Approval dated 30/08/1988 issued by Panjim Planning and Development Authority vide Ref No: PDA/P/334/3126/1988.*
6. *Sanad dated 14/07/1988 issued by Deputy Collector and Sub Divisional Officer Mapusa.*
7. *Certificate dated 09/06/1988 issued by Town and Country Planning Department, Panaji Goa.*
8. *Conversion of use of land from one purpose to another dated 19/05/1988 issued by Deputy Collector and Sub Divisional Officer Mapusa.*
9. *Sale deed dated 1986 along with the plan showing the alleged structure.*



*The Respondent thus prayed that he may be discharged from the said proceeding and Show Cause Notice may be dropped.*

*Decision: The Authority perused the reply and the documents filed by the Respondents and observed that it is the case of the Respondent that structure existed prior to 1991. The Authority considered the documents produced by the Respondent. The Authority further noted that none of the documents are disputed by the Complainant nor any rejoinder has been filed by the Complainant. The Authority after perusing all the documents on record is of the opinion that the said structures existed prior to 1991 and hence discharges the proceedings against the Respondent.*

Case No. 1. 10

**To decide on the complaints dated 23/08/2023 filed by Villagers of Vagator Anjuna**

**Background:** The office of the GCZMA is in receipt of a complaints dated 23/08/2023 from the Villagers of Vagator Anjuna Bardez Goa, Complaint from Ravidas Naik, Complaint dated 10/10/2023 from Mr John M D'Souza, Complaint from the Anjuna Caisua Bio Diversity Management Committee, Complaint from Rajendra a Gaonkar and Complaint from Desmond Alvares with regards to illegal construction with 50 mts from HTL in a property bearing Sy. No. 354/1 Anjuna Bardez Goa

That the Authority carried out Site Inspection report and issued a Show Cause Notice.

That the office is in receipt of representation dated 07/03/2025 from Michael Lobo stating that the Site was cleared and the debris and the structure has been removed.

That the Office verified the details and have submitted a report. The same is placed in the file. That the parties were directed to remain present for a personal hearing on 25/03/2025 at 3.30p.m. That the meeting scheduled on 25/03/2025 was cancelled and matters were rescheduled to 27/03/2025.

The Matter was placed in the 437<sup>th</sup> GCZMA Meeting the Proceeding: Complainant present, representative on behalf of Respondent present. The Authority's Decision: The Authority posted the matter for hearing on 03/04/2025 at 3.30p.m.

The Matter was taken up in the 439<sup>th</sup> GCZMA meeting the Proceeding: Adv Pankaj present on behalf of Michael Lobo, Complainant present. BMC of Anjuna Present. Complainant seeks time to file rejoinder. The Authority's Decision The Authority granted time and posted the matter on 10/04/2025 at 3.30p.m

The matter was taken up in the 444<sup>th</sup> GCZMA Meeting the Proceeding: Adv Pankaj present on behalf of Michael Lobo, Complainant present. BMC of Anjuna Present. Complainant seeks time to file rejoinder. BMC filed reply, Desmond filed reply. Adv Pankaj seeks time to file rejoinder. The Authority's Decision: The Authority posted the matter on 13/05/2025 at 3.30p.m for rejoinder of the Complainant.

The matter was taken up in the 450<sup>th</sup> GCZMA Meeting the Proceeding: Complainant absent. Respondent absent. The Authority's Decision: In view of both the parties remaining absent. Opportunity granted and posted the matter on 01/07/2025 at 3.30p.m.

*Proceeding: Complainant Mr. Desmond Alvares present, and representative from Anjuna Biodiversity Caisua Committee present. Advocate for the Respondent Present. The case of complainant is with regards to illegal construction of structure in the property bearing Survey no.354/1 village Anjuna,Vagator, Bardez Goa.*

*Decision: The Authority has heard the Complainants and Respondent herein. The parties to the proceeding have filed their respective replies and pleadings are complete.*

*The present matter is arising from a complaint dated 23/08/2023 filed by villagers of Vagator with regards to illegal construction of structure is property bearing Survey no.354/1 village Anjuna,Vagator, Bardez Goa.*

*Upon receipt of the complaint the site in question was inspected by the officials of the GCZMA along with Expert Member GCZMA. The site inspection report revealed construction of one permanent structure admeasuring 48 sqmtrs and temporary shed admeasuring 78 sqmtrs in property bearing Survey no.354/1 village Anjuna,Vagator, Bardez Goa.*

*The Authority also received various complaints on the same subject matter from Ravidas S Naik dated 30/08/2023, Complaint dated 10/10/2023 from Mr John M Dsouza, complaint dated 21/10/2024 from Anjuna Biodiversity Management Committee, complaint from Rajendra A Goankar and another complaint from Desmond Alvares.*

*The Authority based on complaints and name figuring on the Form I & XIV of the said property bearing Survey no.354/1 village Anjuna,Vagator, Bardez Goa initially issued Show cause notice dated 18/03/2024 to one Mohammed Hassan Shaikh.*

*The Authority noted that another complaint 24/10/2024 from Ajuna Caisua Biodiversity Management Committee on same subject matter. A site inspection was carried out on 29/11/2024 by officials of GCZMA. The Inspection report revealed existence two temporary structures. Accordingly show cause notice dated 17/01/2025 was issued to Mr.Nelson Britto and Edvizes Britto.*

*The Authority noted that name of Shri.Michael Lobo was reflecting in respect of the said property and also received an~~a~~ representation dated 07/03/2025 from Shri.Michael Lobo stating that site in question was cleared and debris and structure has been dismantled and removed.*

*The Respondent Shri. Micheal Lobo has filed reply dated 25/03/2025 stating that he has purchased the said property and denied any illegality in the same. In view of the compliance representation an site inspection/verification was carried out by the officials of the GCZMA on 13/03/2025. The site inspection/verification report clearly indicated that the structures mentioned in the show cause notice have been removed and debris is also cleared from the property bearing Survey no.354/1 village Anjuna,Vagator, Bardez Goa.*

The Authority noted that the complainant Mr. Desmond Alvares has filed formal objections dated 17/03/2025 to said site inspection/verification interalia stating that there was flattening of sand dunes, destruction of vegetation, shack, hut and cottages cannot be proposed on sand dunes. Furthermore there were allegations that property is conducive form turtle nesting.

The Respondent Shri, Micheal Lobo has filed his response dated 21/04/2025 interalia stating the site in question is not classified as Sanddunes as per notified CZMP 2011 and as such denied any illegal flattening of sand dunes. It is the case of the Respondent that he had purchased the said property from Britto Family and the said illegal structures were put up by land grabber Mr.Mohammed Hassan Shaikh. The Respondent further stated that the site in question is on Anjuna-Vagator beach and not in the designated Turtle nesting beach and site as per CRZ Notification 2011 and CZMP 2011. The Respondent denied that he had violated any terms of CRZ permission granted in said property

The Authority noted that in the present matter structures subject matter of the show cause notice were infact erected by Mr.Mohammed Hassan. The said structures therefore wholly illegal and violative of CRZ Norms. The said structures were demolished by Shri,Micheal Lobo who had submitted a compliance report. The complainant has also filed an rejoinder.

The Authority noted that in the inspection report carried by the official of GCZMA as well as Expert Member GCZMA had only noted construction of one permanent structure admeasuring 48 sqmtrs and temporary shed admeasuring 78 sqmtrs in property bearing Survey no.354/1 village Anjuna,Vagator, Bardez Goa. There were no other observations noted on illegal cutting of sand dunes and vegetation. The Authority further noted that site inspection/verification carried out on 13/03/2025 has clearly indicated that the structures mentioned in the show cause notice have been removed and debris is also cleared from the property bearing Survey no.354/1 village Anjuna,Vagator, Bardez Goa.

As far as question of turtle nesting is concerned, the said site/property is along Anjuna/Vagator beach which is admittedly not Turtle nesting beach/site. As per CRZ Notification 2011 only Mandrem, Morjim, Galgibag and Agonda are designated Turtle nesting beach/site. The Authority observed that there is no credible evidence on record to show that the site in question is sand dune area.

In view of the above, observations recorded in the compliance report, other findings herein the Authority decided to discharge the show cause notices issued in the matter. The matter is disposed and proceedings closed accordingly.

#### Case No. 1.11

To decide on the complaint filed by Anjuna-caisau Biodiversity Management Committee, C/o Village Panchayat of Anjuna Caisua, Anjuna, Bardez Goa against Nelson Britto and Esvizes Britto

**Background:** The Office of the Goa Coastal Zone Management Authority is in receipt of complaint dated 21/10/2024 from Anjuna -Caisau Biodiversity Management Committee, C/o Village Panchayat of Anjuna Caisua, Anjuna,

Bardez Goa with regards to destruction of sand, mangroves and marine life at Vagator Beach.

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

| Name of the Party/alleged violator                            | Survey No. / Village                                      | Type of Construction/activity  | Distance from HTL |
|---|---|--|-------------------|
| Mr. Nelson Britto<br>Mr. Edvizes Britto,<br>Anjuna Bardez Goa | Sy.No:<br>354/1 of<br>village<br>Anjuna,<br>Bardez<br>Goa | The beach vegetation has been removed destructing some parts of vegetation . There exits 2nos of temporary shed in the property. There exits 14 nos of water sports vessels were parked inside the property. | CRZ-III           |

That the Authority issued Show Cause Notice and directed the parties to file their reply and appear before the Authority on 25/02/2025 at 3.30p.m.

That the meeting scheduled on 25/02/2025 was cancelled and matter were rescheduled to 15/04/2025 at 3.30p.m.

The matter was taken up in the 442<sup>nd</sup> GCZMA meeting the Proceeding: Complainant absent Respondent Absent. The Authority's Decision: The Authority noted that there is an complaint filed against the same subject matter hence decided to post this matter on the same date i.e 17/04/2025 at 3.30p.m.

The matter was taken up in the 444<sup>th</sup> GCZMA Meeting the Proceeding: Adv Pankaj present on behalf of Michael Lobo, Complainant present. BMC of Anjuna Present. Complainant seeks time to file rejoinder. BMC filed reply, Desmond filed reply. Adv Pankaj seeks time to file rejoinder. The Authority's Decision: The Authority posted the matter on 13/05/2025 at 3.30p.m for rejoinder of the Complainant.

The matter was taken up in the 450<sup>th</sup> GCZMA Meeting the Proceeding: Complainant absent. Respondent absent. The Authority's Decision: In view of both the parties remaining absent. Opportunity granted and posted the matter on 01/07/2025 at 3.30p.m.

***Proceeding: Complainant Mr. Desmond Alvares present, and representative from Anjuna Biodiversity Caisua Committee present. Advocate for the Respondent Present. The case of complainant is with regards to illegal construction of structure in the property bearing Survey no.354/1 village Anjuna,Vagator, Bardez Goa.***

***Decision: The Authority has heard the Complainants and Respondent herein. The parties to the proceeding have filed their respective replies and pleadings are complete.***

*The present matter is arising from a complaint dated 23/08/2023 filed by villagers of Vagator with regards to illegal construction of structure is property bearing Survey no.354/1 village Anjuna, Vagator, Bardez Goa.*

*Upon receipt of the complaint the site in question was inspected by the officials of the GCZMA along with Expert Member GCZMA. The site inspection report revealed construction of one permanent structure admeasuring 48 sqmtrs and temporary shed admeasuring 78 sqmtrs in property bearing Survey no.354/1 village Anjuna, Vagator, Bardez Goa.*

*The Authority also received various complaints on the same subject matter from Ravidas S Naik dated 30/08/2023, Complaint dated 10/10/2023 from Mr John M Dsouza, complaint dated 21/10/2024 from Anjuna Biodiversity Management Committee, complaint from Rajendra A Goankar and another complaint from Desmond Alvares.*

*The Authority based on complaints and name figuring on the Form I & XIV of the said property bearing Survey no.354/1 village Anjuna, Vagator, Bardez Goa initially issued Show cause notice dated 18/03/2024 to one Mohammed Hassan Shaikh.*

*The Authority noted that another complaint 24/10/2024 from Ajuna Caisua Biodiversity Management Committee on same subject matter. A site inspection was carried out on 29/11/2024 by officials of GCZMA. The Inspection report revealed existence two temporary structures. Accordingly show cause notice dated 17/01/2025 was issued to Mr. Nelson Britto and Edvizes Britto.*

*The Authority noted that noted that name of Shri. Michael Lobo was reflecting in respect of the said property and also received and representation dated 07/03/2025 from Shri. Michael Lobo stating that site in question was cleared and debris and structure has been dismantled and removed.*

*The Respondent Shri. Micheal Lobo has filed reply dated 25/03/2025 stating that he has purchased the said property and denied any illegality in the same. In view of the compliance representation an site inspection/verification was carried out by the officials of the GCZMA on 13/03/2025. The site inspection/verification report clearly indicated that the structures mentioned in the show cause notice have been remove and debris is also cleared from the property bearing Survey no.354/1 village Anjuna, Vagator, Bardez Goa.*

*The Authority noted that the complainant Mr. Desmond Alvares has filed formal objections dated 17/03/2025 to said site inspection/verification interalia stating that there was flattening of sand dunes, destruction of vegetation, shack, hut and cottages cannot be proposed on sand dunes. Furthermore there were allegations that property is conducive form turtle nesting.*

*The Respondent Shri, Micheal Lobo has filed his response dated 21/04/2025 interalia stating the site in question is not classified as Sanddunes as per notified CZMP 2011 and as such denied any illegal flattening of sand dunes. It is the case of the Respondent that he had purchased the said property from Britto Family and the said illegal structures were put up by land grabber Mr. Mohammed Hassan Shaikh. The Respondent further denied that the site in question is on Anjuna-Vagator beach and designated Turtle nesting beach and site as per CRZ*

*Notification 2011 and CZMP 2011. The Respondent denied that he had violated any terms of CRZ permission granted in said property*

*The Authority noted that in the present matter structures subject matter of the show cause notice were infact erected by Mr.Mohammed Hassan. The said structures therefore wholly illegal and violative of CRZ Norms. The said structures were demolished by Shri,Micheal Lobo who had submitted a compliance report. The complainant has also filed an rejoinder.*

*The Authority noted that in the inspection report carried by the official of GCZMA as well as Expert Member GCZMA had only noted construction of one permanent structure admeasuring 48 sqmtrs and temporary shed admeasuring 78 sqmtrs in property bearing Survey no.354/1 village Anjuna,Vagator, Bardez Goa. There were no other observations noted on illegal cutting of sand dunes and vegetation. The Authority further noted that the site inspection/verification carried out on 13/03/2025 has clearly indicated that the structures mentioned in the show cause notice have been removed and debris is also cleared from the property bearing Survey no.354/1 village Anjuna,Vagator, Bardez Goa.*

*As far as question of turtle nesting is concerned, the said site/property is along Anjuna/Vagator beach which is admittedly not Turtle nesting beach/site. As per CRZ Notification 2011 only Mandrem, Morjim, Galgibag and Agonda are designated Turtle nesting beach/site. The Authority observed that there is no credible evidence on record to show that the site in question is sanddune area.*

*In view of the above, observations recorded in the compliance report, other findings herein the Authority decided to discharge the show cause notices issued in the matter. The matter is disposed and proceedings closed accordingly.*

#### Case No. 1.12

**To decide on the Complaint from Lakki Bairwa Green Space (NGO) against M/s Zephyr Holdings**

**Background:** The office of GCZMA was in receipt of complaint dated 04/03/2024 from Lakki Bairwa Green Space (NGO) with regards to alleged illegal construction in properties bearing Survey No.519/6 and 520/2 village Anjuna, Bardez Taluka carried out by M/s Zephyr Holdings and M/s Ashray Real Estate Developers &ors.

That the site inspection was carried out by officials of GCZMA revealed the subject matter properties are within CRZIII NDZ area as per CZMP 2011. With regards to Survey No.520/2village Anjuna, Bardez Taluka the Authority have earlier received a complaint with regards to M/s Ashray Real Estate Developers and the Authority had discharged the same vide order bearing no. GCZMA/N/ILLE-COMPL/22-23/128/1498 dated 30/08/2023. Upon close perusal of the complaint 04/03/2024, site inspection report submitted by officials of GCZMA the following alleged illegal construction resulting violation of CRZ Notification 2011 is noticed:

| Sr.no | Name of the Party/alleged violator | Survey No/GPS reading / Village | Type of Construction | Distance from HTL |
|-------|------------------------------------|---------------------------------|----------------------|-------------------|
|       |                                    |                                 |                      |                   |

|    |                     |   |  |                 |
|----|---------------------|---|--|-----------------|
| 1. | M/s Zephyr Holdings | Survey no.519/6 of Village Anjuna Bardez Taluka | Illegal permanent construction of structures | Within CRZ area |
|----|---------------------|---|--|-----------------|

The Authority issued directions to the Respondent to file reply by the 14/11/2024 the Respondent has not yet filed any reply. The Authority posted the matter for hearing on the 21/11/2024 at 3.30p.m

The matter was taken up in the 421<sup>st</sup> GCZMA Meeting the Proceeding Adv for the Complainant present Adv for the Respondent present and sought time to file reply. The Authority's Decision The Authority posted the matter on 21/1/25 3.30p.m

The Meeting scheduled on 21/01/2025 was also cancelled and rescheduled to 04/03/2025 at 3.30p.m.

The matter was taken up in the 431<sup>st</sup> GCZMA Meeting the Proceeding; Adv A Godanker for the Complainant present. Adv N Vaz present for the Respondent and sought for time to file reply. The Decision The Authority considered the request and granted time and posted the matter on 17/04/2025 at 3.30p.m

The matter was taken up n the 444<sup>th</sup> GCZMA Meeting the Proceeding: Adv for Petitioner present Adv A Sardessai present for the Respondent and files reply. Adv for the Complainant states that SCN is issued to only one survey number. The authority's Decision: The Authority posted the matter on 13/05/2025 at 3.30p.m.

