

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

Interlocutory Application No. 223/2025 (WZ)

In

Appeal No. 119/2025 (WZ)

ALCHEMIST

ASSET

RECONSTRUCTION CO. LTD.

...Applicant

V/s.

GOA

COASTAL

ZONE

MANAGEMENT AUTHORITY & Anr. ...Respondents

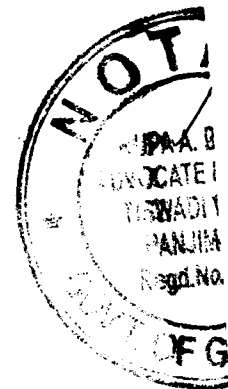
**REPLY ON BEHALF OF RESPONDENT NO. 2
TO THE APPLICATION FOR CONDONATION
OF DELAY DATED 05.07.2025 FILED IN
SUPPORT OF THE APPEAL UNDER SECTION
16(G) R/W SECTION 14 OF THE NATIONAL
GREEN TRIBUNAL ACT, 2010.**

MAY IT PLEASE THIS HON'BLE TRIBUNAL:

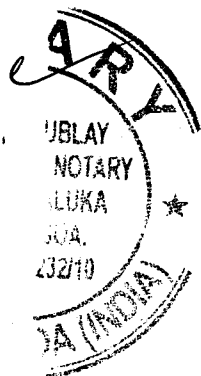
The Respondent No. 2 herein, most respectfully, state and submit
as follows:

1. At the very outset, Respondent No. 2 most respectfully submits that he has been served with a copy of the Appeal

Memo and the accompanying application dated 05.07.2025 filed by the Applicant seeking condonation of delay in preferring the present Appeal impugning the Extension of Permission / Approval dated 15.01.2024 (**Impugned Approval**) issued by the Respondent No. 1 (Goa Coastal Zone Management Authority).

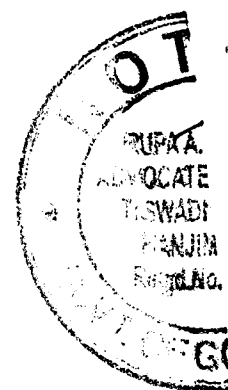


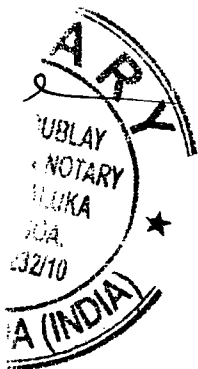
2. Respondent No. 2 herein has been served with a copy of the application surreptitiously titled “condonation of delay / directions” but purportedly claiming in the same breadth that there is no delay.
3. The present Reply is filed without prejudice to the rights and contentions of this Respondent to deal with the merits of the present Appeal at an appropriate stage. This Respondent denies and disputes each and every averment made by the Applicant in the present Appeal and the application for condonation presently under reply, except to the extent specifically admitted herein.



4. Records reveal that on 18.06.2025, Appeal No. 119 of 2025 was taken up for hearing. As per the online case status, Appeal No. 119 of 2025 was filed under Filing No. **270413700365/2025**. However, the application presently under reply is sworn on 05.07.2025, i.e., after the date of the first hearing, i.e., 18.06.2025.
5. The application seeking condonation of delay is essentially misconceived, inasmuch as the application under reply indirectly seeks condonation of delay to assail the permissions granted in 2023, whilst creating a camouflage. Even otherwise, the delay sought to be condoned is far beyond the extendable period under the National Green Tribunal Act. On this ground alone, the application deserves to be rejected.
6. At the outset, this Respondent most respectfully submits that the present application seeking condonation of delay in filing the Appeal is wholly misconceived, untenable in law, and deserves outright rejection.

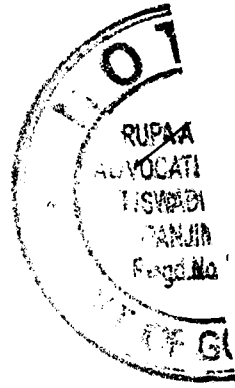
7. The Applicant, claiming to be a large corporate entity engaged in sophisticated financial and legal dealings, cannot plead ignorance or lack of knowledge to overcome the bar of limitation, particularly when its own prior correspondence and actions show continuous awareness of the permissions and activities forming the subject matter of the present Appeal. The application seeking condonation is misconceived and not maintainable to say that least. The records reveal that this Respondent was granted permission for erection of temporary shacks pursuant to the decision taken by Respondent No. 1 in its 376th GCZMA Meeting held on 02.12.2023. Decision to grant principal approval to this Respondent was in public domain for last over 2 years and the Applicant had not taken any steps to challenge/assail such decision. Annexed herewith and marked as **ANNEXURE A-1** is a copy of the 376th GCZMA Meeting held on 02.12.2023.

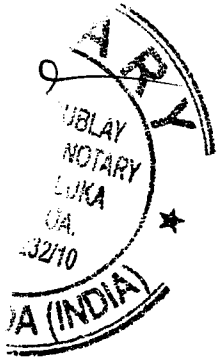




8. Undisputedly, the minutes of the said meeting have been in the public domain for the last over 2 years. The Applicant before this Tribunal has consciously suppressed such minutes of the meeting, which are germane to the decision of the controversy at hand.
9. The Applicant's claim that it became aware of the Impugned Permission/Approval dated 15.01.2024 only upon perusing this Respondent's reply dated 20.03.2025 to the Show Cause Notice is demonstrably false and contrary to record. The Applicant was, at all material times, fully conscious of the ongoing activities and permissions pertaining to the subject site.
10. The following facts, emanating from the Applicant's own correspondence, establish that the Applicant was continuously seized of the matter and had every opportunity and indeed, the obligation to ascertain details of any permission granted:

- a. Complaint dated 07.02.2024 filed before the GCZMA, wherein the Applicant specifically sought inspection and action against alleged unauthorized structures being commercially run at the site.
- b. Series of communications ranging between 2019 to 2021, addressed by the Applicant or Resolution Professional during the CIRP of DPDCL, wherein the GCZMA was repeatedly cautioned not to issue licenses or NOCs for the same land, asserting that the property was custodia legis. These include letters dated 12.07.2019, 20.11.2019, 03.09.2020, 19.07.2021, and 06.09.2021.
- c. Subsequent applications dated 14.08.2024, after the Impugned Permission was issued, where the Applicant specifically made references to the entity to whom the Impugned Permission was granted and sought revocation of permissions granted for structures situated in Survey Nos. 101/6.





These letters are self-evident proof that the Applicant was aware of both the site activity and the existence of permissions.

11. It is also pertinent to note that in a detailed order passed by the National Company Law Appellate Tribunal, Appellate Bench at New Delhi, has held in favour of the erstwhile Directors of M/s. Dugal Projects Development Company Private Limited that the claims sought to be made by AARC are time barred. Therefore, the claims sought to be made herein of having authority to prosecute the present matter when they have no right, title or interest on the same is itself a matter which is for the Courts and not before this forum. It would be proper to mention that the Hon'ble Supreme Court has granted a status quo in the matter, however, the order of status quo would not entitle AARC to lay claims or continue to prosecute the matter. It is also clear in the said judgment that the claims made by AARC have also been dismissed in their Company Appeal (AT) No. 681/2019

which order of dismissal has been confirmed by the Hon'ble Supreme Court in Civil Appeal. Therefore, AARC has absolutely no locus standi in the present proceedings.



12. The Applicant claims to have been filing complaints at least since last several years, raising the very same issues before the National Green Tribunal as well as the Coastal Regulation Zone authorities. The Applicant, therefore, cannot now claim ignorance of the facts or proceedings in relation to the permissions granted. This clearly demonstrates complete cognizance and awareness on the part of the Applicant.

13. Further, pursuant to the Applicant's own complaint dated 07.02.2024, the GCZMA conducted a 13-day inspection between 07.10.2024 and 24.10.2024, followed by issuance of 63 Show Cause Notices on 17.01.2025, including against Respondent No. 2. The Applicant participated in the subsequent hearings before the GCZMA. Having triggered and participated in the process, the Applicant cannot now

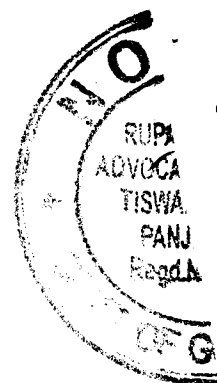
claim ignorance of the permissions which formed the very basis of that inspection.

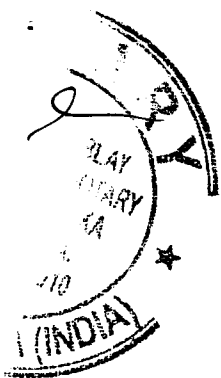
14. The Applicant's conduct, therefore, betrays a pattern of active engagement and selective disclosure, designed to circumvent limitation. The plea of "first knowledge on 20.03.2025" is a clear afterthought, bereft of bona fides. The Respondent states that impugned communication is merely an extension of the timeline and validity of the original approval which was in public domain for past several years.
15. Even otherwise, the Applicant has failed to establish any sufficient cause or demonstrate any bona fide justification for the inordinate, unexplained, and self-contradictory delay in preferring the present Appeal.
16. On the contrary, the averments made and the overall conduct of the Applicant, viewed cumulatively, disclose a clear pattern of abuse of process of law, coupled with an attempt at forum shopping in order to set aside permissions



lawfully granted in favour of this Respondent by the competent authority.

17. Without prejudice to the foregoing, and before adverting to the merits (or rather, the demerits) of the contentions advanced by the Applicant, this Respondent respectfully craves leave of this Hon'ble Tribunal to first raise certain preliminary objections qua the very maintainability of the present Appeal. The same are raised without prejudice to one another and are being urged in the alternative.
18. The application under reply is misconceived, inasmuch as it is contrary to the overall scheme of the NGT Act read with the CRZ Regulations. The decisions to grant permission are taken in Meetings of Respondent No. 1, and the Minutes of such Meetings are published in the public domain and are available on the website of Respondent No. 1.





19. Even otherwise, the delay sought to be condoned is beyond the purview of what is statutorily permissible under the NGT Act.

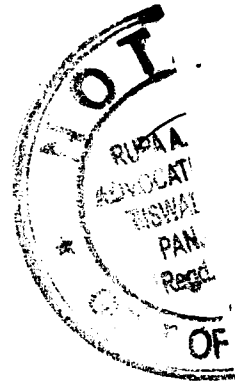
20. At the very outset, this Respondent submits that a bare perusal of the Appeal Memo makes it apparent that the Applicant has sought to invoke the jurisdiction of this Hon'ble Tribunal purportedly under Section 16(g) read with Section 14 of the National Green Tribunal Act, 2010 (**NGT Act**).

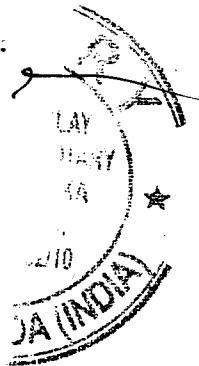
21. It is respectfully submitted that such invocation is fundamentally misconceived and legally untenable. The jurisdiction exercised under Section 16 (Appellate jurisdiction) and that under Section 14 (Original jurisdiction) are distinct, independent, and mutually exclusive.

22. The Applicant, in the present case, has sought to blend and overlap these two jurisdictions by styling the proceeding as

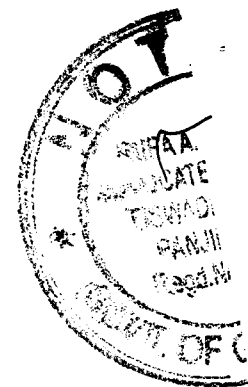
an “appeal” while simultaneously canvassing issues in the nature of an original environmental dispute. Such attempt at combining the two jurisdictions is impermissible in law and renders the present appeal incompetent and non-maintainable.