The matter was taken up in the 450<sup>th</sup> GCZMA Meeting the Proceeding: Complainant absent. Adv A Sardessai present and filed reply and stated that there is a bund and that the property does not fall in CRZ area. The Authority's Decision: The matter posted on 01/07/2025 at 3.30p.m.for rejoinder if any

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

**Decision: *The present matter is emanating from inquiry started by this Authority pursuant to complaint dated 04/03/2024 filed by Green Space (NGO) with regards to alleged construction in properties bearing Survey No.519/6 and 520/2 village Anjuna.***

***The Authority perused the complaint is and noted it is the case complainant that the Respondent has done illegal construction in the properties, which is situated within the No-Development Zone (0-200 mtrs from HTL) thereby violating the CRZ norms.***

***Pursuant to the above Complaint, this office had issued site inspection and accordingly site inspection was conducted by the officials of GCZMA. The report dated 24/05/2024 submitted to this Authority interalia noted presence of sluice gate and as regards to property bearing Survey No.520/2 belonging one M/s Ashray Developers this Authority has passed a order of discharge dated 30/8/203.***

***The Authority has issued an show cause notice dated 07/11/2024 to the Respondent violators which has been duly replied.***

***The Authority considered the complaint and documents relied upon by the complainant and reply and documents filed by the Respondent violator. The Authority considered the arguments raised both the parties***

*The Complainant relied upon the complaint and site inspection report prepared by the officials of GCZMA in support of their case.*

*It is the case of the Respondent that the HTL is 450 Mtrs away from the property and hence the same doesn't fall within the No Development Zone. It is also the case of the Respondent that said sluice existed prior 1991.*

*The respondent has placed on record conversion sanad, technical clearance, construction licence issued to them in respect of the property.*

*The Respondent also relied upon order dated 30/08/2023 in favour of Ashray Developers which property is adjacent to the subject matter property.*

*The Respondent prayed the same logic and reasoning be adopted in the present matter and he must be exonerated from the present proceeding.*

*The Authority noted that the Respondent has produced on record conversion sanad of the year 2018, Technical clearance of TCP department of the year 2020 (subsequently renewed upto 2024), construction licence issued by local panchayat renewed upto year 2024*

*The Authority perused all the documents on record and verified the CZMP.*

*The Authority also noted it is settled law that as per the S.O.1442(E) dated 01/05/2020 Amendment CRZ Notification 2011 that in case there exist a bund or a sluice gate constructed in the past, prior to the date of Notification issued vide S.O. 114(E), dated 19/02/1991, the HTL shall be restricted to the line along the bund or the sluice gate. The Authority opined that in the present matter there exists sluice which affects the subject matter property which existed prior to year 1991.*

*The Authority also noted that it has expressed similar view in the case of M/s Ashray Developers who are owners of adjacent property bearing Survey No.520/2 of village Anjuna wherein the Respondents have been discharged.*

*In view aforesaid observations and findings, the Authority after due discussion and deliberation, it deemed fit to discharge the proceedings against the Respondent Zephyr Holdings in respect of property bearing Survey No.519/6 village Anjuna.*

#### Case No. 1.13

**To decide on the Complaint from Mr. Laxminarayan Shetty against "Nama – Waterfront Eatery and Bar", Assagao, Badem, Siolim, Bardez-Goa.**

**Background:** The office of GCZMA is in receipt of a complaint dated 28/11/2024 from Mr. Laxminarayan Shetty, C Wing, Flat No. 204, Redwood, Vasant Garden, Near Green Acres School, Mulund West, Mumbai, Maharashtra - 4000800 with regards to illegal construction in property bearing Survey No. 26/2 of village Assagao, Bardez-Goa carried out by "Nama – Waterfront Eatery and Bar", Assagao, Badem, Siolim, Bardez-Goa.

On receipt of complaints, the officials attached to the office conducted the site inspection and accordingly placed the report. That upon close perusal of the said report the following alleged gross illegal construction resulting violation of CRZ Notification 2011 is noticed:

| Sr. No. | Name of the Party/alleged violator   | Survey No./ Village  | Type of Construction   | Details As Per CZMP 2011   |
|---------|--|--|--|--|
| 1.      | "Nama Waterfront Eatery and Bar",<br>Assagao,<br>Badem,<br>Siolim,<br>Bardez-Goa | Survey No. 26/2<br>of Village Assagao,<br>Bardez<br>Taluka | <p>1. At loco there exist a G + 1 structure as a "Restaurant" partly steel framed structure and partly permanent structure.</p> <p>a) Ground floor:<br/>-Exist permanent base covered with floor tiles, steel columns covered with the wooden cladding, glass glazing wall resting on laterite masonry, with external face of laterite masonry covered with wooden cladding. Inside there is bar counter permanent in nature. There is a permanent kitchen room, sitting room and toilets. There also exists a steel staircase with wooden cladding going to the first floor.</p> <p>b) First Floor:<br/>-There is a RCC slab covered with floor tiles resting on steel framed structure. First sitting area having glass railing as well as masonry wall of approx. height of 1 mtr. towards the river facing side and a sky dome present. There is a store room permanent in nature. Roof is covered with GI roofing sheets resting on steel framed structure.</p> <p>2. Towards the river side of the property there exists a stage with permanent base, metal fabricated structure with GI sheet roofing covered with grass.</p> <p>3. There exists a swimming pool adjacent to the stage on the north-east corner of the property. The swimming pool was covered with wooden frame so the nature of the swimming pool could not be ascertained.</p> | The property bearing Sy. No. 26/2 of village Assagao, Taluka Bardez falls within CRZ-III NDZ (CRZ line for River/Creek) and partly mangrove buffer as per CZMP - 2011. |

|  |  |  |   |
|--|--|--|---|
|  |  |  | <p>4. There exist two shower rooms made of laterite stone masonry with open roofing.</p> <p>5. There also exists a statue with permanent base in the property.</p> <p>6. There exist retaining walls on the northern as well as eastern side of the property and as mentioned by the respondent the retaining walls were constructed by the Water Resources Department.</p> <p>7. There exist four structures in the parking area.</p> <ul style="list-style-type: none"> <li>• One structure is built on permanent base; laterite masonry walls with manglore tile roofing.</li> <li>• There exists a temporary generator shed and temporary tank shed made with permanent base, metal fabricated structure with GI roofing sheets.</li> <li>• There exists a temporary structure made of bison board and metal fabricated walls with GI roofing sheets.</li> <li>• There exists a temporary metal fabricated structure covered with polythene sheet without roofing.</li> </ul> <p>8) The property is compounded on Eastern as well as Western side with laterite masonry. On the Northern side (river side) glass railing built on approx. 30cm permanent stilt. On the Southern side chain-link fencing is present.</p> |
|--|--|--|---|

The Respondent was also directed to remain present for a personal hearing on the 21/01/2025 at 3.30p.m

The Meeting scheduled on 21/01/2025 was cancelled and rescheduled to 28/01/2025 at 3.30p.m.

The matter was taken up in the 427<sup>th</sup> GCZMA Meeting the Proceeding: Complainant present Respondent absent. The Authority's Decision: The Authority posted the matter on 13/02/2025 at 3.30p.m

The matter was taken up in the 430<sup>th</sup> GCZMA Meeting the Proceeding Adv Harmalkar appeared on behalf of the Respondent and sought for time. The Authority's Decision The Authority considered the request and granted time and posted the matter on 01/04/2025 at 3.30p.m

The matter was taken up in the 438<sup>th</sup> GCZMA Meeting the Proceeding: Complainant absent. Respondent absent The Authority's Decision: The Authority granted time and posted the matter on 13/05/2025 at 3.30p.m

The matter was taken up in the 450<sup>th</sup> GCZMA Meeting the Proceeding: Complainant absent. Adv Dhananjay for the Respondent present and sought for time to file reply. The Authority's Decision: The Authority granted time and posted the matter on 01/07/2025 at 3.30p.m.

**Proceeding: Complainant absent. Adv for the Respondent present and filed his reply.**

**Decision: The Authority decided to carry out mapping on 23/07/2025 at 11 am and further hearing on 21/08/2025 at 3.30p.m.**

#### Case No. 1.14

**To decide on the complaint from Shailesh Jairam Kare against Mr. Peter Fernandes**

**Background:** The Office of the Goa Coastal Zone Management Authority is in receipt of complaint dated 13/01/2025 from Shailesh Jairam Kare, R/o H.No 619, Sapana, Near Art ADS, Vidyanagar-Aquem, Margao Goa with regards to illegal construction in the property bearing Sy.No 98/4 of village Morjim carried out by Mr. Peter Fernandes R/o Bldg No 21, Flat No 738, 5<sup>th</sup> Floor, A Wing , Tilak Nagar, Chembur, Mumbai 400089. (Copy of Site Inspection Report and Complaint copy is enclosed herewith)

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

| Name of the Party/alleged violator   | Survey No. / Village                      | Type of Construction/activity  | Distance from HTL                                   |
|--|---|--|---|
| Mr. Peter Fernandes R/o Bldg No 21, Flat No 738, 5 <sup>th</sup> Floor, A Wing , Tilak Nagar, Chembur, Mumbai 400089 | Sy.No 98/4 of village Morjim, Pernem Goa. | There exists an under construction Ground Floor Permanent structure made up of laterite stone masonry walls.<br><br>The plinth area of the under - construction Ground floor Permanent structure admeasures 11.80m X 12.80 M (Approx.) and is at an approximate distance of 53 | Partly CRZ III (River NDZ) Partly falls beyond CRZ. |

|  |  |   |  |
|--|--|---|--|
|  |  | m from the plot boundary at the river side. |  |
|--|--|---|--|

That the Authority issued a Show Cause Notice and directed the parties to remain present for a personal hearing on 13/05/2025 at 3.30p.m.

The matter was taken up in the 450<sup>th</sup> GCZMA Meeting the Proceeding: Complainant present. Respondent present and sought for time to file reply. The Authority's Decision: The Authority granted time and posted the matter on 01/07/2025 at 3.30p.m.

**Proceeding: Complainant present. Adv Sardessai for the Respondent present and files reply. Adv for the Respondent says that its his mundkarial house and his grandmother's name reflects on the plan, its beyond NDZ of the river. Complainant wants to file rejoinder**

**Decision: The Authority granted time and posted the matter for rejoinder on 19/08/2025 at 3.30p.m.**

### Case No. 1.15

**To decide on the Complaint from Mahadev J Vengurlekar against Pradeep Vaikunth Kamat and WRD, Division-VI Bicholim.**

Background: The Office of the Goa Coastal Zone Management Authority is in receipt of complaint dated 31/12/2024 from Mahadev J Vengurlekar , R/o H.No 183/48, Tarwada, Piligao, Bicholim Goa with regards to illegal construction of protected wall along the border of the sluice gate as well as on traditional access in the property bearing Sy.No 170/1, 170/2 and 216/1 of village Piligao, Bicholim Goa.

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

| Name of the Party/alleged violator  | Survey No. / Village  | Type of Construction/activity   | Distance from HTL  |
|---|---|---|--|
| 1.Pradeep Vaikunth Kamat, Piligao, Bicholim Goa.<br>2. WRD, Division-VI Bicholim. | Sy.No 170/0,170/1 and 170/2 of village Piligao, Bicholim Goa. | 1.The alleged construction of RCC retaining wall is along the Sy.No 170/1, 2 and Sy.No 171/0 of Piligao village.<br>2. At the time of inspection the work of RCC retaining wall is already completed.<br>3. As per onsite measurements the width of the base of the retaining wall is 0.7mtr and width of top part is 0.5mtr with total height of approximately 1.80mtr and total length of the RCC | Sy.No 170/2 falls in CRZ III(River/creek NDZ) and partly falls in inter tidal zone(CRZ-IB), Sy.No 170/1 falls partly within CRZ III (River/creek NDZ) and small portion in inter tidal zone(CRZ -IB) |

|  |  |  |   |
|--|--|--|---|
|  |  | <p>retaining wall is 188.00mtr approximately.</p> <p>4. The carriage width along the Sy.No 170/1, 2 of Piligao village is 2.40mtr varies to 5.00 mtr along the Sy.No 171/0 of Piligao Village.</p> <p>5. It was noted that huge amount of Ex situ red murrum soil is dumped into the River/creek body obstructing the natural tidal flow of the river/creek and disturbing the natural habitat of river /creek.</p> <p>6.The construction work of RCC retaining wall done by Water Resource Department.</p> <p>7. The Width of the traditional bund along the Sy.No 170/1, 2 and 216/1 of piligao village is approximately 1.60mtr to 2.00mtr.</p> <p>8. At the time of inspection traces of mangroves trees cutting is observed causing in destructing the mangroves habitat and violating the ecological sensitive areas.</p> <p>9. There exist one sluice gate on the eastern corner of Sy.No 170/2 of village Piligao.</p> | <p>and partly falls outside CRZ and Sy.No 171/0 falls in Khazan Land.</p> |
|--|--|--|---|

That the Authority issued a Show Cause Notice and directed the parties to remain present for a personal hearing on 13/05/2025 at 3.30p.m.

The matter was taken up in the 450<sup>th</sup> GCZMA Meeting the Proceeding: Mr Santosh Shetye authorised representative of the Complainant present. Pradeep Kamat expired represented by his legal heir his son present. Representative of the WRD present and files reply. Mr Kamat's son stated that his property falls outside the area and it is the Village Panchayat and the WRD that had repaired the bund and the retaining wall. He files a short reply. Complainant states that the width of the wall has been increased and that there is also a sluice gate to which the Respondent states that the sluice gate is a private. The Authority's Decision: The Authority posted the matter on 01/07/2025 at 3.30p.m.

**Proceeding: Representative of the Complainant present and files letter of Authority. Respondent WRD present and files photos to show compliance.**

**Decision:** The Authority decided to conduct a site inspection to verify on 15/07/2025 at 11 am and further hearing on 21/08/2025 at 3.30p.m.

**Case No. 1.16**

**To decide on the Complaint from Basavraj Pawar against M/s Best Location Properties Pvt. Ltd**

**Background:** The Office of the Goa Coastal Zone Management Authority is in receipt of complaint dated 21/01/2025 from Basavraj Pawar, R/o Orda, Volvoiwado, Near Ice Factory, Candolim, Bardez Goa and subsequent complaint dated 13/03/2025 from Advino Fernandes, R/o H.No S-92, Sonarbhat, Reis Magos, Verem, Bardez Goa and Mr. Rajesh Dabholkar, H.No A/70, Reis Magos, Verem, Bardez Goa with regards to illegal construction of hotel building and Swimming pool in the property bearing Sy.No 8/2 of village Reis Magos and same has been carried out by M/s Best Location Properties Pvt.Ltd, Nerul, Bardez Goa.

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

| Name of the Party/alleged violator                        | Survey No. / Village                      | Type of Construction/activity   | Distance from HTL                                   |
|---|---|---|---|
| M/s Best Location Properties Pvt. Ltd, Nerul, Bardez Goa. | Sy.No 8/2 of village Nerul, Taluka Bardez | There exist 2 no. G+1 RCC structures, 1 no. G+2 RCC structure and several other huge RCC structures of which measurement could not be taken due to their irregular shapes.<br><br>There are also Several RCC structures constructed which are most likely to be used as Swimming pool. Also many RCC Pardi are constructed of varying lengths in the property.<br><br>There were temporary structures erected for the purpose of site office, staff cabin and Shelton for site workers. | Partly CRZ III (River NDZ) Partly falls beyond CRZ. |

That the Authority issued a Show Cause Notice and directed the parties to remain present for a personal hearing on 13/05/2025 at 3.30p.m.

The matter was taken up in the 450<sup>th</sup> GCZMA Meeting the Proceeding: Complainant absent. Respondent absent. The Authority's Decision: In view of both the parties remaining absent. Opportunity granted and posted the matter on 01/07/2025 at 3.30p.m.

**Proceeding: Complainant absent. Respondent absent.**

**Decision:** The Authority decided to issue fresh Personal hearing notice to the parties and posted the matter on 21/08/2025 at 3.30p.m.

Case No. 1.17

**To decide on report submitted by Dy Collector South Goa regarding violations carried out by Chandra Pagi in Sy No 173/1 of PoiguinimCanacona.**

**Background:** The Dy. Collector South Goa District (Rev South) Vide letter bearing No. 41/REV/MISC/2022/6200 dated 21/04/2022, forwarded the complaints to this office with regards to violation carried out in CRZ area. The Dy. Collector also annexed the Minutes of the District Level Committee (DLC) South Goa held on 19/04/2022, stating the violation carried out by Chandra Pagi, R/o GalgibagPoinguinimCanacona Goa, illegally erected temporary structure having a plinth area of 81.58 m<sup>2</sup> and height of 2.50mts in Survey No. 173/1, PoiguinimCanacona Goa at the distance of 4.50 mts from HTL.

That, based on the report of Deputy Collector, the following alleged illegal construction resulting in blatant and serious violation of CRZ Notification 2011 is noticed. The details of the violations are indicated here below:-

| Sr No | Name of the Party/alleged violator | Survey No. / Village                    | Type of Construction   | Distance from HTL             |
|-------|------------------------------------|---|--|-------------------------------|
| 1.    | Chandra Pagi                       | Survey No. 173/1, PoiguinimCanacona Goa | illegally erected temporary structure having a plinth area of 81.58 m <sup>2</sup> and height of 2.50mts | distance of 4.50 mts from HTL |

That based on the report a Show Cause Notice was issued bearing No GCZMA/S/Ille-Compl/24-25/08/557 dated 15/05/2024 with a direction to the Respondent to file their reply on 28/05/2024 and to remain present for a personal hearing in 28/05/2024 at 3.30p.m

The matter was taken up in the 401<sup>st</sup> GCZMA Meeting held on 28/05/2024 the Proceeding:: Respondent absent. The Authority decided to grant time to the Respondent to appear and file their Written Reply to the Show Cause Notice and posted the matter on 11/06/2024 at 3.30p.m

The matter was taken up in the 402<sup>nd</sup> GCZMA Meeting held on 11/06/2024 the Proceeding: The Respondent absent. The Authority's decision: The Authority posted the matter on 11/07/2024 at 3.30p.m for orders.

The matter was taken up in the 406<sup>th</sup> GCZMA Meeting held on 11/07/2024 the Proceeding: Respondent absent. The Authority's decision: The Authority posted the matter on 22/08/2024 at 3.30 p.m for orders

The meeting scheduled on the 22/08/2024 was adjourned and rescheduled to 05/09/2024 at 3.30p.m.

The matter was placed in the 411<sup>th</sup> GCZMA Meeting held on 05/09/2024 the Proceeding: Respondent absent. The Authority's Decision: the Authority noted that the Respondent is absent and directs to issue fresh Personal hearing notice and posted the matter on 3/10/2024 at 3.30p.m.

The matter was taken up in the 415<sup>th</sup> Meeting held on 3/10/2024 the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent is absent and posted the matter on 07/11/2024 at 3.30p.m

The Meeting scheduled on 07/11/2024 was cancelled and matters were rescheduled to 10/12/2024 at 3.30.p.m

The matter was placed in the 424<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent being absent, posted the matter on 11/02/2025 at 3.30p.m

The matter was taken up in the 429<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent being absent, posted the matter on 01/04/2025 at 3:30p.m.

The Matter was taken up in the 438<sup>th</sup> GCZMA meeting held on 01/04/2025 the Proceeding: Respondent absent. The Authority's Decision: The Authority directed that fresh personal hearing notice may be issued to the Respondent as a last opportunity and thereby granted time and posted the matter on 13/05/2025 at 3.30p.m

The matter was taken up in the 450<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent. The Authority's Decision: In view of the Respondent remaining absent. The Authority directed that a fresh Personal Hearing notice be issued to the Respondent. Opportunity granted and posted the matter on 01/07/2025 at 3.30p.m.

**Proceeding: Respondent present. Respondent stated that the violations on site has been removed.**

**Decision: The Authority decide to verify the compliance on 16/07/2025 at 11 am and posted the matter on 21/08/2025 at 3.30p.m.**

#### Case No. 1.18

**To decide on report submitted by Dy Collector South Goa regarding violations carried out by Parshuram Pagi in Sy No 173/1-A-K of PoiguinimCanacona.**

**Background:** The Dy. Collector South Goa District (Rev South) Vide letter bearing No. 41/REV/MISC/2022/6200 dated 21/04/2022, forwarded the complaints to this office with regards to violation carried out in CRZ area. The Dy. Collector also annexed the Minutes of the District Level Committee (DLC) South Goa held on 19/04/2022, stating the violation carried out by Parshuram Pagi, R/o GalgibagPoiguinimCanacona Goa, illegally erected temporary structure having a plinth area of 304.48 m<sup>2</sup> and height of 2.50 mts in Survey No.173/1-A-K; PoiguinimCanacona Goa at the distance of 57.80 mts from HTL.

That based on the report of Deputy Collector, the following alleged illegal construction resulting in blatant and serious violation of CRZ Notification 2011 is noticed. The details of the violations are indicated here below:-

| Sr No. | Name of the Party/alleged violator | Survey No. / Village                       | Type of Construction  | Distance from HTL              |
|--------|------------------------------------|--|---|--------------------------------|
| 1.     | Parshuram Pagi                     | Survey No.173/1-A-K, PoiguinimCanacona Goa | Illegally erected temporary structure having a plinth area of 304.48 m <sup>2</sup> and height of 2.50mts | distance of 57.80 mts from HTL |

That based on the report a Show Cause Notice was issued bearing No GCZMA/S/Ille-Compl/24-25/07/558 dated 15/05/2024 with a direction to the Respondent to file their reply on 28/05/2024 and to remain present for a personal hearing in 28/05/2024 at 3.30p.m

The matter was taken up in the 401<sup>st</sup> GCZMA Meeting held on 28/05/2024 the Proceeding: Respondent present and files reply. Respondent states that the structure is demolished. The Authority's Decision: The Authority decided to verify and posted the matter on 11/06/2024 at 3.30p.m for compliance report.

The matter was taken up in the 402<sup>nd</sup> GCZMA Meeting held on 11/06/2024 the Proceeding: The Respondent absent. The Authority's decision: The Authority posted the matter on 11/07/2024 at 3.30p.m for orders.

The matter was taken up in the 406<sup>th</sup> GCZMA Meeting held on 11/07/2024 the Proceeding: Respondent absent. The Authority's decision: The Authority posted the matter on 22/08/2024 at 3.30 p.m for orders

The meeting scheduled on the 22/08/2024 was adjourned and rescheduled to 05/09/2024 at 3.30p.m.

The matter was placed in the 411<sup>th</sup> GCZMA Meeting held on 05/09/2024 the Proceeding: Respondent absent. The Authority's Decision: the Authority noted that the Respondent is absent and directs to issue fresh Personal hearing notice and posted the matter on 3/10/2024 at 3.30p.m.

The matter was taken up in the 415<sup>th</sup> Meeting held on 3/10/2024 the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent is absent and posted the matter on 07/11/2024 at 3.30p.m

The Meeting scheduled on 07/11/2024 was cancelled and matters were rescheduled to 10/12/2024 at 3.30.p.m

The matter was placed in the 424<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent being absent, posted the matter on 11/02/2025 at 3.30p.m

The matter was taken up in the 429<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent being absent, posted the matter on 01/04/2025 at 3.30p.m

The Matter was taken up in the 438<sup>th</sup> GCZMA meeting held on 01/04/2025 the Proceeding: Respondent absent. The Authority's Decision: The Authority directed that fresh personal hearing notice may be issued to the Respondent as a last opportunity and thereby granted time and posted the matter on 13/05/2025 at 3.30p.m

The matter was taken up in the 450<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent had stated that the site is cleared hence directed that a site verification be done and place the report in the next meeting. posted the matter on 01/07/2025 at 3.30p.m.

**Proceeding: Respondent absent.**

**Decision: The Authority decide to issue personal hearing notice and posted the matter on 21/08/2025 at 3.30p.m.**

Case No. 1.19

**To decide on report submitted by Dy Collector South Goa regarding violations carried out by Conciaio De Costa in Sy No 173/1-K of PoiguinimCanacona.**

Background: The Dy. Collector South Goa District (Rev South) Vide letter bearing No. 41/REV/MISC/2022/6200 dated 21/04/2022, forwarded the complaints to this office with regards to violation carried out in CRZ area. The Dy. Collector also annexed the Minutes of the District Level Committee (DLC) South Goa held on 19/04/2022, stating the violation carried out by Conciaio De Costa, R/o PansulemCanacona Goa, illegally erected temporary structure having a plinth area of 155.33m<sup>2</sup> and height of 2.50 mts in Survey No.173/1-K, PoiguinimCanacona Goa at the distance of 26.30 mts from HTL.

That based on the report of Deputy Collector, the following alleged illegal construction resulting in blatant and serious violation of CRZ Notification 2011 is noticed. The details of the violations are indicated here below:-

| Sr No. | Name of the Party/alleged violator | Survey No. / Village                     | Type of Construction  | Distance from HTL              |
|--------|------------------------------------|--|---|--------------------------------|
| 1.     | Conciaio De Costa                  | Survey No.173/1-K, PoiguinimCanacona Goa | Illegally erected temporary structure having a plinth area of 155.33m <sup>2</sup> and height of 2.50 mts | distance of 26.30 mts from HTL |

That based on the report a Show Cause Notice was issued bearing No GCZMA/S/Ille-Compl/24-25/11/554 dated 15/05/2024 with a direction to the Respondent to file their reply on 28/05/2024 and to remain present for a personal hearing in 28/05/2024 at 3.30p.m

The matter was taken up in the 401<sup>st</sup> GCZMA Meeting held on 28/05/2024 the Proceeding: Respondent absent. The Authority decided to grant time to the Respondent to appear and file their Written Reply to the Show Cause Notice and posted the matter on 11/06/2024 at 3.30p.m

The matter was taken up in the 402<sup>nd</sup> GCZMA Meeting held on 11/06/2024 the Proceeding: The Respondent absent. The Authority's decision: The Authority posted the matter on 11/07/2024 at 3.30p.m for orders.

The matter was taken up in the 406<sup>th</sup> GCZMA Meeting held on 11/07/2024 the Proceeding: Respondent absent. The Authority's decision: The Authority posted the matter on 22/08/2024 at 3.30 p.m for orders

The meeting scheduled on the 22/08/2024 was adjourned and rescheduled to 05/09/2024 at 3.30p.m.

The matter was placed in the 411<sup>th</sup> GCZMA Meeting held on 05/09/2024 the Proceeding: Respondent absent. The Authority's Decision: the Authority noted that the Respondent is absent and directs to issue fresh Personal hearing notice and posted the matter on 3/10/2024 at 3.30p.m.

The matter was taken up in the 415<sup>th</sup> Meeting held on 3/10/2024 the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent is absent and posted the matter on 07/11/2024 at 3.30p.m

The Meeting scheduled on 07/11/2024 was cancelled and matters were rescheduled to 10/12/2024 at 3.30.p.m

The matter was placed in the 424<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent being absent, posted the matter on 11/02/2025 at 3.30p.m

The matter was taken up in the 429<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent being absent, posted the matter on 01/04/2025 at 3.30p.m

The Matter was taken up in the 438<sup>th</sup> GCZMA meeting held on 01/04/2025 the Proceeding: Respondent absent. The Authority's Decision: The Authority directed that fresh personal hearing notice may be issued to the Respondent as a last opportunity and thereby granted time and posted the matter on 13/05/2025 at 3.30p.m

The matter was taken up in the 450<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent. The Authority's Decision: In view of the Respondent remaining absent. The Authority directed that a fresh Personal Hearing notice be issued to the Respondent. Opportunity granted and posted the matter on 01/07/2025 at 3.30p.m.

**Proceeding: Respondent present. Respondent stated that the violations on site has been removed.**

**Decision: The Authority decide to verify the compliance on 16/07/2025 at 11 am and posted the matter on 21/08/2025 at 3.30p.m.**

#### Case No. 1.20

**To decide on report submitted by Dy Collector South Goa regarding violations carried out by Pachao Agnelo Mariano in Survey No.269/1,6& 270/17, Cola, Canacona Goa.**

**Background:** The office of the GCZMA was in receipt of a Complaint from MrSarvanadBhissoVelip r/o 974/1, Kuddi, Cola, Canacona Goa alleging that one MrPachao Angelo Marino has carried out illegal constriction.

Thatthe said complaint was forward to District Level Committee Office of the Collector (South) vide letter bearing no GCZMA/S/ILLE-COMPL/20-21/49/1840 dated 10/02/2021 for conducting an inquiry.

That the Dy. Collector South Goa District (Rev South) Vide letter bearing No. 41/REV/MISC/2022/6200 dated 21/04/2022, forwarded the complaints to this office with regards to violation carried out in CRZ area. The Dy. Collector also annexed the Minutes of the District Level Committee (DLC) South Goa held on 19/04/2022, stating the violation carried out by PachaoAgnelo Mariano, R/o Rajbag beach, Kuddi, Cola Cabo-de-Rama, Canacona Goa, illegally erected temporary wooden structure having a plinth area of 1017.10 m<sup>2</sup> (29 Nos.) Steps 73.00 R.M in Survey No.269/1, 6& 270/17, Cola, Canacona Goa at the distance of 2.00 mtrs from HTL.

Based on the report of Deputy Collector, the following alleged illegal construction resulting in blatant and serious violation of CRZ Notification 2011 is noticed. The details of the

violations are indicated here below:-

| Sr No. | Name of the Party/alleged violator | Survey No. / Village                           | Type of Construction  | Distance from HTL             |
|--------|------------------------------------|--|---|-------------------------------|
| 1.     | Pachao Agnelo Mariano              | Survey No.269/1,6 & 270/17, Cola, Canacona Goa | Illegally erected temporary wooden structure having a plinth area of 1017.10 m <sup>2</sup> (29 Nos.) Steps 73.00 R.M | distance of 2.00 mts from HTL |

That based on the report a Show Cause Notice was issued bearing No GCZMA/S/Ille-Compl/24-25/49/547 dated 14/05/2024 with a direction to the Respondent to file their reply on 28/05/2024 and to remain present for a personal hearing in 28/05/2024 at 3.30p.m

The matter was taken up in the 401<sup>st</sup> GCZMA Meeting held on 28/05/2024 the Proceeding:: Respondent absent. The Authority decided to grant time to the Respondent to appear and file their Written Reply to the Show Cause Notice and posted the matter on 11/06/2024 at 3.30p.m

The matter was taken up in the 402<sup>nd</sup> GCZMA Meeting held on 11/06/2024 the Proceeding: The Respondent absent. The Authority's decision: The Authority posted the matter on 11/07/2024 at 3.30p.m for orders.

The matter was taken up in the 406<sup>th</sup> GCZMA Meeting held on 11/07/2024 the Proceeding: Respondent absent. The Authority's decision: The Authority posted the matter on 22/08/2024 at 3.30 p.m for orders.

The meeting scheduled on the 22/08/2024 was adjourned and rescheduled to 05/09/2024 at 3.30p.m.

The matter was placed in the 411<sup>th</sup> GCZMA Meeting held on 05/09/2024 the Proceeding: Respondent absent. The Authority's Decision: the Authority noted that the Respondent is absent and directs to issue fresh Personal hearing notice and posted the matter on 3/10/2024 at 3.30p.m.

The matter was taken up in the 415<sup>th</sup> Meeting held on 3/10/2024 the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent is absent and posted the matter on 07/11/2024 at 3.30p.m

The Meeting scheduled on 07/11/2024 was cancelled and matters were rescheduled to 10/12/2024 at 3.30.p.m

The matter was placed in the 424<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent being absent, posted the matter on 11/02/2025 at 3.30p.m

The matter was taken up in the 429<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent being absent, posted the matter on 01/04/2025 at 3.30p.m

The Matter was taken up in the 438<sup>th</sup> GCZMA meeting held on 01/04/2025 the Proceeding: Respondent absent. The Authority's Decision: The Authority directed that fresh personal hearing notice may be issued to the Respondent as a last

opportunity and thereby granted time and posted the matter on 13/05/2025 at 3.30p.m

The matter was taken up in the 450<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent. The Authority's Decision: In view of the Respondent remaining absent. The Authority directed that a fresh Personal Hearing notice be issued to the Respondent. Opportunity granted and posted the matter on 01/07/2025 at 3.30p.m.

**Proceeding: Respondent absent**

**Decision: The Authority decide to verify the compliance on 16/07/2025 at 11 am and posted the matter on 21/08/2025 at 3.30p.m.**

**Case No. 1.21**

**To decide on report submitted by Dy Collector South Goa regarding violations carried out by Santosh Pagi in Sy No 173/1 of Poiguinim Canacona.**

**Background:** The Dy. Collector South Goa District (Rev South) Vide letter bearing No. 41/REV/MISC/2022/6200 dated 21/04/2022, forwarded the complaints to this office with regards to violation carried out in CRZ area. The Dy. Collector also annexed the Minutes of the District Level Committee (DLC) South Goa held on 19/04/2022, stating the violation carried out by Santosh Pagi, R/o Galgibag Poinguinim Canacona Goa, illegally erected temporary structure having a plinth area of 143.00 m<sup>2</sup> and height of 2.50 mts in Survey No.173/1, Poiguinim Canacona Goa at the distance of 6.40 mts from HTL.

That based on the report of District Level Committee (DLC) South Goa, the following alleged illegal construction resulting in blatant and serious violation of CRZ Notification 2011 is noticed

| Sr No. | Name of the Party/alleged violator | Survey No. / Village                   | Type of Construction   | Distance from HTL             |
|--------|------------------------------------|--|--|-------------------------------|
| 1.     | Santosh Pagi                       | Survey No.173/1, PoiguinimCanacona Goa | illegally erected temporary structure having a plinth area of 143.00 m <sup>2</sup> and height of 2.50 mts | distance of 6.40 mts from HTL |

That based on the report a Show Cause Notice was issued bearing No GCZMA/S/Ille-Compl/24-25/09/556 dated 15/05/2024 with a direction to the Respondent to file their reply on 28/05/2024 and to remain present for a personal hearing in 28/05/2024 at 3.30p.m

The matter was taken up in the 401<sup>st</sup> GCZMA Meeting held on 28/05/2024 the Proceeding:: Respondent present and files reply. Respondent states that the structure is demolished. The Authority's Decision: The Authority decided to verify and posted the matter on 11/06/2024 at 3.30p.m for compliance report.

The matter was taken up in the 402<sup>nd</sup> GCZMA Meeting held on 11/06/2024 the Proceeding: The Respondent absent. The Authority's decision: The Authority posted the matter on 11/07/2024 at 3.30p.m for orders.

The matter was taken up in the 406<sup>th</sup> GCZMA Meeting held on 11/07/2024 the Proceeding: The Respondent absent. The Authority's decision: The Authority posted the matter on 22/08/2024 at 3.30p.m for orders.

The meeting scheduled on the 22/08/2024 was adjourned and rescheduled to 05/09/2024 at 3.30p.m.

The matter was placed in the 411<sup>th</sup> GCZMA Meeting held on 05/09/2024 the Proceeding: Respondent absent. The Authority's Decision: the Authority noted that the Respondent is absent and directs to issue fresh Personal hearing notice and posted the matter on 3/10/2024 at 3.30p.m.

The matter was taken up in the 415<sup>th</sup> Meeting held on 3/10/2024 the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent is absent and posted the matter on 07/11/2024 at 3.30p.m

The Meeting scheduled on 07/11/2024 was cancelled and matters were rescheduled to 10/12/2024 at 3.30.p.m

The matter was placed in the 424<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent being absent, posted the matter on 11/02/2025 at 3.30p.m

The matter was taken up in the 429<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent. The Authority's Decision: The Authority decided to verify if the area is cleared by conducting an inspection and accordingly decide and posted the matter on 01/04/2025 at 3.30p.m.

The Matter was taken up in the 438<sup>th</sup> GCZMA meeting held on 01/04/2025 the Proceeding: Respondent absent. The Authority's Decision: The Authority directed that fresh personal hearing notice may be issued to the Respondent as a last opportunity and thereby granted time and posted the matter on 13/05/2025 at 3.30p.m

The matter was taken up in the 450<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent had stated that the site is cleared hence directed that a site verification be done and place the report in the next meeting. posted the matter on 01/07/2025 at 3.30p.m.

**Proceeding: Respondent had stated that the violations on site has been removed.**

**Decision: The Authority decide to verify the compliance on 16/07/2025 at 11 am and posted the matter on 21/08/2025 at 3.30p.m.**

**Case No. 1.22**

**To decide on report submitted by Dy Collector South Goa regarding violations carried out by Surya Pagi in Sy No 173/1 of Poigunim Canacona.**

**Background** The Dy. Collector South Goa District (Rev South) Vide letter bearing No. 41/REV/MISC/2022/6200 dated 21/04/2022, forwarded the complaints to this office with regards to violation carried out in CRZ area. The Dy. Collector also annexed the report of the Talathi of Poigunim Saza Canacona Goa The Dy. Collector also annexed the Minutes.

of the District Level Committee (DLC) South Goa held on 19/04/2022, stating the violation carried out by Surya Pagi, R/o Galgibag Poinguinim Canacona Goa, illegally erected temporary structure having a plinth area of 143.20 m<sup>2</sup> and height of 2.50mts in Survey No. 173/1, PoinguinimCanacona Goa at the distance of 8.25 mts from HTL

That based on the report of Deputy Collector, the following alleged illegal construction resulting in blatant and serious violation of CRZ Notification 2011 is noticed. The details of the violations are indicated here below:-

| Sr No. | Name of the Party/alleged violator | Survey No. / Village                     | Type of Construction  | Distance from HTL             |
|--------|------------------------------------|--|---|-------------------------------|
| 1.     | Surya Pagi                         | Survey No. 173/1, PoinguinimCanacona Goa | illegally erected temporary structure having a plinth area of 143.20 m <sup>2</sup> and height of 2.50mts | distance of 8.25 mts from HTL |

That based on the report a Show Cause Notice was issued bearing No GCZMA/S/Ille-Compl/24-25/10/555 dated 15/05/2024 with a direction to the Respondent to file their reply on 28/05/2024 and to remain present for a personal hearing in 28/05/2024 at 3.30p.m

The matter was taken up in the 401<sup>st</sup> GCZMA Meeting held on 28/05/2024 the Proceeding: Respondent present and files reply. Respondent states that the structure is demolished. The Authority's Decision: The Authority decided to verify and posted the matter on 11/06/2024 at 3.30p.m for compliance report.

The matter was taken up in the 402<sup>nd</sup> GCZMA Meeting held on 11/06/2024 the Proceeding: The Respondent absent. The Authority's decision: The Authority posted the matter on 11/07/2024 at 3.30p.m for orders.

The matter was taken up in the 406<sup>th</sup> GCZMA Meeting held on 11/07/2024 the Proceeding: Respondent absent. The Authority's decision: The Authority posted the matter on 22/08/2024 at 3.30 p.m for orders

The meeting scheduled on the 22/08/2024 was adjourned and rescheduled to 05/09/2024 at 3.30p.m.

The matter was placed in the 411<sup>th</sup> GCZMA Meeting held on 05/09/2024 the Proceeding: Respondent absent. The Authority's Decision: the Authority noted that the Respondent is absent and directs to issue fresh Personal hearing notice and posted the matter on 3/10/2024 at 3.30p.m.