23. This Respondent respectfully submits that jurisdiction vested unto this Hon’ble Tribunal under Section 16(g) of the NGT Act cannot be stretched or misused.
24. Without prejudice to the foregoing preliminary objections, it is submitted that the Applicant lacks the requisite locus standi to invoke the jurisdiction of this Hon’ble Tribunal.
25. The Applicant, claiming to be a commercial assignee of a debt, has not demonstrated any direct, personal, or substantive interest in the permission or approval under challenge, nor has any environmental damage and/or harm has been shown to have been caused by this Respondent pursuant to the Impugned Approval.

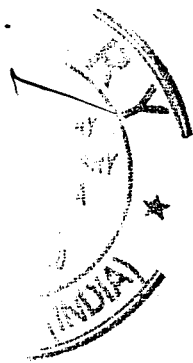




26. Pertinently, the Applicant is not an “aggrieved person” as contemplated under the National Green Tribunal Act, 2010, and its interest is purely financial. Environmental jurisdiction cannot be invoked to advance private or commercial motives.
27. Without prejudice to the Respondent’s contentions and assuming, arguendo, the case of the Applicant, it is clear that the Applicant is, in essence, a third-party Asset Reconstruction Company which has allegedly acquired certain mortgage interests in the subject land. Such commercial or contractual interests do not confer locus standi in an environmental appeal.
28. The concept of an “aggrieved person” under the NGT Act must be interpreted cannot be extended to accommodate alleged creditors, assignees, or other commercial stakeholders. Locus standi must be proximate, direct, and legally cognizable.



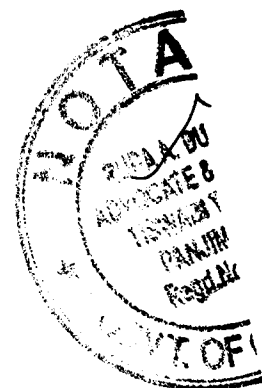
29. The Applicant has approached this Hon'ble Tribunal with most unclean hands. Despite being aware of permissions, its effects and development carried out, the Applicant deliberately withheld relevant documents to manufacture a false claim of ignorance and revive a stale grievance.
30. It is a settled principle that a party who fails to act diligently cannot claim equitable relief. Delay cannot be condoned on vague or self-serving pleas of ignorance, particularly by institutional litigants. The Appellant's plea does not satisfy even the minimal threshold of "sufficient cause."
31. Without prejudice to the foregoing submissions, it is respectfully submitted that even the application under reply itself is fundamentally misconceived and legally untenable. The records further reveal that the present application under reply dated 05.07.2025 is a subsequent application for condonation of delay filed only after the present Appeal was taken up for hearing on 18.06.2025 and 01.07.2025.




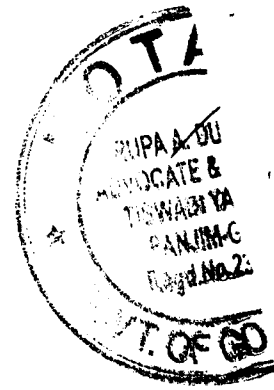
32. Without prejudice to the above, it is further submitted that even if the application under reply were to be treated as maintainable, even then, the Applicant claims that there is no delay, which is factually and legally erroneous.
33. The prescribed time for calculation of delay cannot be restricted solely from the date as claimed and portrayed by the Applicant as the Impugned Approval granted by Respondent No. 1 in its 376th Meeting held on 02.12.2023 has been in the public domain since that date. Therefore, the period of limitation and consequential delay must necessarily be considered throughout the entire period and not be artificially truncated to suit the Applicant's convenience.
34. Without prejudice to the foregoing submissions, it is respectfully submitted that even if the application under reply were to be considered on its own merits, the delay in

filing the present Appeal is nevertheless grossly inordinate, wholly unexplained, and entirely unjustifiable.

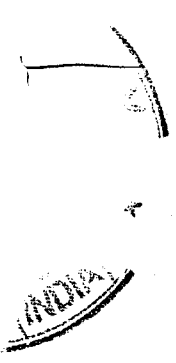
35. This Respondent submits that the statutory period of limitation for filing appeals, as prescribed under Section 16 of the NGT Act, is required to be construed strictly and rigorously. The right to appeal under Section 16 is a statutory right, and not a mere equitable privilege. Consequently, once the period of limitation has expired, the right to file an appeal ceases to exist.
36. Without prejudice, this Respondent submits that the Applicant's claim that the period of limitation should commence from the date of communication of the Impugned Approval is wholly untenable.
37. Significantly, communication such as the one under challenge is placed in the public domain as part of standard departmental practice. As such, the application under reply is clearly barred by law.



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38. The material on record clearly demonstrates that the Impugned Order was circulated among public departments and were otherwise accessible in the public domain.
39. Consequently, the duty of diligence lies squarely upon the Applicant, who claims to be aggrieved.
40. Without prejudice, it is respectfully submitted that even if the Applicant's argument regarding limitation commencing from the date of communication is taken at its face value, the same exposes its untenably contrived nature.
41. The Applicant has offered no cogent explanation for its failure to approach this Tribunal at earlier point of time and/or failure to exercise due diligence in the matter. After filing the complaint before Respondent No. 1, a site inspection was conducted based on the complaint, yet the Applicant has failed to demonstrate any bona fide conduct or diligence in pursuing its alleged grievance.

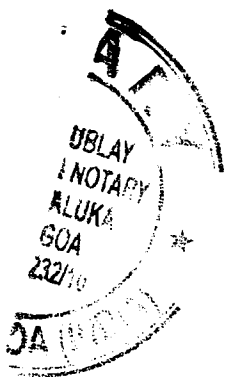


42. The Applicant cannot be permitted to reap the benefits of its own inaction or indolence, particularly where rights have already been crystallized and made public. The law requires the Applicant to show active and timely due diligence, which is wholly absent in the present case.
43. The reliance placed by the Applicant upon Regulation 4.2(vi) of the CRZ Notification is wholly misplaced and misconceived particularly in the facts and circumstances of the present case.
44. It is denied that the Applicant is an affected party as alleged and the Applicant is put to strict proof thereof. It is denied that the Applicant had no notice of the proceedings or the order passed by the Respondent No. 1 as alleged. It is denied that the delay in filing the present Appeal is bona fide as alleged. It is denied that there is no delay as alleged.

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45. It is denied that during the hearing on 18.06.2025, this Hon'ble Tribunal directed the Applicant to move an application seeking condonation of delay commencing from the date of Impugned Permission (15.01.2024) as alleged and the Applicant is put to strict proof thereof. In effect the Applicant is assailing decision dated 02.12.2023 indirectly.
46. It is denied that the present Appeal falls well within the outer limit of 60 days prescribed under the proviso appended to Section 16(g) of the NGT Act as alleged. It is denied that the Applicant became aware of the Impugned Approval on 20.03.2025, during the course of proceedings before Respondent No. 1 as alleged.
47. It is denied that the Applicant is entitled to file the present Appeal as alleged and the Applicant is put to strict proof thereof. It is denied that the Applicant is a "person aggrieved" as alleged and the Applicant is put to strict proof thereof.

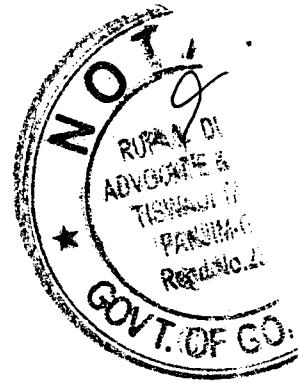
48. It is denied that the Impugned Permission was never put in public domain as alleged and the Applicant is put to strict proof thereof. It is denied that the Applicant had no prior occasion to gain knowledge of / about the Impugned Permission before 20.03.2025 as alleged and the Applicant is put to strict proof thereof. It is denied that the limitation period for filing an Appeal began to run only from 20.03.2025 as alleged and the Applicant is put to strict proof thereof. This Respondent shall rely on the true and correct interpretation of the relevant provisions of the laws.
49. It is denied that the period of limitation is to be calculated from the date of communication of the order under challenge and not from the date of the original order itself as alleged and the Applicant is put to strict proof thereof.
50. It is denied that the Impugned Permission was neither served upon, nor published as alleged by the Applicant and the Applicant is put to strict proof thereof.






51. It is denied that there is any default on the part of the Respondent No. 1 in complying with the statutory requirement as alleged and the Applicant is put to strict proof thereof. It is denied that there is any bar from raising the defense of limitation as alleged and the Applicant is put to strict proof thereof.
52. The reliance sought to be placed by the Applicant on the judgments are completely misplaced and erroneous interpretation of the ratio of said judgements.
53. It is denied that there are any CRZ/NDZ violations carried out by this Respondent as alleged by the Applicant and the Applicant is put to strict proof thereof. It is denied that any illegal and unlawful commercial constructions have been carried out by this Respondent in the CRZ area of Village Agonda as alleged and the Applicant is put to strict proof thereof. The reliance sought to be placed by the Applicant on the Complaint dated 07.02.2024 and the Application

dated 21.06.2024 is denied and disputed. This Respondent shall rely on the true and correct interpretation thereof.



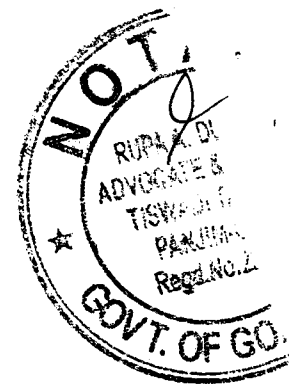
54. It is denied that Respondent No. 1 could not have granted permission after 03.01.2017 as alleged and the Applicant is put to strict proof thereof.
55. It is denied that at no point was the order uploaded on any official website, published, or otherwise made accessible to the Applicant or members of the public at large as alleged and the Applicant is put to strict proof thereof. It is denied that the Applicant has any locus as alleged and the Applicant is put to strict proof thereof. It is denied that the Applicant is a secured creditor / decree holder / mortgagee of the subject property as alleged and the Applicant is put to strict proof thereof.
56. It is denied that the delay cannot be attributed to any lapse or negligence on the part of the Applicant as alleged and the Applicant is put to strict proof thereof. It is denied that any



lapse or negligence is squarely due to the statutory authority's failure discharge its obligations as alleged and the Applicant is put to strict proof thereof. It is denied that there exists any justification for computing the limitation from the date of actual knowledge as alleged and the Applicant is put to strict proof thereof. It is denied that the present Appeal falls well within the extendable period of limitation set out in proviso to section 16(g) of the NGT Act, from the date of communication as alleged and the Applicant is put to strict proof thereof.

57. In the light of the above, this Respondent submits that entertaining the present Appeal or condoning the delay would cause irreparable prejudice to this Respondent. The Respondent has acted in good faith, in accordance with law, and relied upon the validity of the Impugned Order and prior approvals in exercising its rights and obligations.

58. The delay sought to be condoned is neither minimal nor innocuous. Permissions, once issued and acted upon, equity lies in favour of this Respondent.
59. This Respondent submits that permitting such a belated and procedurally defective application would be tantamount to an abuse of process of law. Such conduct is malafide, vexatious, and contrary to the purpose of the NGT Act.
60. Without prejudice, this Respondent states that entertaining the present Appeal would also prejudice other stakeholders and public authorities, as it would open the floodgates for collateral challenges.
61. Therefore, in the light of the above, it is respectfully prayed that this Hon'ble Tribunal may be pleased to reject the application for condonation of delay with costs and consequently dismiss the Appeal.





Date: 09.01.2026

Place: Panaji, Goa.

A handwritten signature in black ink, consisting of a stylized 'D' followed by a horizontal line and a small flourish.