The matter was taken up in the 415<sup>th</sup> Meeting held on 3/10/2024 the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent is absent and posted the matter on 07/11/2024 at 3.30p.m

The Meeting scheduled on 07/11/2024 was cancelled and matters were rescheduled to 10/12/2024 at 3.30.p.m

The matter was placed in the 424<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent being absent, posted the matter on 11/02/2025 at 3.30p.m

The matter was taken up in the 429<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent being absent, posted the matter on 01/04/2025 at 3.30p.m

The Matter was taken up in the 438<sup>th</sup> GCZMA meeting held on 01/04/2025 the Proceeding: Respondent absent. The Authority's Decision: The Authority directed that fresh personal hearing notice may be issued to the Respondent as a last opportunity and thereby granted time and posted the matter on 13/05/2025 at 3.30p.m

The matter was taken up in the 450<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent had stated that the site is cleared hence directed that a site verification be done and place the report in the next meeting. posted the matter on 01/07/2025 at 3.30p.m.

**Proceeding: Respondent had stated that the violations on site has been removed.**

**Decision: The Authority decide to verify the compliance on 16/07/2025 at 11 am and posted the matter on 21/08/2025 at 3.30p.m.**

#### Case No. 1.23

**To decide on the Complaint /Representation dated 16/05/2023 from Mr. Kashinath Shetgaonkar R/o H.No 857, Morjim Pernen North Goa with regards to illegal construction done by Coco Palms Beach Resort Morjim thereby violating the CRZ Norms.**

**Background:** The office of GCZMA is in receipt of Complaint /Representation dated 16/05/2023 from Mr. Kashinath Shetgaonkar R/o H.No 857, Morjim Pernen North Goa with regards to illegal construction done by Coco Palms Beach Resort Morjim thereby violating the CRZ Norms. However, matter could not take place on 25/01/2024 and matters were adjourned to 08/02/2024 and again the matter was adjourned and posted on 29/02/2024.

The said matter was deliberated in 388<sup>th</sup> Meeting held on 29/02/2024, the proceeding: Complainant absent. Adv for the Respondent files Vakalatnama and sought for documents based on which SCN was issued. The Authority's decision The Authority directed the Respondent to collect the documents from the office and file reply and posted the matter on 04/04/2024 at 3.30p.m.

The said matter was placed in the 393<sup>rd</sup> GCZMA Meeting, the proceeding Complainant absent. Advocate for the Respondent present and files application for time. The decision: The Authority granted time and posted the matter on 09/05/2024 at 3.00pm.

The matter was taken up in the 398<sup>st</sup> GCZMA Meeting held on 09/05/2024 the Proceeding: Complainant absent. The Advocate for the Respondent submitted that he will carry out self demolition of the alleged structures as per the site inspection report and submit the Compliance report. The Authority's Decision: The Authority directed Engineer Bhargavi Kelkar to verify the site on 12/06/2024 and file report.

The matter was taken up in the 402<sup>nd</sup> GCZMA Meeting held on 11/06/2024 the Proceeding: The Respondent absent. The Authority's decision: The Authority posted the matter on 11/07/2024 at 3.30p.m for orders.

The matter was taken up in the 406<sup>th</sup> GCZMA Meeting held on 11/07/2024 the Proceeding: The Respondent absent. The Authority's decision: The Authority posted the matter on 22/08/2024 at 3.30p.m for orders

The meeting scheduled on the 22/08/2024 was adjourned and rescheduled to 05/09/2024 at 3.30p.m.

The matter was placed in the 411<sup>th</sup> GCZMA Meeting held on 05/09/2024 the Proceeding: Complainant absent Respondent absent. The Authority's Decision: The Authority directed to issue fresh personal hearing notice to the parties and also noted that the compliance Site Inspection report is not ready. Time granted to place the report in file. Matter adjourned to 3/10/2024 at 3.30p.m

The matter was taken up in the 415<sup>th</sup> Meeting held on 3/10/2024 the Proceeding: Complainant absent Respondent absent. The Authority's Decision: The Authority noted that the Respondent is absent and posted the matter on 07/11/2024 at 3.30p.m

The Meeting scheduled on 07/11/2024 was cancelled and matters were rescheduled to 10/12/2024 at 3.30p.m

The matter was placed in the 424<sup>th</sup> GCZMA Meeting the Proceeding: Complainant absent. Respondent absent. The Authority's Decision: The Authority noted that both the parties being absent, posted the matter on 11/02/2025 at 3.30p.m

The matter was taken up in the 429<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent being absent, posted the matter on 01/04/2025 at 3.30p.m

The Matter was taken up in the 438<sup>th</sup> GCZMA meeting held on 01/04/2025 the Proceeding: Respondent absent. The Authority's Decision: The Authority directed that fresh personal hearing notice may be issued to the Respondent as a last opportunity and thereby granted time and posted the matter on 13/05/2025 at 3.30p.m

The matter was taken up in the 450<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent had stated that the site is cleared hence directed that a site verification be done and place the report in the next meeting. posted the matter on 01/07/2025 at 3.30p.m.

**Proceeding: Respondent had stated that the violations on site has been removed.**

**Decision: The Authority decide to verify the compliance on 16/07/2025 at 11 am and posted the matter on 21/08/2025 at 3.30p.m.**

Case No. 1.24

To decide on a Complaint 23/05/2023 from Mr. Lawrence Pires , H.No 29, Jesus Nazareth, Siridao, North Goa with regards to illegal construction of RAMP at Jesus Nazareth, Siridao on the boundary of beach carried out by Mr. Francis Pires, Vactoria Pires and Clemson Pires R/o Jesus Nazareth Siridao. The site inspection was carried by the officials of GCZMA and report has been put forward by them.

**Background:** The Office of the Goa Coastal Zone Management Authority is in receipt of compliant 23/05/2023 from Mr. Lawrence Pires, H.No 29, Jesus Nazareth, Siridao, North Goa with regards to illegal construction of RAP at Jesus Nazareth, Siridao on the boundary of beach carried out by Mr. Francis Pires, Vactoria Pires and Clemson Pires R/o Jesus Nazareth Siridao. The site inspection was carried by the officials of GCZMA and report has been put forward by them.

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

| Name of the Party/alleged violator  | Type of Construction/activity   | Distance from HTL           |
|---|---|-----------------------------|
| 1. Mr. Francis Pires, Victoria Pires and Clemson Pires R/o Jesus Nazareth Siridao | There exists four number of sheds, 2 sheds having permanent plinth with roof having cement sheets supported on MS tubes, resting on precast concrete poles and other two sheds are temporary in nature. | CRZ-III River or Creek NDZ. |

However matter could not take place on 25/01/2024 and matters were adjourned to 08/02/2024 and again the matter was adjourned and posted on 29/02/2024. However matter could not take place on 25/01/2024 and matters were adjourned to 08/02/2024 and again the matter was adjourned and posted on 29/02/2024.

The said matter was deliberated in 388th Meeting held on 29/02/2024, the proceeding: The Complainant absent. Respondent absent. The Authority's decision: The Authority decided to issue fresh notice of personal hearing and intimate the date as 04/04/2024 at 3.30pm

The said matter was placed in the 393<sup>rd</sup> GCZMA Meeting, the proceeding None present for the Complainant and the Respondent. The decision The Authority posted the matter on 09/05/2024 at 3.00pm.

The matter was taken up in the 398<sup>st</sup> GCZMA Meeting held on 09/05/2024 the Proceeding: None present for the Complainant as well as the Respondent. The Authority's Decision: The Authority adjourned the matter and posted the matter on 11/06/2024 at 3.00pm.

The matter was taken up in the 402<sup>nd</sup> GCZMA Meeting held on 11/06/2024 the Proceeding: The Respondent absent. The Authority's decision: The Authority posted the matter on 11/07/2024 at 3.30p.m for orders.

The matter was taken up in the 406<sup>th</sup> GCZMA Meeting held on 11/07/2024 the Proceeding: The Respondent absent. The Authority's decision: The Authority posted the matter on 22/08/2024 at 3.30p.m for orders

The meeting scheduled on the 22/08/2024 was adjourned and rescheduled to 05/09/2024 at 3.30p.m.

The matter was placed in the 411<sup>th</sup> GCZMA Meeting held on 05/09/2024 the Proceeding: Complainant absent Respondent absent. The Authority's Decision: the Authority noted that the Respondent is absent and directs to issue fresh Personal hearing notice and posted the matter on 3/10/2024 at 3.30p.m.

The matter was taken up in the 415<sup>th</sup> Meeting held on 3/10/2024 the Proceeding: Complainant absent Respondent absent. The Authority's Decision: The Authority noted that the Respondent is absent and posted the matter on 07/11/2024 at 3.30p.m

The Meeting scheduled on 07/11/2024 was cancelled and matters were rescheduled to 10/12/2024 at 3.30.p.m

The matter was placed in the 424<sup>th</sup> GCZMA Meeting the Proceeding: Complainant absent. Respondent absent. The Authority's Decision: The Authority noted that both the parties being absent, posted the matter on 11/02/2025 at 3.30p.m

The matter was taken up in the 429<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent being absent, posted the matter on 01/04/2025 at 3.30p.m

The Matter was taken up in the 438<sup>th</sup> GCZMA meeting held on 01/04/2025 the Proceeding: Respondent absent. The Authority's Decision: The Authority directed that fresh personal hearing notice may be issued to the Respondent as a last opportunity and thereby granted time and posted the matter on 13/05/2025 at 3.30p.m

The matter was taken up in the 450<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent. The Authority's Decision: In view of the Respondent remaining absent. The Authority directed that a fresh Personal Hearing notice be issued to the Respondent. Opportunity granted and posted the matter on 01/07/2025 at 3.30p.m.

**Proceeding: Complainant absent Respondent absent.**

**Decision: the Authority noted that the Respondent is absent and directs to issue fresh Personal hearing notice and posted the matter on 21/08/2025 at 3.30p.m.**

**Case No. 1.25**

To decide on a complaint a dated 23/06/2023 from Goa State Environment Impact Assessment Authority stating that they had received an application for expansion of environmental clearance from Palacio Property Developers Private Limited at Sy.No 181/1(p), 181/2, 181/5(p), 182/7, 183/9,180/1(P), 180/2(P), 184/3 Goa VelhaTiswadi Goa. The site was inspected by the officials of Expert Member and accordingly report has been put forwarded by them.

Background: The Office of the Goa Coastal Zone Management Authority is in receipt of representation dated 23/06/2023 from Goa State Environment Impact Assessment Authority stating that they had received an application for expansion of environmental clearance from Palacio Property Developers Private Limited at Sy.No 181/1(p), 181/2, 181/5(p), 182/7, 183/9,180/1(P), 180/2(P), 184/3 Goa VelhaTiswadi Goa. The site was inspected by the officials of Expert Member and accordingly report has been put forwarded by them. However matter could not take place on 25/01/2024 and matters were adjourned to 08/02/2024 and again the matter was adjourned and posted on 29/02/2024.

The Violation noted are

| Name of the Party/alleged violator | Survey No. / Village | Type of Construction/ activity | Distance from HTL |
|------------------------------------|----------------------|--------------------------------|-------------------|
|                                    |                      |                                |                   |

|   |                                   |   |                   |
|---|-----------------------------------|---|-------------------|
| 1. Palacio Property Developers Limited, Goa Velha, Tiswadi, Goa | Sy.No: 180/2 of village Goa Velha | There exits two RCC structures on loco. | CRZ-III River NDZ |
|---|-----------------------------------|---|-------------------|

The said matter was deliberated in 388<sup>th</sup> Meeting held on 29/02/2024, the proceeding: The Complainant absent. Respondent absent. The Authority's decision: The Authority decided to issue fresh notice of personal hearing and intimate the date as 04/04/2024 at 3.30pm

The said matter was placed in the 393<sup>rd</sup> GCZMA Meeting, the proceeding None present for the Complainant and the Respondent. The decision The Authority posted the matter on 09/05/2024 at 3.00pm.

The matter was taken up in the 398<sup>st</sup> GCZMA Meeting held on 09/05/2024 the Proceeding: None present for the Complainant as well as the Respondent. The Authority's Decision: The Authority adjourned the matter and posted the matter on 11/06/2024 at 3.00pm.

The matter was taken up in the 402<sup>nd</sup> GCZMA Meeting held on 11/06/2024 the Proceeding: The Respondent absent. The Authority's decision: The Authority posted the matter on 11/07/2024 at 3.30p.m for orders.

The matter was taken up in the 406<sup>th</sup> GCZMA Meeting held on 11/07/2024 the Proceeding: The Respondent absent. The Authority's decision: The Authority posted the matter on 22/08/2024 at 3.30p.m for orders

The meeting scheduled on the 22/08/2024 was adjourned and rescheduled to 05/09/2024 at 3.30p.m.

The matter was placed in the 411<sup>th</sup> GCZMA Meeting held on 05/09/2024 the Proceeding: Complainant absent Respondent absent. The Authority's Decision: the Authority noted that the both the parties are absent and directs to issue fresh Personal hearing notice and posted the matter on 3/10/2024 at 3.30p.m.

The matter was taken up in the 415<sup>th</sup> Meeting held on 3/10/2024 the Proceeding: Complainant absent Respondent absent. The Authority's Decision: The Authority noted that the Respondent is absent and posted the matter on 07/11/2024 at 3.30p.m

The Meeting scheduled on 07/11/2024 was cancelled and matters were rescheduled to 10/12/2024 at 3.30.p.m

The matter was placed in the 424<sup>th</sup> GCZMA Meeting the Proceeding: Complainant absent. Respondent absent. The Authority's Decision: The Authority noted that both the parties being absent, posted the matter on 11/02/2025 at 3.30p.m

The matter was taken up in the 429<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent being absent, posted the matter on 01/04/2025 at 3.30p.m

The Matter was taken up in the 438<sup>th</sup> GCZMA meeting held on 01/04/2025 the Proceeding: Respondent absent. The Authority's Decision: The Authority directed that fresh personal hearing notice may be issued to the Respondent as a last

opportunity and thereby granted time and posted the matter on 13/05/2025 at 3.30p.m

The matter was taken up in the 450<sup>th</sup> GCZMA Meeting the Proceeding: Complainant absent. Respondent present and filed reply. He stated that the structures were standing in the property when he had purchased the property. That there were house numbers already allotted to the structures. He stated that there were earlier complaints filed on the same property and there were also directions issued by the National Green Tribunal The Authority's Decision: The Authority heard the Respondent and asked him to come clear on the issue if these structures in question formed part of the earlier orders passed in 2018 and 2019. Posted the matter on 01/07/2025 at 3.30p.m.

**Proceeding: Complainant absent. Respondent absent**

**Decision: The Authority posted the matter on 21/08/2025 at 3.30p.m.**

**Case No. 1.26**

**To decide on the application for NOC for erection of bio fencing on plot bearing Sy No 108/1,2 of Querim Village, Pernem**

Background: This office has received an application dated 12/07/2022 from Mrs. Usha Vilas Arolkar, R/o 93, Thalebog. Keri. Pernem Goa with regards to NOC for crection of bio-fencing on plot bearing Survey No. 108/1,2 of Querim Village, Pernem Taluka.

The GCZMA had fixed site inspection of the above mentioned site area on 25/10/2022, the site under reference was inspected by the Expert Member of the GCZMA along with Technical Team GCZMA on 25/10/2022 who prepared and submitted their report.

That the Authority in its 371 GCZMA Meeting held on 21/11/2023 decided that "the Authority after detailed discussion decided to reject the proposal due to sand dune and also decided to issue Show Cause Notice for temporary Structures.

The matter was taken up in the 407<sup>th</sup> GCZMA Meeting held on 23/07/2024 the proceeding: The Respondent absent. The Authority's decision: The Authority granted an opportunity to the Respondent to file his reply. Posted the matter on 08/08/2024 at 3.30p.m

The meeting scheduled on 08/08/2024 was cancelled and rescheduled to 03/09/2024 at 3.30p.m The meeting scheduled on 03/09/2024 is cancelled and rescheduled to 17/09/2024 at 3.30p.m The meeting scheduled on 17/09/2024 is cancelled and rescheduled to 19/09/2024 at 3.30p.m

The matter was placed in the 412<sup>nd</sup> GCZMA Meeting held on 19/09/2024 the Proceeding Respondent absent . The Authority's Decision: The Authority posted the matter posted on 03/10/2024 at 3.30p.m

The matter was taken up in the 415<sup>th</sup> Meeting held on 3/10/2024 the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent is absent and posted the matter on 07/11/2024 at 3.30p.m

The Meeting scheduled on 07/11/2024 was cancelled and matters were rescheduled to 10/12/2024 at 3.30.p.m

The matter was placed in the 424<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent was absent, posted the matter on 11/02/2025 at 3.30p.m

The matter was taken up in the 429<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent was absent, posted the matter on 01/04/2025 at 3.30p.m

The Matter was taken up in the 438<sup>th</sup> GCZMA meeting held on 01/04/2025 the Proceeding: Respondent absent. The authority's Decision: The Authority directed that fresh personal hearing notice may be issued to the Respondent as a last opportunity and thereby granted time and posted the matter on 13/05/2025 at 3.30p.m

The matter was taken up in the 450<sup>th</sup> GCZMA Meeting the Proceeding: Respondent present. The Authority's Decision: The Authority noted that fresh personal hearing notice may be issued to the Respondent as a last opportunity and thereby granted time and posted the matter on 01/07/2025 at 3.30p.m

**Proceeding: Respondent present.**

**Decision: The Authority noted that fresh personal hearing notice may be issued to the Respondent as a last opportunity and thereby granted time and posted the matter on 21/08/2025 at 3.30p.m**

**Case No. 1.27**

**To decide on the Complaint filed by Ulhas GN. Bhagat against Gaurav Mohan Bhagat, R/o/ Bhagatwada, Canacona, Goa.**

**Background:** The office of GCZMA is in receipt of a complaint dated 03/04/2023 from Ulhas GN. Bhagat, R/o. H No. 168, Bhagatwada, Canacona, Goa, with regards to illegal construction of Shops, in the Property bearing Sy No. 103/14 at Pallolem, Canacona, Goa, by Gaurav Mohan Bhagat, R/o/ Bhagatwada, Canacona, Goa. That, on receipt of complaints, the GCZMA forwarded the Complaint to District level committee to carry out the inspection and submit the report. That upon close perusal of the said report of the DLC the following alleged illegal construction resulting in violation of CRZ Notification 2011 is noticed:

| Sr. No | Name of the Party/alleged Violator  | Sy No. /Village                 | Violations             | Distance from HTL |
|--------|-------------------------------------|---------------------------------|------------------------|-------------------|
| 1.     | Gaurav Mohan Bhagat, Canacona, Goa. | 103/14, Pallolem, Canacona, Goa | Structure with Shutter | 78.00 m.          |

The Show Cause Notice was issued to the Respondent with a direction to file reply to the violations noted by 08/02/2024. The Respondent has failed to file any reply.

The said matter was deliberated in 389th Meeting held on 07/03/2024 the proceeding and Decision to be read as under Proceeding: Complainant absent. Respondent absent. Decision: The Authority decided to issue personal hearing notice intimating the next date of hearing on 26/03/2024 at 3.30p.m.

The Meeting Scheduled for 26/03/2024 could not take place hence rescheduled to 23/04/2024 at 3.30p.m

The Meeting Scheduled for 26/03/2024 could not take place hence rescheduled to 23/04/2024 at 3.30p.m

The said matter was deliberated in 396th Meeting held on 23/04/2024 the Proceeding: Complainant absent Respondent absent. The Authority's decision: The Authority decided to issue fresh personal hearing notice and posted the matter for further hearing on the 06/06/2024 at 3.30pm.

The Meeting Scheduled for 06/06/2024 could not take place hence rescheduled to 04/07/2024 at 3.30p.m

The said matter was deliberated in 404<sup>th</sup> Meeting held on 04/7/2024 the Proceeding: Complainant absent. Respondent present. The Authority's decision: The Authority decided to posted the matter for further hearing on 01/08/2024 at 3.30p.m

The said matter was deliberated in the 408<sup>th</sup> GCZMA Meeting held on 01/08/2024 the Proceeding: Complainant Absent. Respondent absent. The Authority's decision: Matter posted for further hearing on the 20/08/2024 at 3.30p.m

The matter was placed in the 409<sup>th</sup> GCZMA Meeting held on 20/08/2024 the Proceeding: Complainant Absent. Respondent's mother present and sought time.

The Authority's Decision: Matter posted for further hearing on the 03/10/2024 at 3.30p.m

The matter was taken up in the 415<sup>th</sup> Meeting held on 3/10/2024 the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent is absent and posted the matter on 07/11/2024 at 3.30p.m

The Meeting scheduled on 07/11/2024 was cancelled and matters were rescheduled to 10/12/2024 at 3.30.p.m

The matter was placed in the 424<sup>th</sup> GCZMA Meeting the Proceeding: Complainant absent. Respondent absent. The Authority's Decision: The Authority noted that both the parties being absent, posted the matter on 11/02/2025 at 3.30p.m

The matter was taken up in the 429<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent was absent, posted the matter on 01/04/2025 at 3.30p.m

The Matter was taken up in the 438<sup>th</sup> GCZMA meeting held on 01/04/2025 the Proceeding: Respondent absent. The Authority's Decision: The Authority directed that fresh personal hearing notice may be issued to the Respondent as a last opportunity and thereby granted time and posted the matter on 13/05/2025 at 3.30p.m

The matter was taken up in the 450<sup>th</sup> GCZMA Meeting the Proceeding: Complainant absent. Respondent absent. The Authority's Decision: In view of both the parties remaining absent. Opportunity granted and posted the matter on 01/07/2025 at 3.30p.m.

Proceeding: Complainant absent. Respondent absent.

Decision: In view of both the parties remaining absent. Opportunity granted and posted the matter on 21/08/2025 at 3.30p.m

Case No. 1.28

To decide on the Complaint from Kanchan Abhay Desai, Vishal Abhay Desai and Pranjali Vishal Desai against Aisha Bi Sayed

**Background:** The office of GCZMA is in receipt of a Complaint dated 12/03/2024 from Kanchan Abhay Desai, Vishal Abhay Desai and Pranjali Vishal Desai R/o C 206, Cabo Apt, Landscape Town, Dona Paula, Panaji-Goawith regards to illegal construction in property bearing Survey No. 83/12 of village Nagarcem-Palolem, Canacona, Goa by Aisha Bi Sayed.

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

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

| SR. NO. | Name of party/ alleged violator | SY. NO./ SUB-DIV | Structure Type | Area in Sq. Mts | TYPE OF CONSTRUCTION/ ACTIVITY  | DETAILS AS PER CZMP 2011             |
|---------|---------------------------------|------------------|----------------|-----------------|---|--------------------------------------|
| 1       | Aisha B Sayed                   | 83/12            | Structure-1    | 179.269         | Permanent structure erected on permanent plinth, partly the walls are made up of plastered laterite masonry and partly covered by mangalore tiles roofing. Partly the structure is covered by GI sheet roofing and walls made brick masonry with approx. height of 1 m. | The Sy. No.83/12 falls within CRZ-II |
| 2       |                                 | 83/12            | Structure-2    | 37.270          | Permanent structure erected on plinth, walls are made up of plastered masonry and covered by GI sheet roofing.  |                                      |
| 3       |                                 | 83/12            | Structure-3    | 45.1            | Permanent structure with permanent walls on three sides and one side mild steel opening type gate and covered by GI sheet roofing.  |                                      |

The Violators were issued a Show Cause Notice cum Stop Work Order and directed to remain present for hearing on the 26/09/2024 at 3.30p.m

The Meeting scheduled on 26/09/2024 was cancelled and rescheduled to 05/11/2024 at 3.30p.m.

The matter was placed in the 418<sup>th</sup> GCZMA Meeting held on 05/11/2024 the Proceeding: Complainant present. Respondent absent. The Authority's Decision: The Authority decided to issue fresh personal hearing notice to the Respondent and posted the matter on 05/12/2024 at 3.30p.m

The matter was taken up in the 423<sup>rd</sup> Meeting the Proceeding: Complainant absent. Respondent absent The Authority's Decision: The Authority posted the matter on 07/01/2025 at 3.30p.m

The matter was placed in the 426<sup>th</sup> GCZMA Meeting held on 07/01/2025 the Proceeding: Adv for the Complainant present. Respondent present and stated that his mother has all the documents and needs time to produce the same. The Authority's Decision: The Authority granted time and posted the matter for reply on 04/02/2025 at 3.30p.m

The matter was taken up in the 428<sup>th</sup> GCZMA Meeting the Proceeding: Adv for the Complainant present. The son of the Respondent present and produced death certificate of the Respondent. The Authority's Decision: The Authority directed the Complainant to bring on record the legal heirs of the Respondent and posted the matter for appearance on 01/04/2025 at 3.30p.m.

The Matter was taken up in the 438<sup>th</sup> GCZMA meeting held on 01/04/2025 the Proceeding: Adv for the Complainant present. The son of the Respondent present and stated that his mother expired and his sister is not well and sought time to file reply. The Authority's Decision: The Authority granted time and posted the matter on 13/05/2025 at 3.30p.m

The matter was taken up in the 450<sup>th</sup> GCZMA Meeting the Proceeding: Adv for Complainant present. Mr Wasim Sayed present and stated that Aisha Bi Sayed stated that his mother expired and that he is the son. He further stated that she expired leaving behind four children i.e Ridvan Sayed, Dilaria Sayed Noori Sayed and Wasim Sayed. The Authority's Decision: The Authority directed Mr Wasim to file his reply, and also directed that fresh Personal hearing notice be issued to the legal heirs. Posted the matter for appearance and reply on 01/07/2025 at 3.30p.m.

**Proceeding: Respondent present. Adv for the Complainant appeared after the date was given and collected the date**

**Decision: The Authority granted time to the Respondent and posted the matter on 21/08/2025 at 3.30p.m.**

**Case No. 1.29**

**To decide on the Complaint dated 29/04/2024 from Atmaram Digamber Gadekar.**

**Background: The Office of the Goa Coastal Zone Management Authority is in receipt of complaint dated 29/04/2024 from Atmaram Digamber Gadekar R/o H.No 528, Canca,**

Bandh , Post Parra Mapusa Bardez Goa against Mr. Shiral Souza Monteiro R/o Rai-Siolim Bardez Goa for constructing a G+1 building and thereby illegally transferred the same to Issa Vibe Hospitality Private Limited.

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

| Name of the Party/alleged violator                     | Survey No. / Village | Type of Construction/activity | Distance from HTL |
|--|----------------------|-------------------------------|-------------------|
| 1.Mr. Shiral Souza Monteiro R/o Rai-Siolim Bardez Goa. | Sy.No 168/1          | Construction of G+1 Building. | Within NDZ        |
| 2. Issa Vibe Hospitality Private Limited.              |                      |                               |                   |

The Authority issued Show Cause Notice to the Respondent and directed to remain present for a personal hearing on 11/06/2024 at 3.30p.m.

The matter was taken up in the 402<sup>nd</sup> GCZMA Meeting held on 11/06/2024 the Proceeding: Complainant absent The Respondent absent. The Authority's decision: The Authority posted the matter on 11/07/2024 at 3.30p.m.

The matter was taken up in the 406<sup>th</sup> GCZMA Meeting held on 11/07/2024 the Proceeding: Complainant absent. Respondent absent. The Authority's decision: The Authority granted time and posted the matter on 22/08/2024 at 3.30p.m for further hearing.

The meeting scheduled on the 22/08/2024 was adjourned and rescheduled to 05/09/2024 at 3.30p.m. ~

The matter was placed in the 411<sup>th</sup> GCZMA Meeting held on 05/09/2024 the Proceeding: Complainant absent. Respondent present in person. The Respondent stated that he has all the approvals and the construction has been carried out as per the approved plan issue by the GCZMA.

The Authority's Decision: The Authority decided to carry a site inspection in order to verify if the construction on site is as per the approved plans. Site Inspection is fixed on 18/9/24 at 11 am onwards. The matter adjourned to 03/10/2024 at 3.30p.m for report and orders.

The matter was taken up in the 415<sup>th</sup> Meeting held on 3/10/2024 the Proceeding: Complainant absent Respondent absent. The Authority's Decision: The Authority noted that the Respondent is absent and posted the matter on 07/11/2024 at 3.30p.m

The Meeting scheduled on 07/11/2024 was cancelled and matters were rescheduled to 10/12/2024 at 3.30.p.m

The matter was taken up in the 424<sup>th</sup> GCZMA Meeting the Proceeding: Complainant absent. Respondent absent. The Authority's Decision: The Authority decide to adjourn the matter and posted on 12/12/2024 at 3.00p.m

The matter was placed in the 425<sup>th</sup> GCZMA Meeting held on 12/12/224 the Proceeding: Complainant absent. Respondent absent. The Authority's Decision: The Authority decide to adjourn the matter and posted on 07/01/2025 at 3.00p.m

The matter was placed in the 426<sup>th</sup> GCZMA Meeting held on 07/01/2025 the Proceeding: Complainant absent. Respondent absent. The Authority's Decision: The Authority decide to adjourn the matter as last opportunity failing which orders will be passed based on the documents on record and posted on 04/02/2025 at 3.00p.m

The matter was taken up in the 428<sup>th</sup> GCZMA Meeting the Proceeding: Complainant absent. Respondent absent. The Authority's Decision: The Authority directed to check and compare the Site inspection report and the approved plan and check the variation of the approval on the next date. Posted the matter on 01/04/2025 at 3.30p.m.

The Matter was taken up in the 438<sup>th</sup> GCZMA meeting held on 01/04/2025 the Proceeding: Complainant absent. Respondent absent. The Authority's Decision: The Authority granted time and posted the matter on 13/05/2025 at 3.30p.m

The matter was taken up in the 450<sup>th</sup> GCZMA Meeting the Proceeding: Complainant absent. Respondent present. Report has been placed on record. The Authority's Decision: The Respondent is directed to take the copy of the report and file his reply. Posted the matter on 01/07/2025 at 3.30p.m.

**Proceeding: Complainant absent. Adv for the Respondent present. Reply of the Respondent is on record.**

**Decision: The Authority decided to map the structure and verify if the structures on site matches with the approved plan. Posted the matter for report on 21/08/2025 at 3.30p.m.**

#### Case No. 1.30

**To decide on report submitted by Dy Collector South Goa regarding violations carried out by Alvaro Gomes in Sy No No. 55/1 and 56/6, Cavelossim, Salcete Goa.**

**Background:** The office of the GCZMA was in receipt of a Complaint form Cavelossim Villagers Forum, H.No. 314/L IBR-Plaza, Patrecantem, Cavelossim, Salcete Goa alleging that illegal Rockwall construction and barded wire fencing by affixing cement poles in NDZ area of properties bearing survey no. 55/1 and 56/6 of village Cavelossim of Taluka Salcete, thereby blocking traditional public accessess.

That the said complaint was forward to District Level Committee Office of the Collector(South) vide letter bearing no GCZMA/S/ILLE-COMPL/20-21/02/43 dated 13/05/2020 for conducting an inquiry.

That the Dy. Collector South Goa District (Rev South) Vide letter bearing No. 41/REV/MISC/2022/6200 dated 21/04/2022, forwarded the complaints to this office with regards to violation carried out in CRZ area. The Dy. Collector also annexed the Minutes of the District Level Committee (DLC) South Goa held on 19/04/2022, stating the violation carried out by Mr. Alvaro Gomes, R/o H.No. 164/A, Ida's Mansion, Novangully, Varca, Salcete Goa., Illegal Rockwall constructed and wire fencing by affixing cement poles in survey no. 55/1 and 56/6 of village Cavelossim of Taluka Salcete within CRZ limits.

Based on the report of Deputy Collector, the following alleged illegal construction resulting in blatant and serious violation of CRZ Notification 2011 is noticed. The details of the

violations are indicated here below:-

| Sr No. | Name of the Party/alleged violator | Survey No. / Village                            | Type of Construction  | Distance from HTL                |
|--------|------------------------------------|---|---|----------------------------------|
| 1.     | Alvaro Gomes                       | Survey No.55/1 and 56/6, Cavelossim Salcete Goa | Illegal Rockwall constructed and wire fencing by affixing cement poles. | Partly within NDZ for river Sal. |

That based on the report a Show Cause Notice was issued bearing No GCZMA/S/Ille-Compl/20-21/02/542 dated 14/05/2024 with a direction to the Respondent to file their reply on 28/05/2024 and to remain present for a personal hearing in 28/05/2024 at 3.30p.m

The matter was taken up in the 401<sup>st</sup> GCZMA Meeting held on 28/05/2024 the Proceeding: Proceeding: Respondent absent. The Authority decided to grant time to the Respondent to appear and file their Written Reply to the Show Cause Notice and posted the matter on 11/06/2024 at 3.30p.m

The matter was taken up in the 402<sup>nd</sup> GCZMA Meeting held on 11/06/2024 the Proceeding: The Respondent absent. The Authority's decision: The Authority posted the matter on 11/07/2024 at 3.30p.m for orders.

The matter was taken up in the 406<sup>th</sup> GCZMA Meeting held on 11/07/2024 the Proceeding: The Respondent absent. The Authority's decision: The Authority posted the matter on 22/08/2024 at 3.30p.m for orders.

The meeting scheduled on the 22/08/2024 was adjourned and rescheduled to 05/09/2024 at 3.30p.m.

The matter was placed in the 411<sup>th</sup> GCZMA Meeting held on 05/09/2024 the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent is absent and directs to issue fresh Personal hearing notice and posted the matter on 3/10/2024 at 3.30p.m.

The matter was taken up in the 415<sup>th</sup> Meeting held on 3/10/2024 the Proceeding: Respondent absent. The Authority's Decision: The Authority noted that the Respondent is absent and posted the matter on 07/11/2024 at 3.30p.m

The Meeting scheduled on 07/11/2024 was cancelled and matters were rescheduled to 10/12/2024 at 3.30.p.m

The Matter list for hearing on 01/04/2025 at 3.30p.m

The Matter was taken up in the 438<sup>th</sup> GCZMA meeting held on 01/04/2025 the Proceeding: Respondent absent. The Authority's Decision: The Authority directed that fresh personal hearing notice may be issued to the Respondent as a last opportunity and thereby granted time and posted the matter on 13/05/2025 at 3.30p.m

The matter was taken up in the 450<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent. The Authority's Decision: In view of the Respondent remaining absent. The Authority

directed that a fresh Personal Hearing notice be issued to the Respondent. Opportunity granted and posted the matter on 01/07/2025 at 3.30p.m.

**Proceeding: Respondent absent.**

**Decision: In view of the Respondent remaining absent. The Authority directed that a fresh Personal Hearing notice be issued to the Respondent. Opportunity granted and posted the matter on 21/08/2025 at 3.30p.m.**

Case No. 1.31

**To decide on Complaint from Mr. Daniel Beny Salvador Pereira against Mrs. Josephina Gracias, and ors with regards to construction of 3 illegal compound walls 3 illegal gates , garage and 2 new illegal house and shifting of old ancestor house in property surveyed under survey No.52/7 and 52/8 of village RacholSalcete Taluka.**

Background: The GCZMA in receipt of complaint on 15/11/2022 from Mr. Daniel Beny Salvador Pereira, H.No.H.No.228, Prace de Rachol Salcete Goa against Mrs. Josephina Gracias, Shri.Mario Gracias , Mrs. Jofila Gracias and Luis Gracias R/o H.No.223 A and 223 with regards to construction of 3 illegal compound walls 3 illegal gates , garage and 2 new illegal house and shifting of old ancestor house in property surveyed under survey No.52/7 and 52/8 of village Rachol Salcete Taluka.

Matter placed in 350<sup>th</sup> meeting held on 20/7/2023 Complainant absent. Advocate B Samant appeared for the Respondent and sought time

The Authority decided to grant time to the Respondent and further posted the matter on 03/08/2023 at 3.00 pm. Further matters are adjourned to 31/08/2023 at 3.00 pm.

The said matter was placed on 360<sup>th</sup> Meeting held on 08/06/2023 the minutes to be read as under: Complainant absent. Advocate for Respondent present and sought time to file reply. He submitted that the Respondent are residing in UK. The Authority after hearing Respondent directed to file reply and decided to post the matter on 28/09/2023 at 3.00 pm.

The said matter was deliberated in 362<sup>nd</sup> Meeting held on 28/09/2023 the proceeding and decision as follows: None present for the Complainant as well as the Respondent. The Authority posted the matter on 19/10/2023 at 3.00pm. However the said matter could not take place on 19/10/2023 and matters were posted on 26/10/2023 at 3.30 pm.

The said matter was deliberated in 363<sup>rd</sup> Meeting held on 12/10/2023 the proceeding and decision as follows: Complainant absent. Adv. B. Samant present for the Respondent and sought time to file reply. The Authority granted time and posted the matter on 02/11/2023 at 3.00pm. However the said matter could not place on 2/11/2023 and it was posted on 30/11/2023 at 3.00pm.

The said matter was adjourned on 30/11/2023 for want of time and posted on 14/12/2023 at 3.00pm.

The said matter was deliberated in 377<sup>th</sup> meeting of GCZMA held on 14/12/2023 and was posted on 18/1/24 The meeting scheduled on 18/1/24 could not take place. The matter was posted on 18/7/24 however, the meeting did not take place hence was rescheduled to 27/8/2024 at 3.30pm.

The meeting scheduled on 27/8/24 was cancelled and rescheduled to 24/9/24

The Matter was taken up in the 414<sup>th</sup> Meeting of the GCZMA held on 24/09/2024 the

Proceeding Complainant absent. Adv E Govekar present for all the Respondent and sought for time The Authority's Decision the Authority granted time and posted the matter on 29/10/2024 at 3.30pm.

The Meeting scheduled on 29/10/2024 at 3.30p.m was cancelled and the matters were rescheduled to 26/11/2024 at 3.30p.m

The matter was taken up in the 422<sup>nd</sup> GCZMA Meeting held on 26/11/2024 the Decision: The Authority is hearing the matters under directions which is time bound, hence due to paucity of time this matter is adjourned to 21/01/2025 at 3.30p.m.