Respondent No. 2

AFFIDAVIT

I, **MR. UDAY S. DESSAI**, son of Mr. S. Dessai, major in age, resident of Char-rasta, Canacona Road, Canacona, Goa, 403702, the Respondent No. 2 herein, do hereby on solemn affirmation state and submit as follows:

1. I say that I have filed the above reply before this Hon'ble Tribunal opposing the application for condonation of delay dated 05.07.2025.
2. I say that the contents of the above reply at paragraph nos. 1, 2, 3, 4pt, 5pt, 6pt, 7pt, 8pt, 9pt, 10pt, 11pt, 12pt, 13pt, 14pt, 15pt, 16pt, 17pt, 18pt, 19pt, 20pt, 21pt, 22pt, 23pt, 24pt, 25pt, 26pt, 27pt, 28pt, 29pt, 30pt, 31pt, 32pt, 33pt, 34pt, 35pt, 36pt, 37pt, 38, 39, 40pt, 41pt, 42pt, 43pt, 44, 45pt, 46pt, 47, 48, 49, 50, 51, 52pt, 53, 54, 55, 56, 57pt, 58pt, 59pt, 60 and 61 are true and correct to my personal knowledge and belief and/or based on information derived from the records and/or inferences.
3. I say that the contents of the above reply at paragraph nos. 4pt, 5pt, 6pt, 7pt, 8pt, 9pt, 10pt, 11pt, 12pt, 13pt, 14pt, 15pt, 16pt, 17pt, 18pt, 19pt, 20pt, 21pt, 22pt, 23pt, 24pt, 25pt, 26pt, 27pt, 28pt, 29pt, 30pt, 31pt, 32pt, 33pt, 34pt, 35pt, 36pt, 37pt, 40pt, 41pt, 42pt, 43pt, 45pt, 46pt, 52pt, 57pt, 58pt and 59pt





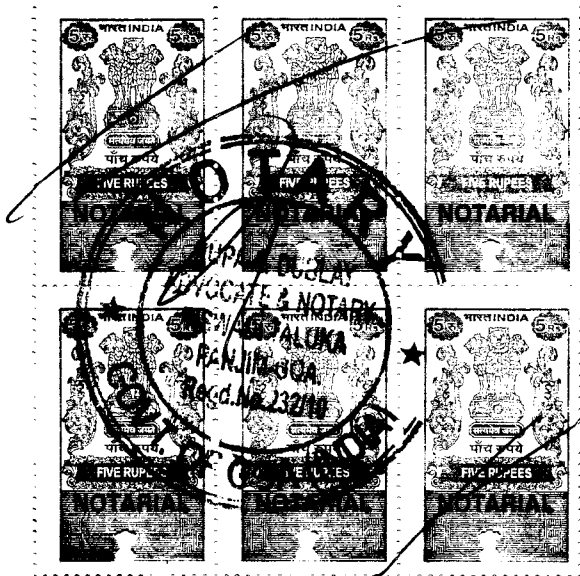
are in the nature of legal submissions which I believe to be true and correct.

- 4. I say that the contents of the present Affidavit at paragraph nos. 1, 2 and 3 above are true and correct to my personal knowledge and belief.

Solemnly affirmed at Panaji, Goa,
On this 09th day of January, 2026.

Identified by me :
Parab
Adv. Omkar Parab

DEPONENT



Solemnly affirmed before me by
Shree / Smt. *Uday S. Dessai*
Who has been identified by
Adv. Omkar Parab
whom I personally know
Reg. No. *13* Dated. *09/01/2026*

Roulety
RUPA A. DUBLAY
Advocate & Notary
Tiswadi Taluka, Panjim - Goa
Reg. No: 232/10

MINUTES OF THE 376th MEETING OF THE GOA COASTAL ZONE MANAGEMENT AUTHORITY (GCZMA) HELD ON 02/12/2023 AT 11.00 AM. IN THE CONFERENCE HALL, 4th FLOOR, DEMPO TOWERS PATTO PANAJI – GOA.

The 376th Meeting of the Goa Coastal Zone Management Authority (GCZMA) was held under the Chairmanship of the Secretary (Environment), on 02/12/2023 at 11.00 a.m. in the conference hall, 4th floor, Patto, Panaji –Goa.

The following members were present for the meeting on 02/12/2023.

1. Secretary Environment/ Chairman (GCZMA)
2. Shri Ganesh Velip, Expert Member (GCZMA).
3. Shri. Dilip Arolkar, Expert Member (GCZMA).
4. Ms. Radha Rao, Expert Member (GCZMA).
5. Shri Sushant Naik, Expert Member (GCZMA).
6. Member Secretary (GCZMA).

Item No. 1

Case No.1.1

Permission for Proposed Protection/Gabion wall & wooden/bamboo mesh fencing in Sy. No. 5/1-O and 5/1-M of Village Siridao, Tiswadi-Goa.

The office of the GCZMA is in receipt of an application dated 10/08/2023 from Mr. Roy Da Silva with regards to permission for Proposed Protection/Gabion wall & wooden/bamboo mesh fencing in Sy. No. 5/1-O and 5/1-M of Village Siridao, Tiswadi-Goa.

Site Inspection Report: The said site was inspected by 1) Mr.Keshav Naik, Engineer GCZMA, 2) Mr.Vighnesh Naik (Field Surveyor GCZMA)

1. **Name of the Applicant:** Roy Da Silva
2. **Date of the Application:** 10/08/2023
3. **Application for:** Proposed Protection/Gabion wall & wooden/bamboo mesh fencing in Sy. No. 5/1-O and 5/1-M of Village Siridao, Tiswadi-Goa.
4. **Date of construction based on the documents:** NA
5. **Date of Inspection:** 14/09/2023
6. **Name of the Official / Expert Member, GCZMA:**
 1. Keshav Naik (Engineer GCZMA)
 2. Vighnesh Naik (Field Surveyor GCZMA)

Ante

3. Name of the Parties Present:

1. Mr. Roy Da Silva(Applicant)

2. Location of the Property:

Sy. No. : 5/1-O & 5/1-M Village : Siridao Taluka: Tiswadi

ix) **Accessibility:** By PWD roadx) **Distance from the HTL of River / Sea:**

1) Sy. no. 5/1-O : Plot touching HTL as per CZMP 2011.

2) Sy. no. 5/1-M : 20.4m from HTL as per CZMP 2011.

xi) **Classification of CRZ Area:** CRZ – III (NDZ of River/Creek) and property also falls under mangrove buffer as per CZMP 2011.xii) **Existence of Sand dunes and its Height:** Noxiii) **Whether any lagoons, backwaters or other water bodies exist in the plot:**

No

xiv) **Existence of Vegetation, if any:** Noxv) **Plinth area of the structure / alleged violation:** NAxvi) **Nature of the structure:** NAxvii) **Height of the structure:**

1. Protection Wall: 2.2 m

2. Wood/Bamboo/mesh fencing: 1.5 m

xviii) **Details of extension to the existing structure:** NAxiv) **Approvals / NOC's issued by any other Department's / Authorities:--**

Ref.No.GCZMA/N/Shack-Hut-cott-Tent/21-22/37 dated 19/05/2023.

xv) **Nature of violation if any, with regard to provisions of CRZ Notification 2011:** Noxvi) **Whether the proposed construction meet the CZMP Guidelines:** Yes**Conclusion / Recommendation:**

As per the office records,Permission/approval is given for erection of temporary 3 Cottages in the property bearing Survey No. 5/1-O & 5/1-M of Siridao village,Tiswadi Taluka in terms of CRZ Notification,2011 as amended under. With Ref.No.GCZMA/N/Shack-Hut-cott-Tent/21-22/37 dated 19/05/2023.

The Survey No. 5/1-O falls in NDZ-River CRZ-III and is also affected by mangrove buffer as per CZMP 2011. As per Form I & XIV the total area of the plot is 378.00 sqm. Applicants name is reflected on form I & XIV.

The Survey. No. 5/1-M falls in NDZ-River CRZ-III and is also affected by mangrove buffer as per CZMP 2011 . As per Form I & XIV the total area of the plot is 349.00 sqm. Applicants name is reflected on form I & XIV.

Proposal is for Protection/Gabion wall & wooden/bamboo mesh fencing in Survey. No. 5/1-O and 5/1-M of village Siridao,Taluka Tiswadi-Goa.




Length of proposed protection/ Gabion Wall in Survey No. 5/1-0 and 5/1-M of village Siridao, Taluka Tiswadi - Goa is 59.94 R.Mtrs.

Length of proposed wooden/bamboo /mesh fencing in Survey No. 5/1-0 and 5/1-M is 115.94 R.Mtrs.

Decision: The Authority after detailed discussion decided to defer the proposal for Proposed Protection/Gabion wall & wooden/bamboo mesh fencing in Sy. No. 5/1-O and 5/1-M of Village Siridao, Tiswadi-Goa.

Case No. 1.2

Permission for Proposed temporary shack and cottages on plot bearing Sy. No. 125/1 situated at Betalbatim villages of salcete taluka Goa.

The office of the GCZMA is in receipt of an application dated 09/03/2023 from Louis Issac Rodrigues with regards to permission for proposed temporary shack and cottages on plot bearing Sy. No. 125/1 situated at Betalbatim villages of salcete taluka Goa.

Site Inspection Report: The said site was inspected by 1) Mr. Keshav Naik, Engineer GCZMA, 2) Mr. Tukaram Kaskar (Field Surveyor GCZMA)

1. **Name of the Applicant:** Louis Issac Rodrigues
2. **Date of the Application:** 09/03/2023
3. **Application for:** Proposed temporary shack and cottages on plot bearing Sy. No. 125/1 situated at betalbatim villages of salcete taluka Goa.
4. **Date of construction based on the documents:** N.A
5. **Date of Inspection:** 28/04/2023
6. **Name of the Official / Expert Member, GCZMA:**
Mr. Keshav Naik Engineer GCZMA
Mr. Tukaram Kaskar Field Surveyor GCZMA
7. **Name of the Parties Present:** Mr. Bryan Fernandes (Representative Of Applicant)
8. **Location of the alleged violation/Proposal:**
Sy. No. : 125/1 Village: Betalbatim Taluka: Salcete
9. **Accessibility:** By PWD Road
10. **Distance from the HTL of River / Sea:** Approximately 13 m from HTL as per CZMP 2011
11. **Classification of CRZ Area:** CRZ III, CRZ IA (Sand dunes) as per CZMP 2011.

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12. Existence of Sand dunes : Yes
13. Whether any lagoons, backwaters or other water bodies exist in the plot: No
14. Existence of Vegetation, if any: Yes
15. Plinth area of the structure / alleged violation: N.A
16. Nature of the structure: Temporary structure
17. Height of the structure: 4.15m.
18. Details of extension to the existing structure: N.A
19. Approvals / NOC's issued by any other Department's / Authorities: No
20. Nature of violation if any, with regard to provisions of CRZ Notification 2011: No
21. Whether the proposed construction meet the CZMP Guidelines: No

Conclusion / Recommendation: The plot falls within CRZ-III and is fully affected by sand dunes (CRZ IA) as per CZMP 2011. The proposed temporary shack and cottages falls in CRZ IA as shown in ANNEXURE I, No activities are permitted in the CRZ IA areas as per CRZ Notification 2011. Authority may deliberate and decide.

Decision: The Authority after detailed discussion decided to reject the proposal for proposed temporary shack and cottages on plot bearing Sy. No. 125/1 situated at Betalbatim villages of Salcete taluka Goa as Sy. No. 125/1 falls within CRZ-IA as per CZMP 2011 and sand dunes are in existence.

Case No. 1.3

Permission for regularization of Fencing, Well, and permission to set up temporary tea stalls in survey number 242/1 at Village Calangute Bardez Taluka Goa.

The office of the GCZMA is in receipt of an application dated 04/04/2023 from Joseph Rosa with regards to permission for regularization of Fencing, Well, and permission to set up temporary tea stalls in survey number 242/1 at Village Calangute Bardez Taluka Goa.

Site Inspection Report: The said site was inspected by 1) Mr. Keshav Naik, Engineer GCZMA, 2) Mr. Vighnesh Naik (Field Surveyor GCZMA).