The Meeting scheduled on 21/01/2025 was also cancelled and rescheduled to 04/03/2025 at 3.30p.m.

The matter was taken up in the 431<sup>st</sup> GCZMA Meeting the Proceeding: Complainant absent Adv A Godankar present and stated that she filed her reply along with documents. Adv stated that she is appearing for all the respondents. Adv sought for time to produce additional documents The Authority's Decision: The Authority posted the matter on 22/04/2025 at 3.30p.m for filing additional documents and arguments.

The matter was taken up in the 445<sup>th</sup> GCZMA Meeting the **Proceeding**; Complainant absent. Respondent 2,3,and 4 are abroad and sought time to file additional documents The Authority's Decision: The Authority granted time and posted the matter for hearing on 13/05/2025 at 3.30p.m.

The matter was taken up in the 450<sup>th</sup> GCZMA -Meeting the Proceeding: Complainant absent. Adv for Respondent present and filed reply. The Authority's Decision: The Authority directed that the verification be done to verify if the structure on site is as per the approved plan. Posted the matter on 01/07/2025 at 3.30p.m

**Proceeding: Adv Esha appeared for the Respondent. Complainant absent.**

**Decision: The Authority posted the matter for hearing on 21/08/2025 at 3.30p.m.**

#### Case No. 1.32

#### To decide on the Complaint form Luis A. Gonsalves against Euginia Nazareth

Background The office of GCZMA is in receipt of a complaint dated 23/12/2024 from Luis A. Gonsalves, R/o Umta Vaddo, Calangute, Bardez-Goa with regards to illegal construction in property bearing Survey No. 203/1 of village Calangute, Bardez-Goa.

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

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

| Sr. No. | Name of the Party/alleged violator | Survey No./ Village | Type of Construction | Approx. area of the structure at site (Sq.mt) | Details As Per CZMP 2011 |
|---------|------------------------------------|---------------------|----------------------|---|--------------------------|
|         |                                    |                     |                      |   |                          |

|    |                  |   |  |        |         |
|----|------------------|---|--|--------|---------|
| 1. | Euginia Nazareth | Survey No. 203/1 of village Calangute, Bardez-Goa | Ground floor structure with laterite stone masonry wall partly covered with 2 way G.I. sloping roof and partly with mangalore tile roofing having permanent plinth | 244.59 | CRZ-III |
|----|------------------|---|--|--------|---------|

The Authority issued a Show Cause Notice to the Respondent and directed them to file their reply and posted the matter for a personal hearing on the 13/05/2025 at 3.30p.m.

The matter was taken up in the 450<sup>th</sup> GCZMA Meeting the Proceeding: Complainant present. Adv for Respondent present and filed reply. Copy of the reply given to the Complainant. The Authority's Decision: The Authority posted the matter for rejoinder if any on 01/07/2025 at 3.30p.m.

**Proceeding: Complainant present. Adv for the Respondent present. Reply is on record. Complainant says that the sale deed is bogus. The party seeks time to produce additional documents**

**Decision: The Authority posted the matter on 21/08/2025 at 3.30p.m.**

### Case No. 1.33

**To decide on the Complaint from Wilfred M D'Souza against Shailesh Mahadev Kalangutkar, Kusta Sajro Calangutkar Mr. Minesh Kalangutkar alias Munna**

Background: This office is in receipt of complaint dated 28/05/2024, 21/05/2024 and 14-16/05/2024 from Mr. Wilfred M. Dsouza, R/o 211, Baga Road, Cobrawado, Calangute, Bardez Goa with regard to illegal construction carried out in Sy. No. 210/10 of Khobrawada, Calangute Bardez Goa carried out by Mr. Minesh Kalangutkar alias Munna, R/o Khobrawada, Calangute Bardez Goa.

The GCZMA had fixed site inspection of the above-mentioned site/area on 28/01/2024, the site under reference was inspected by the Expert Member of the GCZMA along with Technical Team GCZMA on 28/01/2024 who prepared and submitted their report.

Based on the report, the following alleged illegal construction resulting in blatant and serious violation of CRZ Notification 2011 is noticed. The details of the violations are indicated here below:-

| Sr No. | Name of the Party/alleged violator | Survey No. / Village | Type of Construction   | Distance from HTL                       |
|--------|------------------------------------|----------------------|--|---|
| 1.     | Shailesh Mahadev Kalangutkar.      | 210/10               | ● Permanent structure is a ground plus one (G+1) design, with the balconies on the first floor being cantilevered. | Falls in CRZ -III partly NDZ (0-200mtr) |
| 2.     | Kusta Sajro Calangutkar.           |                      | ● Structure compounded on two sides(Northern and Eastern).   | and partly (200-500                     |
| 3.     |                                    |                      |  |   |



|  |  |  |  |                            |
|--|--|--|--|----------------------------|
|  | Mr.Minesh<br>Kalangutkar<br>alias Munna,<br>R/o<br>Khobrawada,<br>Calangute<br>Bardez Goa. |  | <ul style="list-style-type: none"> <li>● Permanent toilet block towards south-east side of the property.</li> <li>● Approximate measurements of the permanent structure taken site are approx. 8.5 mtr.X12.5 mtr.</li> <li>● Multiple existing structures in the property Sy No. 210/10 of village Calangute.</li> </ul> | mtr as per<br>CZMP<br>2011 |
|--|--|--|--|----------------------------|

The Authority issued SCN to the Respondent directing them to file their reply and remain present for a personal hearing.

The matter was taken up in the 455<sup>th</sup> GCZMA Meeting the Proceeding: Representative of Complainant present. Adv Gosavi for the Respondent present and files vakalatnama. Respondent states that Kusta S Calangutkar has expired. Mr Minesh present. The Authority's Decision: The Authority granted time and posted the matter for reply on the 01/07/2025 at 3.30p.m.

**Proceeding: Representative of Complainant present. Adv Kerkar for the Respondent Shailesh present seeks time to file reply. Minesh filed reply. Shailesh seeks time to file reply.**

**Decision: The Authority granted time and posted the matter for reply on the 17/07/2025 at 3.30p.m.**

Case No. 1.34

**To decide on report submitted by Dy Collector South Goa regarding violations carried out by Mrs. Bogmalo Beach Resort in Sy No No.73/1, 66/5, 6,7,8, Chicalim, Mormugao Goa.**

**Background:** The Dy. Collector South Goa District (Rev South) vide letter bearing No. 41/REV/MISC/2022/6200 dated 21/04/2022, forwarded the complaints to this office with regards to violation carried out in CRZ area. The Dy. Collector also annexed the Minutes of the District Level Committee (DLC) South Goa held on 19/04/2022, stating the violation carried out by Bogmalo Beach Resort, Bogmalo Vasco, Goa. illegally erected wooden cottages 1.RCC frame Structure having an area of 434.10m<sup>2</sup> 2.Load bearing structure having an area of 220.38m<sup>2</sup> 3.Temporary structure having an area of 892.49 m<sup>2</sup> and height of 1.50mts (Total area 1546.97 m<sup>2</sup>) in Survey No.73/1, 66/5, 6,7,8, Chicalim, Mormugao Goa at the distance of 200mts from HTL.

Based on the report of Deputy Collector, the following alleged illegal construction resulting in blatant and serious violation of CRZ Notification 2011 is noticed. The details of the violations are indicated here below:-

| Sr No. | Name of the Party/alleged violator | Survey No. / Village                | Type of Construction                                 | Distance from HTL            |
|--------|------------------------------------|-------------------------------------|--|------------------------------|
| 1.     | Bogmalo Beach Resort               | Bogmalo beach Survey No.73/1, 66/5, | Illegally erected wooden cottages, illegally erected | distance of 200 mts from HTL |

|  |  |  |  |  |
|--|--|--|--|--|
|  |  | 6,7,8,<br>Chicalim,<br>Mormugao<br>Goa | 1. RCC frame Structure having an area of 434.10m <sup>2</sup><br>2. Load bearing structure having an area of 220.38m <sup>2</sup><br>3. Temporary structure having an area of 892.49 m <sup>2</sup> and height of 1.50mts (Total area 1546.97 m <sup>2</sup> ) illegally carried out hill cutting. |  |
|--|--|--|--|--|

That based on the report a Show Cause Notice was issued bearing No GCZMA/S/Ille-Compl/24-25/12/564 dated 16/05/2024 with a direction to the Respondent to file their reply on 28/05/2024 and to remain present for a personal hearing in 28/05/2024 at 3.30p.m

The matter was taken up in the 401<sup>st</sup> GCZMA Meeting held on 28/05/2024 the Proceeding: Adv H.D.Naik for the Respondent present and sought time to file reply. The Authority's Decision: The Authority granted time to the Respondent to file their Written Reply to the Show Cause Notice and posted the matter on 11/06/2024 at 3.30p.m

The matter was taken up in the 402<sup>nd</sup> GCZMA Meeting held on 11/06/2024 the Proceeding: Adv H.D.Naik for Respondent present and sought for time to file reply in the matter. The Authority's decision: The Authority considered the request and posted the matter on 11/07/2024 at 3.30p.m.

The matter was taken up in the 406<sup>th</sup> GCZMA Meeting held on 11/07/2024 the Proceeding: Adv H.D.Naik for Respondent present. The Adv stated that the DLC in his report has given a details order with regards to the structures. The Authority's decision: The Authority decided to conduct a site inspection and plot all the structures on site and superimpose the approved structures in order to identify if there are any illegalities on site. The Authority decided to conduct a Site Inspection on 17/08/2024 at 11 am onwards and for report on the 22/08/2024 at 3.30p.m

The meeting scheduled on the 22/08/2024 was adjourned and rescheduled to 05/09/2024 at 3.30p.m.

The matter was placed in the 411<sup>th</sup> GCZMA Meeting held on 05/09/2024 the Proceeding: Adv for the Respondent present The Authority's Decision: The Authority noted that the site was inspection but the report was not ready hence adjourned the matter and posted on 03/10/2024 at 3.30p.m

The said matter was taken up in the 415<sup>th</sup> Meeting held on 03/10/2024 the Proceeding: Adv H.D.Naik present on behalf of Respondent. Representative of Respondent present in person. The Authority intimated that the report was not ready hence adjourned the matter The Authority's Decision: The Authority posted the matter on 17/10/2024 at 3.30.p.m

The Meeting scheduled on 17/10/2024 was cancelled and rescheduled to 21/11/2024 at 3.30p.m

The matter was taken up in the 421<sup>st</sup> Meeting held on 21/11/2024 the Proceeding Adv H.D Naik present on behalf of the Respondent. The Authority intimated that the report was not ready hence adjourned the matter the Authority's Decision: The Authority posted the matter on 14/01/2025 at 3.30.p.m

That the meeting scheduled on 14/01/2025 was cancelled and rescheduled to 28/01/2025 at 3.30p.m

The matter was taken up in the 427<sup>th</sup> GCZMA Meeting held on 28/01/2025 the Proceeding: Adv HD Naik present for the Respondent. The Expert Member intimated that the report is not ready. The Authority's Decision: The Authority posted the matter for report on 11/03/2025 at 3.30.pm

The matter was taken up in the 432<sup>nd</sup> Meeting the Proceeding: Adv HD Naik present for the Respondent. The Site Inspection Report carried out by the Expert Member is placed in file. The Authority's Decision: The Respondent directed to collect the report and file his reply and posted the matter on 03/04/2025 at 3.30p.m.

The Meeting Scheduled on 03/04/2025 at 3.30p.m. was cancelled and meeting was rescheduled to 06/05/2025

That the meeting scheduled on 06/05/2025 was cancelled and rescheduled to 19/06/2025 at 3.30p.m

The matter was taken up in the 459<sup>th</sup> GCZMA Meeting the Proceeding: Adv for the Respondent present. The Authority's Decision: The Authority posted the matter on 01/07/2025 at 3.30p.m.

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

**Decision: The Authority posted the matter for hearing on 17/07/2025 at 3.30p.m.**

**Case No. 1.35**

**To decide on the application for NOC for proposed temporary Tourist Cottages, shack from Mr Sanjay Dey, Ashwem Mandrem**

**Background:** The office has received an application dated 06/10/2023 from Mr. Sanjay Dey, Ashwem, Mandrem Pernem Goa with regards to NOC for proposed temporary tourist cottages, shack (restaurant), kitchen & store in the plot bearing Sy. No. 216/0 (Part) of Mandrem Village Pernem Taluka.

The GCZMA had fixed site inspection of the above-mentioned site/area on 26/10/2022, the inspecting team prepared and submitted their report.

The Authority in its 400<sup>th</sup>GCZMA Meeting held on 21/05/2024 decided that "the Authority noted that there are permanent constructions going on in the property at the time of Site Inspection and decided to issue Show Cause Notice with a direction to remain present with documents to prove that the construction and the structures standing in the property are with approval".

The matter was taken up in the 407<sup>th</sup> GCZMA Meeting held on 23/07/2024 the proceeding: Advocate G Kerkar present on behalf of the Respondent. The Adv states that with regards to the debris, he has cleared the site, with regards to swimming pool the same is not erected on site. With regards to structure he undertakes to demolish and with regards to the permanent structures the Respondent stated that he has a discharge order. The Authority's Decision: The Authority heard the party and posted the matter for orders on 08/08/2024 at 3.30p.m

The meeting scheduled on 08/08/2024 was cancelled and rescheduled to 03/09/2024 at 3.30p.m. The meeting scheduled on 03/09/2024 is cancelled and rescheduled to 17/09/2024 at 3.30p.m. The meeting scheduled on 17/09/2024 is cancelled and rescheduled to 19/09/2024 at 3.30p.m

The matter was taken up in the 412nd GCZMA Meeting held on 19/09/2024 the Proceeding: Adv Abhijeet Gosavi present on behalf of the Respondent he stated that the structure existed prior to 1991. He stated that all the structures are legal. The Authority's Decision: The Authority posted the matter for orders on 22/10/2024 at 3.30p.m.

The Meeting scheduled on 22/10/2024 was cancelled and rescheduled to 28/11/2024. However, the Meeting scheduled on 28/11/2024 was cancelled and rescheduled to 30/01/2025 at 3.30 p.m

That the meeting scheduled on 30/01/2025 was cancelled and rescheduled to 11/03/2025 at 3.30p.m.

The matter was taken up in the 432<sup>nd</sup> Meeting the P Proceeding: Respondent absent. The Authority's Decision: The Authority decided to issue a fresh personal hearing notice with a direction to remain present for the hearing on 06/05/2025 at 3.30p.m failing which the Authority will issue necessary directions.

That the meeting scheduled on 06/05/2025 was cancelled and rescheduled to 19/06/2025 at 3.30p.m

The matter was taken up in the 459<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent The Authority's Decision the Authority perused the records and posted for orders on 01/07/2025 at 3.30p.m.

**Proceeding: Applicant present**

**Decision: The Authority perused the documents and noted that the violations observed in the SCN dated 27/06/2024 formed part of the discharge order issued by the GCZMA on 24/09/2014. Since the Authority has already taken a decision in the 213rd GCZMA Meeting, the Authority deems it fit to discharge the Show cause notice bearing no GCZMA/N/S-H-C-T/22-23/60/1039 dated 27/06/2024. Further, the Authority decided to consider the proposal and grants NOC for proposed temporary Tourist Cottages, shack (restaurant), kitchen & store in the plot bearing Sy. No. 216/0 (Part) of Mandrem Village Pernem Taluka.**

**Case No. 1.36**

**To decide on the Complaint from Colva Civic and Consumer Forum, against Jose Fernandes, (Tenant), Antonio Santan Serrao, John Felipe Joaquim Antonio Succoro Cota alias John Philip Joaquim Anthony Socorro Cota, Antonio Gregorio Baltazar Jesus Rodrigues, (Tenant), Ermelina S. N. Dias and Maria Amarante A. Moraes, and Henrique Rebello and Afonso Maria Rebello, (Tenant).**

Background: The office of GCZMA is in receipt of a complaint through email dated 20/06/2024 from Colva Civic and Consumer Forum, R/o. H No. 257/1, Bagdem, Ward 3, Colva, Salcete, Goa, with regards to some private parties without approvals from any authorities, filled mud/debris in fields and land, constructed retaining wall by encroaching in the fields and widened a public road in several in property bearing Survey No. 56/9 to 56/14 of Village Colva, Goa.

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

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

1. The subject land is situated in Colva village, Salcete taluka, and bearing survey numbers 56/9, 56/10, 56/11, 56/12, 56/13, and 56/14.
2. A complaint filed by Mrs. Judith Almeida brought attention to alleged unauthorized construction activities on the site.
3. At the time of inspection it was noticed that there exists a retaining wall, approximately 70 meters in length and 1.8 meters in height, with a top width of 0.6 meters.
4. It was further noticed that, there also exists a parapet wall made up of AAC blocks above retaining wall, approximately 60 meters in length and 0.46 meters in height.
5. Electric poles are mounted atop the retaining wall, connected to wires and electrical fixtures.
6. A ramp, measuring 7.2 meters in length and 8 meters in width, provides access to the field.
7. As observed, a newly constructed bitumen road has been laid adjacent to the alleged retaining wall.
8. As noticed there also exists a culvert at site.

The Authority had issued a Show Cause Notice directing the parties to file their reply and remain present for a personal hearing on the 01/07/2025 at 3.30p.m.

**Proceeding: Complainant absent. Respondent absent**

**Decision: The Authority has decided to issue notice for personal hearing on 21/08/2025 at 3.30p.m.**

**Case No. 1.37**

**To decide on the Complaint from Colva Civic and Consumer Forum Hotel Resort Sea Roque**

Background: The office of GCZMA is in receipt of a complaint through email dated 27/07/2022 from Colva Civic and Consumer Forum, R/o. H No. 257/1, Bagdem, Ward 3, Colva, Salcete, Goa, with regards to illegal construction in property bearing Survey No. 42/0 of Village Sernabatim, Goa, in the property of Hotel Resort Sea Roque.

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

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

- 1) The Property bearing survey No 42/0 situated at Sernabatim is in CRZ-III area and lies within 200 m from HTL as per Draft CZMP 2011.

2) The extension/reconstruction of old structure was being found executed beyond plinth area on sand dunes by Shri Fernandes in the property of Sea Roque Resort/Hotel.

The construction was seen carried out in laterite stone masonry in cement mortar.

3) The respondent present therein at the time of inspection informed that the subject structure was in existence prior to 1991.

4) The respondent when asked to produce documentary evidence/permissions taken from GCZMA replied that he was unable to do so as he was not aware about the site inspection. He is directed to submit the approvals/NOC if any to the office of GCZMA.

5) Carrying out extension/reconstruction has caused a damage to sand dunes ecosystem Cause and is prone to cause severe erosion of sand. The inspection concluded at 1-10 P.M.

The Authority had issued a Show Cause Notice directing the parties to file their reply and remain present for a personal hearing on the 01/07/2025 at 3.30p.m.

**Proceeding:** Complainant absent. Respondent present and seeking time to file reply

**Decision:** The Authority granted time and posted the matter on 21/08/2025 at 3.30p.m.

## ITEM NO. 2 PROPOSALS

### Case No. 2.1

#### Construction of Model Shack made up of composite bamboo material on beaches in North Goa and South Goa.

The Office of the GCZMA is in receipt of an application dated 27/10/2023 from Project Cell Special Purpose Vehicle (GTDC), with regards to Construction of Model Shack made up of composite bamboo material on beaches in North Goa and South Goa.

**Site Inspection Report:** The said site was inspected by Mr. Sushant Naik, (Expert member GCZMA), Mr. Keshav Naik, (Engineer GCZMA) and Mr. Vighnesh Naik (Field Surveyor GCZMA).

**Name of the Applicant:** Project Cell Special Purpose Vehical (GTDC)

**Date of the Application:** 27/10/2023

**Application for:** Construction of Model Shack made up of composite bamboo material on beaches in North Goa and South Goa.

**Date of construction based on the documents:** N.A

**Date of Inspection:** 14/06/2024

**Name of the Official / Expert Member, GCZMA:**

Mr. Sushant Naik (Expert member GCZMA)

Mr. Keshav Naik (Engineer GCZMA)

Mr. Vighnesh Naik (Field Surveyor GCZMA)

**Name of the Parties Present:**

Mr. M.J. Medeira (A.E. GTDC)

Kalpana Khandolkar (J.E. GTDC)

**Location of the alleged violation: Village:** Colva **Taluka:** Salcete**Accessibility:** By traditional access through beach**Distance from the HTL of River / Sea:** The plot touches to HTL as per CZMP 2011.**Classification of CRZ Area:** Part of the plot falls within CRZ III (NDZ 0-200m) part of the plot falls within intertidal zone (CRZ-IVB), partly covered with net mending area and partly covered with sand dune (CRZ-IA) as per CZMP 2011.**Existence of Sand dunes :** Yes**Existence of Vegetation, if any:** Yes, Beach Vegetation on Sand dune.**Nature of the structure:** Temporary structure**Height of the structure:** 8.25 mtrs**Details of extension to the existing structure:** N.A.**Approvals / NOC's issued by any other Department's / Authorities:** No**Conclusion / Recommendation:**

The Application is for Construction of Model Shack made up of composite bamboo material on beaches in South Goa (Colva Beach). The name 'model shack' suggests that the GTDC has come up with innovative idea for a shack. Once this shack is constructed on ground it will be a model for others to follow. However, the idea is not innovative and along with bamboo it uses the usual material like mild steel, cement boards etc. Hence the proponents should be called for a presentation and explain the idea behind the concept.

**The details of sewage / toilet waste treatment are also not provided. This should be shown in the plan.**

The proposed site for construction of Model Shack was shown by Mr. Mervyn J. Medeira (AE GTDC). The area of the proposed Shack is 120.00 Sq.mtrs. The height of the shack is 8.25 mtrs. The site co-ordinates -15°16'30.7"N 73°54'50.1"E.

Part of the plot falls within CRZ III (NDZ 0-200m) part of the plot falls within intertidal zone (CRZ-IVB), partly covered with net mending area and partly covered with sand dune (CRZ-IA) as per CZMP 2011.

At the time of inspection, it was noticed that the proposed location of the model shack is clear at ground level. The shack should be located outside the intertidal zone and away from the sand dune. There should be no construction on the sand dune or

obstruction/fencing around the sand dune so as to obstruct the wind flow. Also the use of concrete is not allowed, even if it has to be for support. ○

The proposal was discussed in 453<sup>rd</sup> GCZMA Meeting held on 29/05/2025. *"The Authority after detailed discussion decided to call the Project Proponent for clarification."*

**Decision:** The Authority after detailed discussion decided to approve the proposal subject to condition that the structures erected should be restricted to Ground floor only and following Beach Carrying Capacity Report.

Case No. 2.2

NOC for Construction of Model Shack made up of composite bamboo material on beaches in North Goa and South Goa.

The Office of the GCZMA is in receipt of an application dated 27/10/2023 from Project Cell Special Purpose Vehical (GTDC), with regards to Construction of Model Shack made up of composite bamboo material on beaches in North Goa and South Goa.

**Site Inspection Report:** The said site was inspected by Mr. Sushant Naik, (Expert member GCZMA), Mr. Keshav Naik, (Engineer GCZMA) and Mr. Milind Dhulapkar (Field Surveyor GCZMA)

**Name of the Applicant:** Project Cell Special Purpose Vehical (GTDC)

**Date of the Application:** 27/10/2023

**Application for:** Construction of Model Shack made up of composite bamboo material on beaches in North Goa and South Goa.

**Date of construction based on the documents:** N.A

**Date of Inspection:** 15/02/2024

**Name of the Official / Expert Member, GCZMA:**

Mr. Sushant Naik (Expert member GCZMA)

Mr. Keshav Naik (Engineer GCZMA)

Mr. Milind Dhulapkar (Field Surveyor GCZMA)

**Name of the Parties Present:**

Mr. M.J. Medeira (A.E. GTDC)

**Location of the alleged violation: Village:** Calangute **Taluka:** Bardez

**Accessibility:** By traditional access through beach

**Distance from the HTL of River / Sea:** The proposed site touches to HTL as per CZMP 2011.

**Classification of CRZ Area:** Proposed site falls in CRZ III (NDZ, 0-200m), partly falls in boat parking - net mending area as per CZMP 2011

**Existence of Sand dunes:** No

**Existence of Vegetation, if any:** Yes, Beach Vegetation.

**Nature of the structure:** Temporary structure

**Height of the structure:** 8.25 mtrs

**Details of extension to the existing structure:** N.A.

**Approvals / NOC's issued by any other Department's / Authorities:** No

**Conclusion / Recommendation:**

The Application is for Construction of Model Shack made up of composite bamboo material on beaches in North Goa (Calangute Beach). The name 'model shack' suggests that the GTDC has come up with an innovative idea for a shack. Once this shack is constructed on ground it will be a model for others to follow. However, the idea is not innovative and along with bamboo it uses the usual material like mild steel, cement boards etc. Hence the proponents should be called for a presentation and explain the idea behind the concept. **The details of sewage/toilet waste treatment are also not provided. This should be shown in the plan.**

The area of the proposed Shack is 120.00 Sq.mtrs. The height of the shack is 8.25 mtrs. The site co-ordinates -15°32'32.9"N 73°45'20.9"E. Proposed site falls in CRZ III (NDZ, 0-200m), partly falls in boat parking net mending area as per CZMP 2011.

At the time of inspection, it was noticed that there were fisherman huts and canoe at site.

**The proposal was discussed in 453<sup>rd</sup> GCZMA Meeting held on 29/05/2025. "The Authority after detailed discussion decided to call the Project Proponent for clarification."**

**Decision: The Authority after detailed discussion decided to approve the proposal subject to condition that the structures erected should be restricted to Ground floor only and following Beach Carrying Capacity Report.**

**Case No. 2.3**

**NOC for Construction of Model Shack made up of composite bamboo material on beaches in North Goa and South Goa.**

The Office of the GCZMA is in receipt of an application dated 03/09/2024 from Project Cell Special Purpose Vehical (GTDC), with regards to Construction of Model Shack made up of composite bamboo material on beaches in North Goa and South Goa.

**Site Inspection Report:** The said site was inspected by Mr. Ganesh Velip, (Expert member GCZMA), Mr. Rohan Verekar (Environmental Assistant, GCZMA) and Mr. Milind Dhulapkar (Field Surveyor GCZMA).

**Name of the Applicant:** Project Cell Special Purpose Vehicle (GTDC)

**Date of the Application:** 03/09/2024

**Application for:** Construction of Model Shack made up of composite bamboo material on beaches in North Goa and South Goa.

**Date of construction based on the documents:** N.A

**Date of Inspection:** 09/04/2025 (Arambol) and 11/04/2025 (Benaulim)

**Name of the Official / Expert Member, GCZMA:**

Mr. Ganesh Velip (Expert member, GCZMA)

Mr. Rohan Verekar (Environmental Assistant, GCZMA)

Mr. Milind Dhulapkar (Field Surveyor GCZMA)

**Name of the Parties Present:**

Mr. Nehal Devidas (A.E. GTDC)

Mrs. Kalpana Khandolkar (J.E. GTDC)

**Location of the alleged violation:**

**Village:** Arambol & Benaulim

**Taluka:** Pernem & Salcete

**Accessibility:** By traditional access through beach

**Distance from the HTL of River / Sea:**

**Arambol:-** The Location touches HTL to LTL as per CZMP 2011.

**Benaulim: -** The Location touches HTL to LTL as per CZMP 2011.

**Classification of CRZ Area:**

**Arambol: -** Falls within Intertidal Zone (CRZ- IB) as per CZMP – 2011.

**Benaulim :-** Part falls within CRZ III (NDZ 0-200m), part falls within intertidal zone (CRZ-IB), partly covered with Boat Parking / Net Mending area and partly covered with sand dune (CRZ-IA) as per CZMP 2011.

**Existence of Sand dunes:** Yes

**Existence of Vegetation, if any:** Yes, Beach Vegetation.

**Nature of the structure:** Temporary structure

**Height of the structure:** 8.25 mtrs

**Details of extension to the existing structure:** N.A.

**Approvals / NOC's issued by any other Department's / Authorities:** No

**Conclusion / Recommendation:**

The Application is for Construction of Model Shack made up of composite bamboo material on beaches in North Goa (Arambol Beach) and South Goa (Benaulim Beach).

The proposed site for construction of Model Shack was shown by Mr. Nehal Devidas (AE, GTDC) and Mrs. Kalpana Khandolkar (JE, GTDC)

The ground floor area of the proposed Model Shack is 120.00 Sq.mtrs. with area of the mezzanine floor is 67.00sq.mtr. The total built area of the proposed Model Shack is 187.00sq.mtr. The proposed construction of Model Shack made up of composite bamboo material at Arambol beach and Benaullim beach.

- The height of the shack is 8.25 mtrs.

The site co-ordinates -15°41'8.376"N73°42'12.036"E (Arambol Beach) and 15°15'20.7"N 73°55'9.81"E (Benaullim Beach).

**Arambol beach** location falls within Intertidal Zone (CRZ- IB) as per CZMP – 2011 abutting to Sy. No. 71/0, sand dune (CRZ-IA), Boat Parking / Net Mending area and **Benaullim beach** location partly falls within CRZ III (NDZ 0-200m), part falls within intertidal zone (CRZ-IB), partly covered with Boat Parking / Net Mending area and partly covered with sand dune (CRZ-IA) as per CZMP 2011, abutting to Sy. No. 365/1.

The project proponent is asked to submit 5 copies of submission drawings. (only 01 copy has been inwards through Inward No. 806, dated. 14/05/2025)

The proposal was discussed in 453<sup>rd</sup> GCZMA Meeting held on 29/05/2025. *"The Authority after detailed discussion decided to call the Project Proponent for clarification."*

**Decision:** The Authority after detailed discussion decided to approve the proposal subject to condition that the structures erected should be restricted to Ground floor only and following Beach Carrying Capacity Report.

#### Case No. 2.4

#### Permission for the construction of temporary inspection road in Sy. No. 95/1-A, Reis-Magos village, Bardez-Goa.

The office of the GCZMA is in receipt of an application dated 10/04/2023 from M/s. Spark Healthline Private Limited with regards to permission for the construction of temporary inspection road in Sy. No. 95/1-A, Reis-Magos village, Bardez-Goa.

**Site Inspection Report:** The said site was inspected by 1)Mr.Keshav Naik,Engineer GCZMA,2)Mr. Vighnesh Naik (Field Surveyor GCZMA)

**Name of the Applicant:** M/s. Spark Healthline Private Limited

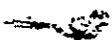
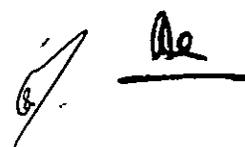
**Date of the Application:** 10/04/2023

**Application for:** Permission for the construction of temporary inspection road in Sy. No. 95/1-A, Reis-Magos village,Bardez-Goa.

**Date of construction based on the documents:** N.A

**Date of Inspection:** 16/05/2023

**Name of the Official / Expert Member, GCZMA:**

Mr. Keshav Naik Engineer GCZMA.

Mr. Vighnesh Naik Field surveyor GCZMA.

**Name of the Parties Present:** Mr. Sumit Sharma (Representative of applicant)

**Location of the alleged violation:**

Survey:95/1-A

Village:Reis-Magos Taluka:Bardez

**Accessibility:** By PWD Road

**Distance from the HTL of River / Sea:** Plot touching HTL as per CZMP 2011.

**Classification of CRZ Area:** CRZ III (NDZ of river/creek) as per CZMP 2011.

**Existence of Sand dunes and its Height:** No

**Whether any lagoons, backwaters or other water bodies exist in the plot:** No

**Existence of Vegetation, if any:** Yes

**Plinth area of the structure / alleged violation:** NA

**Nature of the structure:** Temporary non bituminous road .

**Height of the structure:** N.A

**Details of extension to the existing structure:** N.A

**Approvals / NOC's issued by any other Department's / Authorities:** No

**Nature of violation if any, with regard to provisions of CRZ Notification 2011:** No

**Conclusion / Recommendation:**

The property in Survey No.95/1-A Reis Magos village, Bardez-Goa admeasuring 65639 Sq.mtrs. of which a certain part of the plot falls within CRZ III (NDZ of River) and the remaining part of the plot falls outside CRZ jurisdiction according to the CZMP 2011.

The proposal is for the permission for the construction of temporary inspection road in Survey No.95/1-A Reis Magos village, Bardez-Goa.

The proposed road is 6m wide, as the applicant proposed the construction of temporary inspection road on part of the plot within the CRZ jurisdiction and also some part outside the CRZ jurisdiction. The total length of the proposed road within CRZ jurisdiction is 165 R.mtrs, as shown in drawing attached. The applicant has also given an undertaking stating that the said road will be a gravel road, Murrum Road, Kankar road or a Paver road. The applicant also states that he will not be using any concrete during the construction of non-bituminous inspection road.

The proposal was discussed in 376<sup>th</sup> GCZMA Meeting held on 02/12/2023. *"The Authority after detailed discussion decided to defer the Permission for the construction of temporary inspection road in Sy. No. 95/1-A, Reis-Magos village, Bardez - Goa, for want of more clarification with regards to the material to be used in construction of road."*

The applicant vide letter dated 12/11/2024 has submitted a revised plan providing more clarification with regards to the material that will be used in the construction of the said road.

**The proposal was discussed in 434<sup>th</sup> GCZMA Meeting held on 13/03/2025. “The Authority after detailed discussion decided to call the project proponent to give detailed PowerPoint presentation during the Authority meeting.”**

**The proposal was discussed in 444<sup>th</sup> GCZMA Meeting held on 17/04/2025. “The Authority after detailed discussion decided to defer the proposal.”**

**Decision: The Authority after detailed discussion decided to approve the proposal for proposed erection of temporary inspection road in Sy. No. 95/1-A, Reis-Magos village, Bardez-Goa**

**Case No. 2.5**

**Permission for Proposed chain link fence in Sy. No. 95/1-A, Reis-Magos village, Bardez-Goa.**

The office of the GCZMA is in receipt of an application dated 29/03/2023 from M/s. Spark Healthline Private Limited with regards to permission for Proposed chain link fence in Sy. No. 95/1-A, Reis-Magos village, Bardez-Goa.

**Site Inspection Report:** The said site was inspected by 1) Mr. Keshav Naik, Engineer GCZMA, 2) Mr. Vighnesh Naik (Field Surveyor GCZMA)

**Name of the Applicant:** M/s. Spark Healthline Private Limited

**Date of the Application:** 29/03/2023

**Application for:** Proposed chain link fence in Sy. No. 95/1-A, Reis-Magos village, Bardez-Goa.

**Date of construction based on the documents:** N.A

**Date of Inspection:** 16/05/2023

**Name of the Official / Expert Member, GCZMA:**

Mr. Keshav Naik Engineer GCZMA.

Mr. Vighnesh Naik Field surveyor GCZMA.

**Name of the Parties Present:** Mr. Sumit Sharma (Representative of applicant)

**Location of the alleged violation:**

**Survey:** 95/1-A

**Village:** Reis-Magos **Taluka:** Bardez

**Accessibility:** By PWD Road

**Distance from the HTL of River / Sea:** Plot touching HTL as per CZMP 2011.

**Classification of CRZ Area:** CRZ III (NDZ of River/creek) as per CZMP 2011.

**Existence of Sand dunes and its Height:** No

**Whether any lagoons, backwaters or other water bodies exist in the plot:** No

**Existence of Vegetation, if any:** Yes

**Plinth area of the structure / alleged violation:** NA

**Nature of the structure:** Chain link fencing

**Height of the structure:** 1.5 mtrs.

**Details of extension to the existing structure:** N.A

**Approvals / NOC's issued by any other Department's / Authorities:** No

**Nature of violation if any, with regard to provisions of CRZ Notification 2011:** No

**Conclusion / Recommendation:**

The property in Survey No.95/1-A Reis Magos village, Bardez-Goa admeasuring 65639 Sq.mtrs. of which a certain part of the plot falls within CRZ III (NDZ of River/creek) and the remaining part of the plot falls outside CRZ jurisdiction according to the CZMP 2011. The proposal is for the proposed temporary chain link fencing in Survey No.95/1-A Reis Magos village, Bardez-Goa.

The total length of the proposed chain link fencing is 350.00 R.Mtrs as shown in drawing attached. The proposed chain link fencing falls within CRZ jurisdiction. The applicant has also given an undertaking stating that no concrete would be use to fix the steel post ,but will use some alternate means which they states that is eco-friendly in nature.

**The proposal was discussed in 376<sup>th</sup> GCZMA meeting held on 02/12/2023. "The Authority after detailed discussion decided to defer the Permission for Proposed chain link fence in Sy. No. 95/1-A, Reis-Magos village, Bardez-Goa, as Chain link fencing cannot be provided in NDZ area, revised drawing of bio-fencing to be submitted by applicant."**

The Applicant vide letter dated 24/01/2025 complied with the decision and submitted revised plan.

**The proposal was discussed in 434<sup>th</sup> GCZMA Meeting held on 13/03/2025. "The Authority after detailed discussion decided to call the project proponent to give detailed PowerPoint presentation during the Authority meeting."**

**The proposal was discussed in 444<sup>th</sup> GCZMA Meeting held on 17/04/2025. "The Authority after detailed discussion decided to defer the proposal."**

**Decision:** The Authority after detailed discussion decided to approve the proposal for Bio-fencing in Sy. No. 95/1-A, Reis-Magos village, Bardez-Goa

Case No. 2.6NOC / Permission for 15 Huts in SY. No. 36/1 of Nagarcem-Palolem village, Canacona-Goa.

The Office of the GCZMA is in receipt of an application dated 24/10/2024 from Mr. Vijay Komarpant, Omkar Building, Chaudi, Canacona-Goa, with regards to Permission for 15 Huts in SY. No. 36/1 of Nagarcem-Palolem village, Canacona-Goa.