1. Name of the Applicant: Joseph Rosa.
2. Date of the Application: 04/04/2023.

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3. **Application for:** Regularization of fencing on private property, existing well, and permission to set up temporary stalls
4. **Date of construction based on the documents:** N.A.
5. **Date of Inspection:** 26/05/2023
6. **Name of the Official / Expert Member, GCZMA:**
 1. Mr. keshav Naik. (Engineer GCZMA)
 2. Mr. Vighnesh Naik (F.S. GCZMA)
3. **Name of the Parties Present:** Joseph Rosa. (Applicant)
4. **Location of the prope:**
Survey No : 242 Sub.Div. No: 1 Village: Calangute Taluka:Bardez
5. **Accessibility:** by PWD road.
6. **Distance from the HTL of River / Sea:**52.60 M (approximately)
7. **Classification of CRZ Area:** CRZ III , CRZ IA
8. **Existence of Sand dunes and its Height:** Sand dune is there in the property.
9. **Whether any lagoons, backwaters or other water bodies exist in the Plot:** Yes
10. **Existence of Vegetation, if any:** yes
11. **Plinth area of the structure:** 1100 sq.m.
12. **Nature of the structure:** Temporary structure
13. **Height of the structure:** NA.
14. **Details of extension to the existing structure:** N.A.
15. **Approvals / NOC's issued by any other Department's / Authorities:** WRD Department for sinking well

Conclusion / Recommendation: According to CZMP 2011 the plot falls in CRZ III (NDZ) and (200-500m) . The application is for regularization of Fencing, Well, and permission to set up temporary tea stalls in survey number 242/1 at Village Calangute Bardez Taluka Goa .The total area of the plot is 32972 sq.m. As observed the part of the property on the western, South Western boundary of the plot is already fenced on the ground. There also exist an open well in the property. The permission for construction of well from WRD Department have also obtained .The permission for the same is also attached to the file. The permission to set up temporary stalls is withdrawn by the applicant, as he inwards a letter for the same.

Decision: The Authority after detailed discussion decided to reject the Permission for regularization of Fencing, Well, and permission to set up

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temporary tea stalls in survey number 242/1 at Village Calangute Bardez Taluka Goa.

Case No. 1.4

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)

1. **Name of the Applicant:** M/s. Spark Healthline Private Limited
2. **Date of the Application:** 29/03/2023
3. **Application for:** Proposed chain link fence in Sy. No. 95/1-A, Reis-Magos village, Bardez-Goa.
4. **Date of construction based on the documents:** N.A.
5. **Date of Inspection:** 16/05/2023
6. **Name of the Official / Expert Member, GCZMA:**
 1. Mr. Keshav Naik Engineer GCZMA.
 2. Mr. Vighnesh Naik Field surveyor GCZMA.
3. **Name of the Parties Present:** Mr. Sumit Sharma (Representative of applicant)
4. **Location of the alleged violation:**

Survey: 95/1-A **Village:** Reis-Magos **Taluka:** Bardez
5. **Accessibility:** By PWD Road
6. **Distance from the HTL of River / Sea:** Plot touching HTL as per CZMP 2011.
7. **Classification of CRZ Area:** CRZ III (NDZ of River/creek) as per CZMP 2011.
8. **Existence of Sand dunes and its Height:** No
9. **Whether any lagoons, backwaters or other water bodies exist in the plot:** No
10. **Existence of Vegetation, if any:** Yes
11. **Plinth area of the structure / alleged violation:** NA
12. **Nature of the structure:** Chain link fencing
13. **Height of the structure:** 1.5 mtrs.

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

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

16. 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.

Decision: 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.

Case No. I.5

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)

1. **Name of the Applicant:**M/s. Spark Healthline Private Limited
2. **Date of the Application:** 10/04/2023
3. **Application for:**Permission for the construction of temporary inspection road in Sy. No. 95/1-A,Reis-Magos village,Bardez-Goa.




4. **Date of construction based on the documents:** N.A
5. **Date of Inspection:** 16/05/2023
6. **Name of the Official / Expert Member, GCZMA:**
Mr. Keshav Naik Engineer GCZMA.
Mr. Vighnesh Naik Field surveyor GCZMA.
7. **Name of the Parties Present:** Mr. Sumit Sharma (Representative of applicant)
8. **Location of the alleged violation:**
Survey:95/1-A Village:Reis-Magos Taluka:Bardez
9. **Accessibility:** By PWD Road
10. **Distance from the HTL of River / Sea:** Plot touching HTL as per CZMP 2011.
11. **Classification of CRZ Area:** CRZ III (NDZ of river/creek) as per CZMP 2011.
12. **Existence of Sand dunes and its Height:** No
13. **Whether any lagoons, backwaters or other water bodies exist in the plot:** No
14. **Existence of Vegetation, if any:** Yes
15. **Plinth area of the structure / alleged violation:** NA
16. **Nature of the structure:** Temporary non bituminous road .
17. **Height of the structure:** N.A
18. **Details of extension to the existing structure:** N.A
19. **Approvals / NOC's issued by any other Department's / Authorities:**
No
20. **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, Murrur

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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.

Decision: 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.

Case No. 1.6

Permission for setting up Bar and Restaurant in Survey No.223/9 of Anjuna village, Bardez Taluka.

The office of the GCZMA is in receipt of an application dated 03/07/2023 from Ays Hospitality, C/o Wilfred Costa Pereira, Karishma Blaggan with regards to permission for setting up Bar and Restaurant in Survey No.223/9 of Anjuna village, Bardez Taluka.

Site Inspection Report: The said site was inspected by 1) Mr. Keshav Naik, Engineer GCZMA, 2) Mr. Vighnesh Naik (Field Surveyor GCZMA)

1. **Name of the Applicant:** Ays Hospitality, C/o Wilfred Costa Pereira, Karishma Blaggan
2. **Date of the Application:** 03/07/2023
3. **Application for:** NOC for setting up Bar and Restaurant.
4. **Date of construction based on the documents:** N.A
5. **Date of Inspection:** 23/08/2023
6. **Name of the Official / Expert Member, GCZMA:**
Mr. Keshav Naik (Engineer GCZMA)
Mr. Vighnesh Naik (Field Surveyor GCZMA)
7. **Name of the Parties Present:** Karishma Blaggan (Representative of Applicant)
8. **Location of the alleged violation: -**
Survey: 223 / 9 Village: Anjuna Taluka: Bardez
9. **Accessibility:** By traditional access
10. **Distance from the HTL of River / Sea:** The Survey no. 223/9 of Anjuna village, Bardez Taluka is at a distance of 8.5m approx. from HTL as per CZMP 2011.
11. **Classification of CRZ Area:** CRZ III (NDZ) as per CZMP 2011.

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12. Existence of Sand dunes and its Height: No
13. Whether any lagoons, backwaters or other water bodies exist in the plot:
No.
14. Existence of Vegetation, if any: No
15. Plinth area of the structure / alleged violation: N.A.
16. Nature of the structure: Temporary Structure
17. Height of the structure: 9 mtrs.
18. Details of extension to the existing structure: N.A.
19. Approvals / NOC's issued by any other Department's / Authorities: No

Conclusion / Recommendation:

The Survey No.223/9 of Anjuna village,Bardez Taluka, falls within CRZ III (NDZ) as per CZMP 2011. The application is for setting up of Bar and Restaurant in Survey No. 223/9 of Anjuna village, Bardez Taluka.

As per the project report submitted by the applicant.

All the proposed structures would be erected using wooden poles with thatched bamboo mat roofing as far as possible and for structural support wherever required GI-pipes/mild steel framed structures would be used.

Road /pathways will be made of wooden planks with wooden/steel supports.

Modern materials if used will not exceed 30% of the total material required.

As per form I & XIV the total area of the Survey No. 223/9 of Anjuna village, Bardez Taluka is 800 sq.mtrs. The proposed total built up is 264.00 sq.mtrs. The total area consumed for the proposed project is 263.20 sq.mtrs. The F.A.R. consumed is 32.9 %. Hence the proposed project does not exceed 33% F.A.R.

As noticed, during site inspection there was one temporary structure made up bamboo sticks covered with plastic on the loco. Also at some places few pits were excavated inside the plot and few columns were erected of approximately 1m in height.

Decision: The Authority after detailed discussion decided to reject the permission for setting up Bar and Restaurant in Survey No.223/9 of Anjuna village, Bardez Taluka and to issue Stop work order.

Case No. 1.7

Permission for Proposed construction of bungalow in survey No. 41/2-B, Colva salcete Goa.

The office of the GCZMA is in receipt of an application dated 22/07/2022 from Smt. Inacina silva e Poojari with regards to permission for proposed construction of bungalow in survey No. 41/2-B, Colva salcete Goa.

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Site Inspection Report: The said site was inspected by 1) Mr. Keshav Naik, Engineer GCZMA, 2) Mr. Vighnesh Naik Field Surveyor GCZMA, 3) Miss Siddhi Morajkar Field surveyor GCZMA.

1. **Name of the Applicant:** Smt. Inacina silva e Poojari
2. **Date of the Application:** 22/07/2019
3. **Application for:** Proposed construction of bungalow in survey No. 41/2-B, Colva salcete Goa.
4. **Date of construction based on the documents:** N.A.
5. **Date of Inspection:** 02/12/2022
6. **Name of the Official / Expert Member, GCZMA:**
Mr. Keshav Naik Engineer GCZMA.
Mr. Vighnesh Naik Field surveyor GCZMA.
7. Miss Siddhi Morajkar Field surveyor GCZMA.
8. **Name of the Parties Present:** Mr. Baskar Poojari (Representative of Applicant)
9. **Location of the alleged violation:**
Survey: 41/2-B Village: Colva Taluka: Salcete
10. **Accessibility:** By PWD Road
11. **Distance from the HTL of River / Sea:** 352m Approx. from HTL as per CZMP 2011.
12. **Classification of CRZ Area:** CRZ-III (200-500m) as per CZMP 2011.
13. **Existence of Sand dunes and its Height:** No
14. **Whether any lagoons, backwaters or other water bodies exist in the plot:** No
15. **Existence of Vegetation, if any:** No
16. **Plinth area of the structure / alleged violation:** NA
17. **Nature of the structure:** Permanent Structure
18. **Height of the structure:** 7.99 m
19. **Details of extension to the existing structure:** N.A
20. **Approvals / NOC's issued by any other Department's / Authorities:** No
21. **Nature of violation if any, with regard to provisions of CRZ Notification 2011:** No

Conclusion / Recommendation:

The survey No. 41/2-B, village colva, salcete Goa falls within CRZ-III (200-500m) according to the CZMP 2011.

The application is for Construction of Bungalow in survey No. 41/2-B, village colva salcete Goa.

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As per application letter received from applicant bearing inward no.2079, dated-12/07/2023 for Sy.No.41-2B of Colva Village, Salcete Taluka,applicant is also proposing to construct compound wall and well.

The total length of the proposed compound wall is 102.87 R.mtrs.

The total area of survey No.41/2-B,village colva ,salcete Goaas per Form I &XIV is 582.00Sq. mtrs.The total FAR consumed is 32.65%.

Decision: The Authority after detailed discussion decided to reject the permission for Proposed construction of bungalow in survey No. 41/2-B, Colva salcete Goa, as plot area is less than permissible limits.

Case No. 1.8

Permission for Reconstruction of existing house in survey no. 181/6 of Morjim Village,Pernem Taluka.

The office of the GCZMA is in receipt of an application dated 17/10/2022 from Mr.Bhagwant Korgaonkar with regards to permission for renovation of existing house in survey no.181/6 of Morjim village,pernem Taluka.

Site Inspection Report:The said site was inspected by 1)Mr.Keshav Naik,Engineer GCZMA, 2)Mr. Shree Pawooskar Engineer GCZMA 3)Mr.Vighnesh Naik Field Surveyor GCZMA, 4)Miss Siddhi Morajkar Field surveyor GCZMA.

1.Name of the Applicant:Mr. Bhagwant Korgaonkar

2.Date of the Application: 17/10/2022

3.Application for:Reconstruction of Existing house in survey no. 181/6 of Morjim Village,Pernem Taluka.

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

5.Date of Inspection: 05/12/2022

6.Name of the Official / Expert Member, GCZMA:

i)Mr.Keshav Naik Engineer GCZMA.

ii)Mr. Shree Pawooskar Engineer GCZMA

iii)Mr. Vighnesh Naik F.S. GCZMA

iv)Mr. Siddhi Morajkar F.S. GCZMA

7.Name of the Parties Present: Bhagwant Korgaonkar (Applicant)

8.Location of the Property:

Survey:181/6 **Village:** Morjim **Taluka:**Pernem

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9. **Accessibility:** By PWD Road

10. **Distance from the HTL of River / Sea:** 5 M Approx. From HTL as per CZMP 2011.

11. **Classification of CRZ Area:** CRZ III as per CZMP 2011.

12. **Existence of Sand dunes and its Height:** No

13. **Whether any lagoons, backwaters or other water bodies exist in the plot:** No

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

15. **Plinth area of the structure / alleged violation:** 63.36 Sq.mtrs

16. **Nature of the structure:** Permanent Structure

17. **Height of the structure:** 4.47 M

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

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

20. **Nature of violation if any, with regard to provisions of CRZ Notification 2011:** No

21. **Whether the proposed construction meet the CZMP Guidelines:** Yes

Conclusion / Recommendation: The plot falls within CRZ III according to the CZMP 2011. The total area of Survey No.181/6 as per Form I & XIV is 5340.00 sq.mtrs. The proposal is for reconstruction of existing house in survey No.181/6 of Morjim Village, Pernem Taluka. The structure is reflected on Survey Plan as E-124. The total build-up area of the house is 63.36 m².

As per application letter dated 15/12/2022 applicant requested for change in subject from application from renovation of existing house to reconstruction of existing house for Survey No.181/6 Morjim Village, Pernem Taluka

Decision: The Authority after detailed discussion decided to approve, Permission for Reconstruction of existing house in survey no. 181/6 of Morjim Village, Pernem Taluka as per available plinth shown in DSLR survey plan 1971-72.

Case No. 1.9

Permission for proposed Construction of Residential Villa, Compound Wall & Swimming pool in survey No.131/8-C, 132/7 of village calangute, Bardez Taluka.

The office of the GCZMA is in receipt of an application dated 17/07/2023 from M/s. Epicurean Developers with regards to permission for proposed construction of Residential Villa, Compound Wall & Swimming pool in survey No.131/8-C, 132/7 of village calangute, Bardez Taluka.

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Site Inspection Report: The said site was inspected by 1) Mr. Keshav Naik, Engineer GCZMA, 2) Mr. Vighnesh Naik Field Surveyor GCZMA.

1. **Name of the Applicant:** M/s. Epicurean Developers
2. **Date of the Application:** 17/07/2023
3. **Application for:** Proposed Construction of Residential Villa, Compound Wall & Swimming pool.
4. **Date of construction based on the documents:** N.A.
5. **Date of Inspection:** 14/09/2023
6. **Name of the Official / Expert Member, GCZMA:**
Mr. Keshav Naik (Engineer GCZMA)
Mr. Vighnesh Naik (Field Surveyor GCZMA)
7. **Name of the Parties Present:** Mr. Rohan karmalkar (Representative of Applicant)
8. **Location of the alleged violation:**
Sy. No. : 131/8-C, 132/7 Village: Calangute Taluka: Bardez
9. **Accessibility:** By P.W.D. access
10. **Distance from the HTL of River / Sea:** The plot in land bearing Sy. No. 131/8-C is at a distance of 432m (approx.) from HTL, Sy. No. 132/7 is at a distance of 450m (approx.) from HTL as per CZMP 2011.
11. **Classification of CRZ Area:** CRZ- III (200m- 500m)
12. **Existence of Sand dunes and its Height:** N.A.
13. **Whether any lagoons, backwaters or other water bodies exist in the plot:**
N.A.
14. **Existence of Vegetation, if any:** Yes
15. **Plinth area of the structure / alleged violation:** N.A.
16. **Nature of the structure:** Permanent structure
17. **Height of the structure:**
i) The height of the structure is 8.05 m.
ii) The height of the Compound Wall is 1.50 m.
iii) Depth of the swimming pool is 1.20 m.
18. **Details of extension to the existing structure:** N.A.
19. **Approvals / NOC's issued by any other Department's / Authorities:** No
20. **Nature of violation if any, with regard to provisions of CRZ Notification 2011:** No

Conclusion / Recommendation:




According to CZMP 2011 the plot falls in CRZ III (200m – 500m). As per form I & XIV area of the plot bearing Sy. No. 131/8-C is 410 sq.mtrs. And as per form I & XIV the area of the plot bearing Sy. No. 132/7 is 650 sq.mtrs. The total amalgamated area of both the plot is 1060sq.mtrs. The total net floor area proposed for Villa on ground floor is 159.56sq.mtrs. and the total net floor area proposed for Villa on first floor is 190.23sq.mtrs. The total net floor area of the villa is 349.79sq.mtrs. The total F.A.R. consumed is 32.99%. Hence the Proposed project does not exceed 33% F.A.R.

The Details of the proposed compound wall is as follows.

The length of the proposed compound wall for both the plots is 144.72RM. The height of the proposed compound wall is 1.50 m.

The Details of the proposed swimming pool is as follows.

The area of the proposed swimming pool is 62.04sq.m.

The depth of the proposed swimming pool is 1.20m.

As per the Re-survey records of DSLR., there exist a structure in plot bearing survey no. 132/7 of Calangute Village Bardez Taluka.

Decision: The Authority after detailed discussion decided to reject the permission for proposed Construction of Residential Villa, Compound Wall & Swimming pool in survey No.131/8-C, 132/7 of village Calangute, Bardez Taluka, as plot area is less than permissible limits.

Case No. 1.10

Permission for Proposed construction of residential villa A & B, Compound wall (revised plan) for plot bearing P.T. Sheet No. 57, chalta No. 5-A(part), situated at Mapusa City, Bardez- Goa

The office of the GCZMA is in receipt of an application dated 07/07/2023 from Shri.Sunil Kamlankant Sirsat with regards to permission Proposed construction of residential villa A & B ,Compound wall (revised plan) for plot bearing P.T. Sheet No. 57, chalta No. 5-A(part), situated at Mapusa City, Bardez- Goa

Site Inspection Report: The said site was inspected by 1)Mr.Keshav Naik, Engineer GCZMA, 2)Mr.Vighnesh Naik Field Surveyor GCZMA.

1) **Name of the Applicant :**Shri.Sunil Kamlankant Sirsat

2) **Date of the Application:**07/07/2023




- 3) **Application for** :Proposed construction of residential villa A & B ,Compound wall (revised plan) for plot bearing P.T. Sheet No. 57,chalta No. 5-A(part), situated at Mapusa City,Bardez- Goa
- 4) **Date of construction based on the documents:** NA
- 5) **Date of Inspection:**23/08/2023
- 6) **Name of the Official / Expert Member, GCZMA:**
 i) Mr. Keshav T.Naik. (Engineer GCZMA)
 ii) Mr.Vighnesh Naik. (F.S.GCZMA)
- 7) **Name of the Parties Present:** Mr. Shailesh Palyekar (Representative of applicant)
- 8) **Location of the alleged violation:** NA
 P.T. Sheet No. 57 Chalta No.5-A City-Mapusa Taluka:Bardez
- 9) **Accessibility:**By PWD road
- 10) **Distance from the HTL of River / Sea:**35.00 R.mtrs from HTL. as per CZMP 2011.
- 11) **Classification of CRZ Area:** Partly falls inCRZ II as per CZMP 2011
- 12) **Existence of Sand dunes and its Height:** NO.
- 13) **Whether any lagoons, backwaters or other water bodies exist in the plot:** NO.
- 14) **Existence of Vegetation, if any:** Yes
- 15) **Plinth area of the structure / alleged violation:** NA
- 16) **Nature of the structure:** Permanent structure.
- 17) **Height of the structure:** i)Typical Villa A & B-7.45 mtrs
 ii)Height of compound wall-1.5 mtrs
- 18) **Approvals / NOC's issued by any other Department's/Authorities:**No
- 19) **Nature of violation if any, with regard to provisions of CRZ Notification 2011:** No
- 20) **Whether the proposed construction meet the CZMP Guidelines :** Yes

Conclusion / Recommendation:

The Property bearing P.T.Sheet No. 57 Chalta No. 5-A of city Mapusa,Bardez Taluka falls partly in CRZ II and partly Outside CRZ II area as per CZMP 2011. As per form D for P.T.Sheet No. 57 Chalta No. 5-A of city Mapusa,Bardez Taluka Goa,area of the plot is 1756 Sq.mtrs.

The Proposal is for construction of residential villa A & B, Compound wall (revised plan) for plot bearing P.T. Sheet No. 57, chalta No. 5-A (part), situated at Mapusa City,Bardez- Goa.

The total area of the plot is 1756.00 sq.mtrs. The Net effective area of the plot is 1647.83 sq. mtrs.The Net floor area of the proposed villa A & B is 281.96

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sq.mtrs.The total built up area of the proposed villa A & B is 379.66 sq. mtrs.FAR consumed is 16.05 %.

The Length of the proposed compound wall is 124.19 R.mtrs.

Decision: The Authority after detailed discussion decided to carry out re-inspection with Expert Member GCZMA, for proposed construction of residential villa A & B, Compound wall (revised plan) for plot bearing P.T. Sheet No. 57, chalta No. 5-A(part), situated at Mapusa City, Bardez- Goa.

Case No. 1.11

Permission for proposed cottages and shack in Survey No.66/1 Nagorcem-Palolem village, Canacona Taluka Goa.

The office of the GCZMA is in receipt of an application dated 04/10/2023 from Mr.Krishna Ashok Bhagatwith regards to permission for proposed cottages and shack in Survey No.66/1 Nagorcem-Palolem village,Canacona Taluka Goa.

Site Inspection Report:The said site was inspected by 1)Mr.Keshav Naik,Engineer GCZMA, 2)Mr.Vighnesh Naik Field Surveyor GCZMA.

1. **Name of the Applicant:** Mr.Krishna Ashok Bhagat
2. **Date of the Application:** 04/10/2023
3. **Application for:** NOC for proposed cottages and shack in Survey No,66/1 Nagorcem-Palolem village,Canacona Taluka Goa
4. **Date of construction based on the documents:** N.A.
5. **Date of Inspection:** 06/11/2023
6. **Name of the Official / Expert Member, GCZMA:**
 1. Mr.Keshav Naik Engineer GCZMA.
 2. Mr.Vighnesh Naik Field Surveyor GCZMA.
3. **Name of the Parties Present:** Mr.Krishna Bhagat(Applicant)
4. **Location of the alleged violation:**

Survey No.:66/1 Village:Nagorcem-Palolem Taluka: Canacona
5. **Accessibility:**By PWD road
6. **Distance from the HTL of River / Sea:** 36.00 Mtrs. from HTL as per CZMP 2011
7. **Classification of CRZ Area:** CRZ II as per CZMP 2011
8. **Existence of Sand dunes and its Height:** No
9. **Whether any lagoons, backwaters or other water bodies exist in the plot:** No
10. **Existence of Vegetation, if any:** Yes
11. **Plinth area of the structure / alleged violation:** N.A

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12. **Nature of the structure:** Temporary Structure
13. **Height of the structure:** 4.50 mtrs
14. **Details of extension to the existing structure:** N.A
15. **Approvals / NOC's issued by any other Department's / Authorities:** No
16. **Nature of violation if any, with regard to provisions of CRZ Notification 2011:** No
17. **Whether the proposed construction meet the CZMP Guidelines:** Yes.

Conclusion / Recommendation:

The Survey no. 66/1 of Village Nagorcem Palolem, Canacona Taluka falls within CRZ II according to the CZMP 2011. NOC is for proposed cottages and shack in Survey No.66/1 Nagorcem-Palolem village, Canacona Taluka Goa.