**Site Inspection Report:** The said site was inspected by Rohan Verekar, Environmental Assistant, (GCZMA) and Raunat Dessai, Field Surveyor, (GCZMA)

**i) Name of the Applicant:** Mr. Vijay Komarpant, Omkar Building, Chaudi, Canacona-Goa.

**ii) Date of the Application:** 24/10/2024

**iii) Application for:** Permission for 15 Huts in SY. No. 36/1 of Nagarcem-Palolem village, Canacona-Goa.

**vi) Date of construction based on the documents:** NA.

**v) Date of Inspection:** 04/11/2024

**vi) Name of the Official / Expert Member, GCZMA:**

1) Rohan Verekar, Environmental Assistant, (GCZMA)

2) Raunat Dessai, Field Surveyor, (GCZMA)

**vii) Name of the Parties Present:** Mr. Vijay Komarpant, Applicant

**viii) Location:** Sy. No: 36/1 **Village:** Nagarcem - Palolem **Taluka:** Canacona

**ix) Accessibility:** By PWD road.

**x) Distance from the HTL of River / Sea:**

Survey No. 36/1: Approx. 21.2mt from the HTL of Sea.

**xi) Classification of CRZ Area:**

Survey No. 36/1: CRZ II as per CZMP 2011.

**xii) Existence of Sand dunes and its height:** N.A.

**xiii) Whether any lagoons, backwaters or other water bodies exist in the plot:** N.A.

**xiv) Existence of Vegetation, if any:** No.

**xv) Plinth area of the structure / alleged violation:** NA.

xvi) **Nature of the structure:** Temporary Structure

xvii) **Height of the structure:** Cottage Type 1 = 6.0mtr and Cottage Type 2 = 4.27mtr.

xviii) **Details of extension to the existing structure:** NA.

xix) **Approvals / NOC's issued by any other Department's / Authorities:** NO.

xx) **Nature of violation if any, with regard to provisions of CRZ Notification 2011:**  
NA.

xxii) **Conclusion/Recommendation:**

The applicant Mr. Vijay Komarpant, Omkar Building, Chaudi, Canacona-Goa has proposed Permission for 15 Huts in SY. No. 36/1 of Nagarcem-Palolem village, Canacona-Goa.

As per Form I & XIV, for Sy. No. 36/1 of village Nagarcem-Palolem, taluka Canacona, the name of the occupant is Shri Deugi Purush Prassanna Patnemadmeasuring area of 4250.00sq.m. As per the Survey Plan, for Sy. No. 36/1, there is a structure plinth and a well showing on survey plan.

The application is for the proposed construction of 15 no. of cottages. The cottages are of two types which are cottages (Type -1) and cottages (Type-2) having area of 83.35sq.mtr. and 158.10sq.mtr respectively. Also area of the existing structures is shown in the submission drawings which is 765.00sq.mtr for which the permission was obtained in the GCZMA meeting No. 205 held on 25/06/2019 (copy of the minutes annexed in the file). The total covered area in the plot is 1006.45sq.mtr. with consumed F.A.R of 23.68%

The details as per the area statement submitted by the applicant are mentioned below in the tabular column:

| Sy. No. | Total area of plot     | Area of temporary 15 cottages |                      | Area of existing structure | Total Area             | F.A.R Consumed |
|---------|------------------------|-------------------------------|----------------------|----------------------------|------------------------|----------------|
| 36/1    | 4250.00 m <sup>2</sup> | Cottages (Type 1)             | 83.35m <sup>2</sup>  | 765.00 m <sup>2</sup>      | 1006.45 m <sup>2</sup> | 23.68 %        |
|         |                        | Cottages (Type 1)             | 158.10m <sup>2</sup> |                            |                        |                |

Observations: During the time of site inspection, it was observed that there exist 02 nos. of permanent structures were observed in the plot.

Legalities of the structures to be verified.

**Decision:** The Authority after detailed discussion decided to approve the proposal for proposed erection of temporary 15 Huts in Sy. No. 36/1 of Nagarcem-Palolem village, Canacona-Goa.

#### ADDITIONAL AGENDA

Case No: 2.7

Application for proposed temporary dockyard, toilet, & reconstruction of existing security room, DG room & store room in property bearing Sy. No. 209/2 situated at village Sancoale, Mormugao taluka – Goa.

The Office of the GCZMA is in receipt of an application dated 11/06/2025 from M/s. Aashad Trading, H/no. 451, ward no. 2, Zorinto, Sancoale, Mormugao-Goa, with regards to Application for proposed temporary dockyard, toilet, & reconstruction of existing security room, DG room & store room in property bearing Sy. No. 209/2 situated at village Sancoale, Mormugao taluka – Goa.

**Site Inspection Report:** The said site was inspected by Radha Rao, Expert Member, GCZMA, Rohan Verekar, Environmental Assistant, (GCZMA) and Vighnesh Naik, Field Surveyor, (GCZMA)

**i) Name of the Applicant:** M/s. Aashad Trading, H/no. 451, ward no. 2, Zorinto, Sancoale, Mormugao-Goa.

**ii) Date of the Application:** 11/06/2025

**iii) Application for:** Application for proposed temporary dockyard, toilet, & reconstruction of existing security room, DG room & store room in property bearing Sy. No. 209/2 situated at village Sancoale, Mormugao taluka— Goa.

**vi) Date of construction based on the documents:** NA.

**v) Date of Inspection:** 25/06/2025

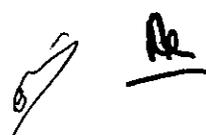
**vi) Name of the Official / Expert Member, GCZMA:**

- 1) Radha Rao, Expert Member, GCZMA
- 2) Rohan Verekar, Environmental Assistant, (GCZMA)
- 3) Vighnesh Naik, Field Surveyor, (GCZMA)

**vii) Name of the Parties Present:** Mr. Salam Khan, Representative of Applicant

**viii) Location:** Sy. No:209/2      **Village:** Sancoale      **Taluka:** Mormugao

**ix) Accessibility:** By PWD road.



- x) **Distance from the HTL of River / Sea:** Approx. 37.6mtr. from HTL of River.
- xi) **Classification of CRZ Area:** CRZ – III NDZ (CRZ line for river/creek) and partially affected by Jetty/shipyard/ramp as per CZMP – 2011.
- xii) **Existence of Sand dunes and its height:** N.A.
- xiii) **Whether any lagoons, backwaters or other water bodies exist in the plot:** N.A.
- xiv) **Existence of Vegetation, if any:** N.A.
- xv) **Plinth area of the structure / alleged violation:** NA.
- xvi) **Nature of the structure:** Temporary and Permanent Structure
- xvii) **Height of the structure:** D.G. Room = 4.00mtr., Toilet = 2.80mtr., Store Room = 3.30mtr. and Security Room = 4.00mtr. from G.L. (As per submission drawing)
- xviii) **Details of extension to the existing structure:** NA.
- xix) **Approvals / NOC's issued by any other Department's / Authorities:** NA.
- xx) **Nature of violation if any, with regard to provisions of CRZ Notification 2011:**  
NA.
- xxii) **Conclusion/Recommendation:**

The application is for proposed temporary dockyard, toilet, & reconstruction of existing security room, DG room & store room in property bearing Sy. No. 209/2 situated at village Sancoale, Mormugao taluka – Goa.

The proposed Sy. No. 209/2, of village Sancoale, Taluka Marmugao falls within CRZ – III NDZ (CRZ line for river/creek) and partially affected by Jetty/shipyard/ramp as per CZMP – 2011.

As per Form I & XIV, for Sy. No. 209/2, the name of the occupant is “Anand Vishnu Naik, Govt.of India(Ministry of Surface & Transport), M/S. Aashad Trading” admeasuring area of 3600.00 sq.m.

As per the submission plans, there is a reconstruction of existing security room, DG room & store room. The area of the existing structures is 119.07 sq.mtr. Also, 01 no. temporary dockyard and 01 no. toilet is proposed in the property. The area of the proposed structures is 818.10sq.mtr. Total floor area consumed is 937.17 sq.mtr. F.A.R. consumed is 26.03%.

| Sy. No. | Total area of plot    | Built-up area of the proposed structures | Built-up area of existing structures | Total Built-up area  | F.A.R consumed |
|---------|-----------------------|--|--------------------------------------|----------------------|----------------|
| 209/2   | 3600.00m <sup>2</sup> | 818.10m <sup>2</sup>                     | 119.07m <sup>2</sup>                 | 937.17m <sup>2</sup> | 26.03%         |

**Observations:** During the site inspection, the following observations were made within the plot: a metal entrance gate, a dilapidated D.G./electrical room, a roofless structure, and a G+1 structure in a deteriorated condition. A retaining wall was observed on the southern side, serving the purpose of supporting and retaining the adjoining road. Additionally, a well exists within the premises. Along the riverbank, a protection wall is constructed, serving as a barrier to prevent soil erosion.

Site photographs are attached as "Annexure-I".

**Decision:** The Authority after detailed discussion decided to call project proponent to seek clarification on legality of structures.

Case No. 2.8

Carmelina D'Souza

| Village/<br>Taluka | Survey<br>No. | CRZ<br>Zone        | Name of<br>Premises | Details of<br>Structures  | Owner/<br>Occupier  | GPS<br>Reading              | Remarks     | Distance<br>from<br>HTL |
|--------------------|---------------|--------------------|---------------------|---|---|-----------------------------|-------------|-------------------------|
| Anjuna<br>Bardez   | 72/4,3        | CRZ-<br>III<br>NDZ | Villa Goa           | Masonry compound wall on all sides,<br>1no Temporary small structure with GI sheet roofing,<br>1no RCC structure (pump house),<br>1no Masonry structure with manglore tiles roofing,<br>1no Gazibo,<br>1no RCC swimming pool, 1no RCC | Carmelina D'Souza,<br>Hs.No. : 739/1, Govekar wada, Anjuna. | 15.574741 N<br>73.7413457 E | Operational | Within CRZ Limits       |

|  |  |  |  |            |  |  |  |  |
|--|--|--|--|------------|--|--|--|--|
|  |  |  |  | Sump tank. |  |  |  |  |
|--|--|--|--|------------|--|--|--|--|

During the 252<sup>nd</sup> GCZMA Meeting held on 08/08/2023 Proceeding: Carol Dsouza present and submitted that she has filed reply and further wishes to argue the matter. Decision: The Authority adjourned the matter and further decided to communicate the next date.

During the 367<sup>th</sup> GCZMA Meeting held on 3/11/2023 Respondent present and sought time to argue the matter. It was decided that, In view of the request made by the Adv for the Respondent and granting fair hearing to the Respondent the Authority decided to grant time and posted the matter on 17/11/2023 as final opportunity failing which orders will be passed based on the available documents on record.

The said matter was deliberated in 369<sup>th</sup> GCZMA held on 17/11/2023 Proceeding: Respondent present in person. Respondent states that the structure is an old structure and used for residence and decision: The Authority heard the parties and posted the matter for orders on 24/11/2023. Posted the matter for orders

The matter was taken up in 380<sup>th</sup> GCZMA Meeting held on 09/01/2024 and it was decided Proceedings Respondent absent Decision: The Authority decided to post the matters on 16/01/2024 at 3.30 pm as last and final opportunity to file reply cum documents with regards to the violations mentioned in the Show Cause Notice. Failure to file reply with be inferred that you have nothing to say in the matter and the Authority will proceed to pass appropriate orders.

That the matters posted for hearing on the 16/01/2024 stood adjourned to 30/01/2024

The matter was taken up in 383<sup>rd</sup> GCZMA held on 30/01/2024 Proceeding : Respondent present decision As orders are not ready, matter posted for pronouncement of orders on 13/02/2024 at 3.30p.m

The matter was taken up in the 390<sup>th</sup> GCZMA meeting held on 05/03/2024 was rescheduled to 12/03/2024 Proceeding: Respondent present Decision As order was not ready, matter posted for pronouncement of orders on 02/04/2024 at 3.30p.m

The matter was taken up in the 392<sup>nd</sup> GCZMA Meeting held on 02/04/2024 the proceeding at the hearing Respondent present. The Authority decided to post for order on 18/04/2024 at 3.30p.m

The Matter was taken up in the 394<sup>th</sup> GCZMA Meeting held on 18/04/2024 the Proceeding: Respondent present filed reply along with documents Decision: The Authority posted the matter for clarifications/ orders on 16/05/2024 at 3.30p.m

The Matter was taken up in the 399<sup>th</sup> GCZMA Meeting held on 16/05/2024 the proceeding: Respondent absent. The Authority's Decision: Matter posted for orders on 04/06/2024 at 3.30p.m

That the meeting scheduled on 04/06/2024 at 3.30p.m was adjourned and rescheduled to 11/06/2024 at 3.30p.m

The said matter was deliberated in 402<sup>nd</sup> Meeting held on 11/06/2024 Proceeding: Respondent absent. The Authority's decision: The Authority posted the matter on 04/07/2024 at 3.30p.m for orders.

The matter was taken up in the 404<sup>th</sup> GCZMA Meeting held on 04/07/2024, the Decision: Due to paucity of time the matter stands adjourned to 06/08/2024 at 3.30p.m

That the matter scheduled on the 06/08/2024 was cancelled and rescheduled to 29/8/24. That the matters scheduled on 29/08/2024 is rescheduled to 31/8/24

The matter was taken up in the 410<sup>th</sup> Meeting the Proceeding Respondent absent. The Authority's Decision The Authority posted the matter for orders on 24/09/2024 at 3.30p.m

The Matters were taken up in the 414<sup>th</sup> GCZMA meeting the Proceeding: Respondent absent. The Authority's Decision: Due to paucity of time matter stands adjourned to 22/10/2024

That the Meeting scheduled on 22/10/2024 was cancelled and rescheduled to 28/11/2024. Further on 28/11/2024 was cancelled and rescheduled to 14/01/2025 and further rescheduled to 20/02/2025.

That the Meeting scheduled to 20/02/2025 was cancelled and rescheduled to 08/04/2025 at 3.30p.m.

The matter was taken up in the 441<sup>st</sup> GCZMA Meeting the Proceeding: Respondent absent The Authority's Decision: The Authority posted the matter on 03/06/2025 at 3.30p.m.

That the meeting scheduled on 03/06/2025 was cancelled and the matters were rescheduled to 14/06/2025 at 10.00am

The matter was taken up in the 457<sup>th</sup> GCZMA Meeting the Proceeding: Respondent absent The Authority's Decision: In view of the Respondent being absent the order is not pronounced.

The Authority posted the matter for pronouncement of order on 08/07/2025 at 3.30p.m.

The Respondent requested that the matter be preponed hence placed for the meeting

**Proceeding Respondent present**

**Decision:** *The present matter is arising from Suo motu petition pertaining to structures along Anjuna beach. The Authority had earlier conducted a joint site inspection along with Secretary of the Village Panchayat Anjuna-Caisua pursuant to directions of the Hon'ble High Court.*

*The Authority based on findings in the joint site inspection report issued a show cause notice bearing no. GCZMA/HCM/PIL SUO MOTO No.2/2022/23-24/01/576 dated 23/05/2023 to the present respondent.*

*The present respondent has filed a reply dated 22/06/2023 to the said show cause notice interalia stating that the site inspection report is factually incorrect and the structures fully legal and permanent structure existed prior to 1991.*

*The Respondent relied upon following documents in support of his case:-*

- a) *Form I & XIV of property bearing Survey No. 72/3 village Anjuna.*
- b) *Panchayat Resolution dated 13/04/2023 discharging the respondent.*
- c) *Certificate of Registration of Hotel dated 21/06/2023 issued by Department of Tourism.*
- d) *NOC dated 16/12/2022 issued by the Village Panchayat Anjuna-Caisua for guest house.*
- e) *House tax receipt bearing no.040 of the year 1996.*
- f) *House tax receipt bearing no.29 of the year 2023.*
- g) *Certificate of assessment of house tax dated 08/09/20004 in respect of House no.739 (1).*
- h) *Electricity bill*
- i) *Receipt dated 15/02/1996 issued by the Village Panchayat Anjuna-Caisua as NOC for water connection.*
- j) *Installation bill of water connection.*
- k) *plan showing house of the respondent.*
- l) *NOC dated 24/01/2022 issued by the Village Panchayat Anjuna-Caisua for private shack.*

- m) NOC/Permission dated 29/11/2018 for erection of temporary shack issued by the GCZMA. ○
- n) NOC dated 19/05/2021 issued by the Department of Tourism for registration of private temporary shack.

The Respondent further filed additional reply dated 08/08/2023 alongwith documents in support of her case which can be seen as under:-

- a) Form I & XIV of the property bearing Survey No.72/2 village Anjuna-Caisua.
- b) Trade Tax receipt dated 20/11/1990 issued by the Village Panchayat Anjuna-Caisua.
- c) Certificate of assessment of house tax dated 08/09/20004 in respect of House no.739 (1)
- d) Certificate issued by Hydraflux stating that the swimming pool is temporary in nature.
- e) Survey plan of the the property bearing Survey No.72/2 village Anjuna-Caisua.
- f) Application dated 18/06/2018 seeking permission for prefabricated swimming pool from the Village Panchayat Anjuna-Caisua.
- g) Reply dated 10/08/2018 from the Village Panchayat Anjuna-Caisua in respect of application dated 18/06/2018.
- h) Resolution dated 28/07/2018 taken by the Village Panchayat Anjuna-Caisua communicated vide letter dated 10/08/2018.
- i) Deed of sale dated 30/03/2000 along with plan in respect of subject matter property.
- j) Decree in Original Civil Suit bearing Regular Civil Suit no.230/97/SR (I) passed by the Ist ADDL Civil Judge Senior Division at Mapusa dated 31/03/2000.
- k) Panchayat Resolution dated 13/04/2023 discharging the respondent.
- l) NOC/Permission dated 29/11/2018 for erection of temporary shack issued by the GCZMA.
- m) Certificate dated 16/03/2009 in respect of assessment of house tax of House no.739 (1) issued by the Village Panchayat Anjuna-Caisua.
- n) House tax receipt bearing no.040 of the year 1996.
- o) House tax receipt bearing no.29 of the year 2023.
- p) Photographs of subject matter structure.

The Authority observed that it is case of the respondent that the compound wall and house existed prior to year 1991. The Authority considered the documents produced by the respondent in respect of the house. The Authority noted that the respondent has produced title documents and house tax receipts indicating the mangrove tiled house existed prior to 1991. The Authority considering the documents on record opined that the said mangrove tiled house along with compound wall existed prior to year 1991.

The Authority noted that there is temporary shack structure erected at site, the respondent has produced on record permission/noc obtained from GCZMA,

*Tourism Department, Village Panchayat Anjuna-Caisua and others in respect of the same. The Authority noted the said temporary shack has all the necessary permissions from the competent authorities.*

*The Respondent has admittedly removed the gazebo at site on its own after issuance of show cause notice. The Respondent has stated that swimming pool is temporary in nature and submitted photographs in support of her. The Authority considering the photographs noted the said swimming pool is temporary in nature and hence decided to discharge in the same.*

*With regards to pump house and sump tank the authority noted the Village Panchayat Anjuna-Caisua the Authority noted that the same are necessary ancillary infrastructure to run the private shack and hence decided to discharge in the same.*

*In view of the above observations and findings the authority decided to discharge the showcause notice issued to the respondent.*

Meeting ended with thanks to the Chair.



Member Secretary  
GCZMA



Chairman  
GCZMA







*Qia*

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