The Area of Survey no. 66/1 of Village Nagorcem Palolem, Canacona Taluka as per form I & XIV is 1175.00 sq mtrs. Applicants name is reflected on form I & XIV. The total proposed area is 242.63 sq.mtrs. Total F.A.R Consumed is 20.64%.

Decision: The Authority after detailed discussion decided to approve the proposal for proposed cottages and shack in Survey No.66/1 Nagorcem-Palolem village, Canacona Taluka Goa.

Case No. 1.12

Permission for Proposed additional to existing residential house in survey No. 127/1 of Candolim Bardez-Goa.

The office of the GCZMA is in receipt of an application dated 09/03/2023 from Hirendra Subraia Naik Parulekar with regards to permission for proposed additional to existing residential house in survey No. 127/1 of Candolim Bardez-Goa.

Site Inspection Report: The said site was inspected by 1) Mr. Keshav Naik, Engineer GCZMA, 2) Mr. Tukaram Kaskar Field Surveyor GCZMA.

- i) **Name of the Applicant :** Hirendra Subraia Naik Parulekar.
- ii) **Date of the Application:** 09/03/2023
- iii) **Application for :** Proposed additional to existing residential house in survey No. 127/1 of Candolim Bardez-Goa.
- iv) **Date of construction based on the documents:** NA
- v) **Date of Inspection:** 21/04/2023
- vi) **Name of the Official / Expert Member, GCZMA:**
 Shri. Keshav Naik (Engineer GCZMA)
 Shri Tukaram kaskar (F.S.GCZMA)

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vii) **Name of the Parties Present:** Mrs.Smita Parulekar (Representative of Applicant)

viii) **Location of the alleged violation:** NA

Sy. No. : 127/ 1 Village : Candolim Taluka: Bardez

ix) **Accessibility:** By P.W.D. Road.

x) **Distance from the HTL of River / Sea:** 368.00 mt from HTL.

xi) **Classification of CRZ Area:**

a) CRZ – III (200-500 m) as Per CZMP 2011

xii) **Existence of Sand dunes and its Height:** NO.

xiii) **Whether any lagoons, backwaters or other water bodies exist in the plot:**
NO.

xiv) **Existence of Vegetation, if any:** Yes.

xv) **Plinth area of the structure / alleged violation:** No.

xvi) **Nature of the structure:** Permanent structure

xvii) **Height of the structure:**8.53 m.

xviii) **Details of extension to the existing structure:**

1)Ground floor of built up area-92.39 sq.mtrs(parking)

2)First floor of built up area-97.27 sq.mtrs.

xix) **Approvals / NOC's issued by any other Department's/Authorities:**

1)Approved by Goa Coastal Zone Management Authority vide Reg.no.GCZMA/N/17-18/51/1221 dated 08/11/2017.

xx) **Nature of violation if any, with regard to provisions of CRZ Notification 2011:** No.

xxi) **Whether the proposed construction meet the CZMP Guidelines :** Yes.

Conclusion / Recommendation:

The Survey No. 127/1 of Candolim village, Bardez-Taluka falls within CRZ III (200-500) according to the CZMP 2011.

The existing structure is approved in file with ref. No. GCZMA /N/17-18/51/1221 dated 08/11/2017.The proposal is for additional to existing residential house in survey No.127/1 of candolim Bardez Goa.

The proposed extension on Ground floor is of built up area-92.39 sq.mtrs(parking) and First floor of built up area-97.27 sq.mtrs..

As per form I & XIV the total area of Survey no.127/1 of village Candolim, Bardez Taluka –Goa is 1725.00 sq.mtrs. Applicant has possession, through Deed of Gift for total area of 817.00 sq.mtrs. Applicants name is reflected on Form I & XIV.

The total area of the plot B is 817.00 sq.mtrs. Total area consumed is 268.89 sq.m. & F.A.R. consumed is 32.91%.

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At the time of inspection, it was noticed that there exists multiple structures on loco, which applicant is proposing to demolish, as shown in drawing attached.

Decision: The Authority after detailed discussion decided to reject, the proposal for Proposed addition to existing residential house in survey No. 127/1 of Candolim Bardez-Goa, since existing plinth area has already been utilised.

Case No. 1.13

Permission for proposed five seasonal cottages in Survey no. 80/1 Nagorcem-Palolem village, Canacona Taluka Goa.

The office of the GCZMA is in receipt of an application dated 19/11/2020 from Mr. Rupesh Prakash Pagui with regards to Permission for proposed five seasonal cottages in Survey no. 80/1 Nagorcem-Palolem village, Canacona Taluka Goa.

Site Inspection Report: The said site was inspected by 1) Mr. Keshav Naik, Engineer GCZMA, 2) Mr. Vighnesh Naik Field Surveyor GCZMA.

1. **Name of the Applicant:** Mr. Rupesh Prakash Pagui.
2. **Date of the Application:** 19/11/2020
3. **Application for:** NOC for proposed five seasonal cottages in Survey no. 80/1 Nagorcem-Palolem village, Canacona Taluka Goa
4. **Date of construction based on the documents:** N.A.
5. **Date of Inspection:** 13/06/2023
6. **Name of the Official / Expert Member, GCZMA:**
Mr. Keshav Naik Engineer GCZMA.
Mr. Vighnesh Naik Field Surveyor GCZMA.
7. **Name of the Parties Present:** Mr. Rupesh Pagi (Applicant)
8. **Location of the property:**
Survey No.: 80/1 Village: Nagorcem-Palolem Taluka: Canacona
9. **Accessibility:** Traditional Access
10. **Distance from the HTL of River / Sea:** Plot touching HTL as per CZMP 2011
11. **Classification of CRZ Area:** CRZ II as per CZMP 2011
12. **Existence of Sand dunes and its Height:** No
13. **Whether any lagoons, backwaters or other water bodies exist in the plot:** No

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14. Existence of Vegetation, if any: Yes

15. Nature of the structure: Temporary Structure

16. Height of the structure: 4.50 mtrs

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

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

Conclusion / Recommendation:

The Survey no. 80/1 of Village Nagorcem Palolem, Canacona Taluka falls within CRZ II according to the CZMP 2011.

NOC is for proposed five seasonal cottages in Survey No.80/1 Nagorcem-Palolem village, Canacona Taluka Goa.

The Area of Survey no. 80/1 of Village Nagorcem Palolem, Canacona Taluka as per form I & XIV is 110650.00 sq mtrs. Applicants has submitted agreement for conducting Business for area admeasuring 800.00 sq.mtrs.from M/S White Raj Resorts Pvt.Ltd.

M/S White Raj Resorts Pvt.Ltd name is reflected on form I & XIV. The total area of plot is 800.00 sq.mtrs.(which applicant has possession, through agreement for conducting Business).Total area consumed is 129.90 Sq.mtrs .

During site inspection it was noticed that there was seven cottages on loco.

Decision: The Authority after detailed discussion decided to call applicant for further clarification.

Case No. 1.14

Permission for erection of temporary shack and 10 huts/cottages in Sy. no. 272/22 (Part) of Mandrem,Pernem Goa.

The office of the GCZMA is in receipt of an application dated 28/08/2023 from Stanley Fernandeswith regards to Permission for proposed NOC for erection of temporary shack and 10 huts/cottages in Sy. no. 272/22 (Part) of Mandrem,Pernem Goa.

Site Inspection Report:The said site was inspected by 1)Mr.Keshav Naik,Engineer GCZMA, 2)Miss.Siddhi Morajkar Field Surveyor GCZMA.

1. Name of the Applicant:Stanley Fernandes
2. Date of the Application:28/08/2023
3. Application for:NOC for erection of temporary shack and 10 huts/cottages in Sy. no. 272/22 (Part) of Mandrem,Pernem Goa.
4. Date of construction based on the documents: N.A.

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5. **Date of Inspection:** 04/10/2023
6. **Name of the Official / Expert Member, GCZMA:**
7. Mr.Keshav Naik Engineer GCZMA.
8. Ms.Siddhi Morajkar Field surveyor GCZMA.
9. **Name of the Parties Present:** Stanley Fernandes (Applicants)
10. **Location of the Property:**
Survey:272/22 **Village:** Mandrem **Taluka:**Pernem
11. **Accessibility:** Traditional Access
12. **Distance from the HTL of River / Sea:**8.00m from HTL
as per CZMP 2011.
13. **Classification of CRZ Area:**CRZ III (NDZ) as per CZMP 2011.
14. **Existence of Sand dunes and its Height:** No
15. **Whether any lagoons, backwaters or other water bodies exist in the plot:** No
16. **Existence of Vegetation, if any:** Yes.
17. **Plinth area of the structure / alleged violation:** NA
18. **Nature of the structure:** Permanent Structure
19. **Height of the structure:** 6.00 mtrs
20. **Details of extension to the existing structure:** N.A.
21. **Approvals / NOC's issued by any other Department's / Authorities:** No
22. **Nature of violation if any, with regard to provisions of CRZ Notification 2011:** No
23. **Whether the proposed construction meet the CZMP Guidelines:** Yes

Conclusion / Recommendation:

The Survey no.272/22 of Village Mandrem,Pernem Taluka falls within CRZ III according to the CZMP 2011.

NOC is for erection of temporary shack and 10 huts/cottages in Survey no.272/22 of Village Mandrem,Pernem Taluka.

The Area of the Survey no.272/22 of Village Mandrem, Pernem Taluka as per form I & XIV is 6646.00 sq mtrs. Applicants has Ownership through "DEED OF SALE". Applicants name is reflected on Form I & XIV for Survey no.272/22 of Village Mandrem, Pernem Taluka.

The applicant has proposed for erection of temporary shack and 10 huts/cottages on plot having area as 1050.00 sq.mtrs.(which applicant has Ownership through "DEED OF SALE"). Total area consumed for temporary structures is 288.00 sq.mtrs. FAR Consumed 26.66%.

During site inspection it was noticed that was one permanent structure on loco, which applicant is proposing to demolish ,as shown in drawing attached.

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Decision: The Authority after detailed discussion decided to direct the Applicant to demolish the existing structure and file compliance of same to this office.

Case No. 1.15

Permission for proposed one pool Tub and 3 Huts in Survey no. 120/11 in village Agonda ,Canacona Taluka.

The office of the GCZMA is in receipt of an application dated 07/02/2023 from Vilasaahut Private Limited, C/o Khalandarbaba Kusugal. with regards to Permission for proposed one pool Tub and 3 Huts in Survey no. 120/11 in village Agonda ,Canacona Taluka.

Site Inspection Report: The said site was inspected by 1)Mr.Keshav Naik,Engineer GCZMA, 2)Mr.Vighnesh Naik Field Surveyor GCZMA.

1. **Name of the Applicant:** Vilasaahut Private Limited, C/o Khalandarbaba Kusugal.
2. **Date of the Application:** 07/02/2023.
3. **Application for:** Proposed 1 pool tub and 3 Cottages
4. **Date of construction based on the documents:** N.A.
5. **Date of Inspection:** 17/04/2023
6. **Name of the Official / Expert Member, GCZMA:**
 1. Mr. keshav Naik, (Engineer GCZMA)
 2. Mr. Vighnesh Naik . (F.S. GCZMA)
3. **Name of the Parties Present:** Mr. Khalandar Kusugal. (Applicant)
4. **Location of the alleged violation:**

Survey No : 120 Sub.Div. No: 11 Village: Agonda Taluka: Canacona
5. **Accessibility:** by PWD road.
6. **Distance from the HTL of River / Sea:** The plot is touching HTL.
7. **Classification of CRZ Area:** CRZ III as per CZMP 2011
8. **Existence of Sand dunes and its Height:** N.A.
9. **Whether any lagoons, backwaters or other water bodies exist in the Plot:** N.A.
10. **Existence of Vegetation, if any:** Few coconut trees on site
11. **Nature of the structure:** Temporary structure
12. **Height of the structure:** 4.22 m.

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

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

15. Nature of violation if any, with regard to provisions of CRZ

Notification 2011: No

16. Whether the proposed construction meet the CZMP Guidelines: Yes

Conclusion / Recommendation:

According to CZMP 2011, the plot falls in CRZ III. The proposal is for the erection of 1 Shack and 6 Cottages in land bearing survey number 120/11 at Village Agonda, Canacona Taluka Goa. As per form I & XIV the total area of the survey number 120/11 at Village Agonda, Canacona Taluka Goa is 950.00 sq.m.

During site inspection it was noticed that there were two permanent structures on loco and only one structure is reflecting on survey plan. At the time of inspection construction of temporary cottages work was in progress.

The total area of the proposed three cottages is 47.79 sq.m. The area of proposed pool tub is 46.08 sq.mtrs. The height of the pool tub from Ground level is 1.35 mtrs. The area of the existing structure is 110.00 sq.m. Total area including area of existing structures is 157.79 sq.mtrs. F.A.R. consumed is 16.60%. Hence the proposed project does not exceed 33% F.A.R.

As per letter inwards on 22/09/2023, Applicant is now proposing one pool tub and three huts in Survey no. 120/11 Village Agonda, Canacona Taluka Goa.

Decision: The Authority after detailed discussion decided to carry out re-inspection with Expert Member GCZMA, for proposed one pool Tub and 3 Huts in Survey no. 120/11 in village Agonda, Canacona Taluka.

Case No. 1.16

Permission for reconstruction of existing ground floor of existing house having H.No. 1697/S2A/13 and proposed addition of first floor in plot bearing Survey No. 78/9, situated at Marra, Bardez-Goa.

The office of the GCZMA is in receipt of an application dated 30/05/2023 from Suraj Morajkar with regards to Permission for reconstruction of existing ground floor of existing house having H.No. 1697/S2A/13 and proposed addition of first floor in plot bearing Survey No. 78/9, situated at Marra, Bardez-Goa.

Site Inspection Report: The said site was inspected by 1) Mr. Keshav Naik, Engineer GCZMA, 2) Mr. Sakhil Naik Field Surveyor GCZMA.

1. Name of the Applicant: Suraj Morajkar

2. Date of the Application: 30/05/2023

Signature

Signature

3. **Application for:** NOC for reconstruction of existing ground floor of existing house having H.No. 1697/S2A/13 and proposed addition of first floor in plot bearing Survey No. 78/9, situated at Marra, Bardez-Goa.
4. **Date of construction based on the documents:** NA
5. **Date of Inspection:** 30/06/2023
6. **Name of the Official / Expert Member, GCZMA:**
Mr. Keshav Naik (Engg, GCZMA)
Mr. Sakhil Naik (F.S., GCZMA)
7. **Name of the Parties Present:**
8. Sharan Morajkar (Representative of applicant)
9. **Location of the alleged violation:** NA
Sy. No. : 78/9 Village: Marra Taluka: Bardez
10. **Accessibility:** By PWD Road.
11. **Distance from the HTL of River / Sea:** Plot is 30.00 m approx. from HTL.
12. **Classification of CRZ Area:** The property falls in CRZ -III (NDZ-River) as per CZMP 2011.
13. **Existence of Sand dunes and its Height:**No
14. **Whether any lagoons, backwaters or other water bodies exist in the plot:**No
15. **Existence of Vegetation, if any:**No
16. **Plinth area of the structure / alleged violation:**NA
17. **Nature of the structure:**Permanent G+1 structure
18. **Height of the structure:** 9.36m
19. **Details of extension to the existing structure:**NA
20. **Approvals / NOC's issued by any other Department's / Authorities:**No

Conclusion / Recommendation:

The property in survey no.78/9 falls in CRZ-III(NDZ-River) as per CZMP 2011.As per Form I & XIV,the names of the occupants are Apolona Fernandes E Souza,Luisa Especiosa D'Souza,Daniel Maria D'Souza and Suraj Sagun Morajkar admeasuring area of 1341.00 sq.mtrs. In the other rights column,there are names of house owned by jose joaquem and Marcelina D'Silva.As per Survey Plan,there exists two plinths of the structures,in class(a) it is shown area of 125.00 sq.mtrs..At the time of inspection,it was noticed that the plot is vacant in which there are no structure plinths existing and there is one open well seen at loco.

The proposal is for reconstruction in which the applicant has proposed permanent G+1 structure of which total built up area is 234.60 sq.mtrs. and height is

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9.36m. The total F.A.R consumed including Ground and first floor area is 180.00 sq.mtrs. which is 13.42% of the total plot area.

Decision: The Authority after detailed discussion decided to carry out re-inspection with Expert Member GCZMA, for reconstruction of existing ground floor of existing house having H.No. 1697/S2A/I3 and proposed addition of first floor in plot bearing Survey No. 78/9, situated at Marra, Bardez-Goa.

Case No. 1.17

Permission for proposed erection of wooden structures and Chainlink Fencing in Survey no. 206/1 of village Anjuna, Bardez Taluka-Goa

The office of the GCZMA is in receipt of an application dated 28/10/2022 from Gaurish Kitlekar with regards to proposed Erection of wooden structures and Chain-link Fencing in Survey no. 206/1 of village Anjuna, Bardez Taluka-Goa.

Site Inspection Report: The said site was inspected by 1) Mr. Keshav Naik, Engineer GCZMA, 2) Mr. Vighnesh Naik Field Surveyor GCZMA.

1. **Name of the Applicant :** Mr. Gaurish G.Kitlekar
2. **Date of the Application:** 28/10/2022
- 3) **Application for:** Proposed Erection of wooden structures and Chainlink Fencing in Survey no. 206/1 of village Anjuna, Bardez Taluka-Goa.
- 4) **Date of construction based on the documents:** NA.
- 5) **Date of Inspection:** 17/11/2022
- 6) **Name of the Official / Expert Member, GCZMA:**
 - i) Mr. Keshav Naik (Engineer GCZMA)
 - ii) Mr. Vighnesh Naik (F.S.GCZMA)
- 7) **Name of the Parties Present:** Mr. Gaurish Kitlekar (Applicant)
- 8) **Location of the alleged violation:**

Sy. No. : 206/1 Village : Anjuna Taluka: Bardez
- 9) **Accessibility:** By P.W.D. Road.
- 10) **Distance from the HTL of River / Sea:** Plot touching HTL as per CZMP 2011
- 11) **Classification of CRZ Area:** CRZ III as per CZMP 2011
- 12) **Existence of Sand dunes and its Height:** No.
- 13) **Whether any lagoons, backwaters or other water bodies exist in the plot:** No.
- 14) **Existence of Vegetation, if any:** No

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15) Nature of the structure: Temporary structures.

16) Height of the structure: 7.15 Mtrs.

17) Details of extension to the existing structure: No

18) Approvals / NOC's issued by any other Department's/Authorities: No.

19) Nature of violation if any, with regard to provisions of CRZ Notification 2011: No.

20) Whether the proposed construction meet the CZMP Guidelines : -

Conclusion / Recommendation:

The Survey no. 206/1 Anjuna Village, Taluka Bardez-Goa falls in CRZ III according to the CZMP 2011.

The Proposal Erection of wooden structures and Chain link Fencing in Anjuna Village, Taluka Bardez-Goa.

As per form I & XIV area of survey no.206/1 is 10787.00 Sq.mtrs.of Village Anjuna, Taluka Bardez-Goa.

During the site inspection it was noticed that there was one permanent structure in dilapated condition on loco as shown in photos attached.

As per the the applicant, the Applicant through the **agreement of Leave And License** has the possession of said land portion of area 5468.00sq.mtrs from the Licensor Mrs. Sugandha Ghanashyam Palyekar wife of Ghanashyam Palyekar residing at Dabal Waddo, Chapora Anjuna Bardez Goa .For the period of 11 months (from 30/08/2023 to 31/07/2024).As per the applicant the Licensor Mrs. Sugandha Ghanashyam Palyekar is the owner of the said portion of Area 5468.00 sq.mtrs.The Licensor name is not reflected on form I & XIV.As per the applicant the Licensor has got the ownership of said land through HIGH COURT BOMBAY Civil Revision Application No. 37 of 1999 dated 23rd April 1999.

The Length of the proposed Chain link fencing is 385.97 Rmtrs,as shown in drawing attached.

As per form I & XIV area of survey no.206/1 is 10787.00 Sq.mtrs.of Village Anjuna, Taluka Bardez-Goa.The total area of Plot(through the agreement of Leave And License) is 5468.00 sq.mtrs.The area of Permanent structure is 389.90sq.m.(As shown in drawing attached).The total area consumed for temporary structures is 1383.30 sq.mtrs.The total area consumed is 1764.70 sq.m. The F.A.R. consumed is 32.27%. (This FAR is for plot of area 5468.00 sq.mtrs,which as per applicant he has received through the agreement of leave and licence from Licensor Mrs. Sugandha Ghanashyam Palyekar).

As per the letter Inward No. 3070 dated 15/11/2022 applicant had asked for NOC for repair of Existing house in Survey no.206/1 of Village Anjuna, Bardez Taluka

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Goa. Applicants structure is not depicted on the survey plan, Applicant need to submit relevant documents showing existence of the structure prior to 1991.

Decision: Title clarification and clarification on existing structure.

Case No. 1.18

Permission for Proposed hotel Project in land bearing Survey No. 129/5,9 of village Candolim-Pernem Goa.

The office of the GCZMA is in receipt of an application dated 16/05/2023 from M/s Modelma Hotels Private Limited with regards to for Proposed hotel Project in land bearing Survey No. 129/5,9 of village Candolim-Pernem Goa

Site Inspection Report: The said site was inspected by 1) Dr. Sushant S. Naik (Expert member GCZMA), 2) Mr. Keshav Naik, Engineer GCZMA, 3) Mr. Vighnesh Naik Field Surveyor GCZMA

1. **Name of the Applicant:** M/s Modelma Hotels Private Limited

2. **Date of the Application:** 16/05/2022

3. **Application for:** Proposed hotel Project in land bearing Survey No. 129/5,9 of village Candolim-pernem Goa.

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

5. **Date of Inspection:** 31/05/2023

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

Dr. Sushant S. Naik (Expert member GCZMA)
Mr. Keshav Naik (Engineer GCZMA)
Mr. Vighnesh Naik (Field Surveyor GCZMA)

7. **Name of the Parties Present:** Mr. Vivek Kant (Representative of the applicant)

8. **Location of the alleged violation:**

Survey: 129 /5, 9 Village: Candolim Taluka: Bardez

9. **Accessibility:** by PWD road

10. **Distance from the HTL of River / Sea:** The plot in land bearing Survey no. 129/9 is at a distance of approximately 62.2m from the HTL and Survey no. 129/5 is at a distance of approximately 200m as per CZMP 2011.

11. **Classification of CRZ Area:** CRZ III (NDZ), CRZ III & CRZ IA as per CZMP 2011.

12. **Existence of Sand dunes and its Height:** Yes

13. **Whether any lagoons, backwaters or other water bodies exist in the plot:** Yes, a ring well in the property.

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14. **Existence of Vegetation, if any:** yes, scattered coconut trees
15. **Plinth area of the structure / alleged violation:** N.A
16. **Nature of the structure:**Permanent structure
17. **Height of the structure:** 9 mts
18. **Details of extension to the existing structure:** N.A
19. **Approvals / NOC's issued by any other Department's / Authorities:** yes,
Ref.No: GCZMA/N/Shack-Hut-Cott-Tent/21-22/34/1722, dated 10/11/2022
20. **Nature of violation if any, with regard to provisions of CRZ**

Notification 2011: No

21. **Whether the proposed construction meet the CZMP Guidelines:** No
Conclusion / Recommendation: The part of the plot in land bearing Survey no. 129/9 falls in the CRZ 1A, NDZ of CRZ III, and in CRZ III(200-500m), whereas there is a sand dune of ~ 44.5m length and 30.4m width on the western side of the plot, within the plot. The plot in land bearing Survey no. 129/5 falls within CRZ III (200-500m). The proposed hotel project falls in CRZ III (200-500m) according to CZMP 2011. The area of Survey no.129/9 is 8725sq.m. and the area of Survey no. 129/5 is 325sq.m. The total amalgamated area of both the plot is 9050 sq.m. and the proposed total built-up area of the hotel considering this amalgamated plot is 2236.83 sq.m. Area of the existing structures as per form I & XIV is 325sq.m. The area of the newly constructed structures as per the plan prepared by DSLR for conversion, is 585sq.m. The floor area consumed on ground floor and first floor is 717.29sq.m and 482.39sq.m respectively. The total floor area consumed for the proposed hotel is 1199.68sq.m. The FAR consumed is 23.31%. There is a tar road cutting through the property survey no 129/5, which is reflected in the ODP.

As per the records of GCZMA, **Ref. No. GCZMA/N/Shack-Hut-Cott-Tent/21-22/34/1722, dated 10/11/2022**, the permission was given for the erection of 30 temporary cottages and 1 shack in the property bearing Survey no.129/9 (part) of Candolim Village, Bardez Taluka. The area of the plot was 7381sq.m. as per the drawings submitted. The FAR consumed for the same was 18.95%. Combining both the FAR's, the proposed project exceeds 33%.

Hence considering the NOC already given by GCZMA the area which will now be available for the proposed hotel project will have to be reduced accordingly. The drawings submitted by the applicant for the proposed hotel project do not meet the CZMP guidelines. The proposal should be revised.

1. Any compound which blocks the local access should not be permitted.
2. The applicant may be called for a detailed presentation of the proposal.

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Decision: The Authority after detailed discussion decided to call Applicant for presentation.

Case No. 1.19

Application under section 44 of TCP Act 1974 for revision of building plans in the property situated at Panaji.

The office of the GCZMA is in receipt of an application dated 12/06/2023 from North Goa Planning and Development Authority with regards to Application under section 44 of TCP Act 1974 for revision of building plans in the property situated at Panaji.

Site Inspection Report:The said site was inspected by 1) Dr. Sushant S. Naik (Expert member GCZMA),2) Mr. Keshav Naik,Engineer GCZMA, 3) Mr.Balkrishna Surlkar Field Surveyor GCZMA.

Report of site inspection following the application under section 44 of TCP Act 1974 for revision of building plans in the property situated at Panaji.

Background

The Office of the GCZMA is in receipt of application dated 12/06/2023 from The Member Secretary, North Goa Planning and Development Authority, Archdiocese Bldg, 1st floor, Mala Link Road, Panaji-Goa, with regard to Application under section 44 of TCP Act 1974 for revision of building plans in the property situated at Panaji.

As per the Direction of Member Secretary, GCZMA and Notice of Site Inspection Ref.No.GCZMA/N/17-18/93/1137 dated: 26/07/2023 Dr. Sushant S. Naik, Expert Member (GCZMA) along with Shri Keshav T. Naik, Engineer o/o GCZMA & Shri Balkrishna Surlakar, Field Surveyor o/o GCZMA visited the site on 11/08/2023 at 11.00 a.m.

The following parties were present at site on the above scheduled date and time:-

1. Mr. Terence Moniz, General Manager, Panjim Gymkhana.

OBSERVATION AT LOCO:-

2. The Site is located near Dayanand Bhandodkar Marg, near Sports Authority, Campal, Miramar bearing P.T.SHEET/CHALTA.NO:- 81/I Panaji-City of Tiswadi Taluka.
3. As per latest online computerized Form-D records, the following names of holders are shown below in the tabular column.

SR.	P.T.S/	OCCUPANT'S/HOLDERS	AREA IN
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NO.	CHALTA NO.	NAME AS PER FORM-D	SQ. MTRS
1	81/1	GOVERNMENT OF GOA POSSESSION:- PANAJI GYMKHANA	49111.00

4. The details of the structure are shown in the tabular column below.

SR. NO.	P.T. SHEET/ CHALTA. NO.	TYPE OF STRCURE	DETAILS OF STRUCTURE ON SITE.
1	81/1	G+3. (RCC STRUCTURE)	The G+3 RCC structure constructed on a permanent plinth with top floor partly with RCC flat slab & partly with a sloping roof covered with G.I.Sheets. The walls of the structure are constructed of L.S.M

5. The G+3 structure is operational for commercial purpose including a sports complex, gymkhana and a restaurant attached with a swimming pool.

6. In this property there also exist 1 playground & 1 Tennis Court along with a garden and parking area.

7. The property is abutting to PTS/Chalta.79/2 from the North Side, PTS/Chalta.no.97/1 from the South side, PTS/Chalta.no.81/2 & 81/15 from the East side & PTS/Chalta.no.79/1 from west respectively.

8. The site photos are attached (Annexure-1).

Conclusion and Recommendations

- 1.The property bearing PTS/Chalta.no.81/1 of Panaji-City of Tiswadi Taluka partly falls within CRZ-II as per CZMP2011.
2. During site inspection it was observed that, there exists a (G+3) permanent RCC structure.
- 3.The applicant has obtained a NOC/permission for development of the gymkhana in plot surveyed under chalta.no.1 of PTS.No.81 (part-B) of Panaji-City of Tiswadi taluka dated 09/10/2014, Ref.no. GCZMA/N/14-15/71. The applicant has also obtained a NOC from the GCZMA for revised development and construction of sports complex building in property under Chalta No.1 of P.T. Sheet No.81 of Panaji city, Tiswadi Taluka, dated 08/11/2017, with Ref.No. GCZMA/N/17-18/934, for Ground + Mezzanine floor.
4. The Applicant has asked for revision of building plans in the property situated at Panaji however at the time of inspection it was observed the Construction work of 2nd & 3rd floor were already in progress. When enquired, the Manager could

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not produce before the officials any permissions/NOC by this authority for construction of the 1st, 2nd and 3rd floor. Hence this construction (1st-3rd floor) is in violation of the CRZ rules.

Decision: The Authority after detailed discussion decided to call applicant for presentation.

Case No.1.20

Permission/NOC for repair of Existing house in sy.no.128/45 of Anjuna Village, Bardez Taluka.

The office of GCZMA is in receipt of application dated: 04/09/2023 from Mr. Gustavo D'Souza with regards to NOC for repair of existing house in sy.no128/45 of Anjuna Village, Bardez Taluka.

- i. **Name of the Applicant:** Mr. Gustavo D'Souza.
 - ii. **Date of the Application:** 04/09/2023
 - iii. **Application for:** NOC for Repair of Existing House.
 - iv. **Date of Inspection:** 23/10/2023
 - v. **Name of the Official / Expert Member, GCZMA:**
 - 1) Shree S. Pawoskar (Engg. GCZMA)
 - 2) Tukaram Kaskar (F.S GCZMA)
 - vi. **Name of the Parties Present:** Mr. G. Braganza (Rep. of applicant)
 - vii. **Location:**

Sy. No: 128/45 Village: Anjuna Taluka: Bardez.
 - viii) **Accessibility:** By PWD road.
 - ix. **Distance from the HTL of River / Sea:** Touching HTL of Sea
 - x. **Classification of CRZ Area:** CRZ – III. NDZ 0-200m from HTL of Sea, as per CZMP (2011)
 - xi. **Existence of Sand dunes and its Height:** NO
 - xii. **Whether any lagoons, backwaters or other water bodies exist in the plot:** NO
 - xiii. **Existence of Vegetation, if any:** Yes few, coconut trees.
 - xiv. **Plinth area of the structure / alleged violation:** 75 sq.mtrs.
 - xv. **Nature of the structure:** Permanent structure.
 - xvi. **Approvals / NOC's issued by any other Department's / Authorities:** No
- Conclusion / Recommendation:** The property bearing Survey No. 128/45 of Anjuna village, Bardez Taluka is in CRZ III NDZ 0-200m from HTL of Sea as per CZMP 2011.

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The applicant has proposed repair of existing house.

During site inspection it was observed that: -

1. Property has PWD access that passes through the middle of the plot/survey no.
2. The property is touching HTL of sea.
3. As noticed on site, there exists a permanent structure. The dimensions of structure on site are approximately 13.7m x 13.9m.
4. The applicant has Certificate of Registration-Hotel from Department of Tourism Goa.
5. The Class A section in form I & XIV reflects area of structure as 75 sq.mtrs.

Decision: The Authority after detailed discussion deferred the proposal seeking revision in drawings for proposal of repair of Existing house in sy.no.128/45 of Anjuna Village, Bardez Taluka.

Case No.1.21

Permission/NOC for temporary huts in sy.no.36/8 of Nagorcem-Palolem Canacona-Goa.

The office of GCZMA is in receipt of application dated: 16/03/2023 from Mr. Mashool Dhuri with regards to NOC for temporary huts in sy.no.36/8 of Nagorcem-Palolem Canacona-Goa.

- i. **Name of the Applicant:** Mr. Mashool Dhuri
- ii. **Date of the Application:** 16/03/2023
- iii. **Application for:** NOC for temporary huts in sy.no.36/8 of Nagorcem-Palolem Canacona-Goa.
- iv. **Date of Inspection:** 29/03/2023
- v. **Name of the Official / Expert Member, GCZMA:**
 - a. Shree S. Pawooskar (Engg. GCZMA)
 - b. Tukaram Kaskar (F.S GCZMA)
- vi. **Name of the Parties Present:** Mr. Mashool Dhuri
- vii. **Location:** Sy. No: 36/8 **Village:** Nagorcem-Palolem **Taluka:** Canacona
- viii. **Accessibility:** Traditional Access.
- ix. **Distance from the HTL of River / Sea:** 10m from HTL of Sea.
- x. **Classification of CRZ Area:** CRZ – II as per CZMP 2011
- xi. **Existence of Sand dunes and its Height:** NO
- xii. **Whether any lagoons, backwaters or other water bodies exist in the plot:**
NO
- xiii. **Existence of Vegetation, if any:** NO.

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xiv. **Plinth area of the structure:** NA.

xv. **Nature of the structure:** Temporary Structures.

xvi. **Details of extension to the existing structure:** NA.

xvii. **Approvals / NOC's issued by any other Department's / Authorities:** NO

Conclusion / Recommendation: The property bearing survey no. 36/8 of Nagorcem - Palolem village Canacona taluka is classified as under CRZ II as per CZMP 2011.

The applicant Mr. Mashool Dhuri has got on lease a portion of plot admeasuring 1118.00 sq.mtrs. surveyed under survey no.36/8. The Agreement for Leave and Licence submitted by the applicant is for a period of 5 years starting 1/11/2022.

The applicant has proposed 8 nos. of temporary huts/cottages. The area of each hut is 30 sq.mtrs. and the total area of all the huts/cottages combined is 240 sq.mtrs. The FAR consumed is 21.5%

Decision: The authority after detailed discussion decided to approve the proposal for temporary huts in sy.no.36/8 of Nagorcem-Palolem Canacona-Goa.

Case No.1.22

Permission/ NOC for proposed repair and renovation of existing house in Survey No. 9/7 of Agonda village, Canacona taluka.

The office of GCZMA is in receipt of application dated: 24/01/2023 from Mr. Nitesh Dessai with regards to NOC for proposed repair and renovation of existing house in Survey No. 9/7 of Agonda village, Canacona taluka.

i. **Name of the Applicant:** Mr. Nitesh Dessai.

ii. **Date of the Application:** 24/01/2023

iii. **Application for:** NOC for proposed repair and renovation of existing house in Survey No. 9/7 of Agonda village, Canacona taluka.

iv. **Date of Inspection:** 10/04/2023

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

1) Shree S. Pawooskar (Engg. GCZMA)

2) Balakrishna Surlakar (F.S GCZMA)

vi. **Name of the Parties Present:** Mr. Nitesh Dessai (Applicant)

vii. **Location:** Sy. No: 9/7 **Village:** Agonda **Taluka:** Canacona.

viii. **Accessibility:** By PWD road.

ix. **Distance from the HTL of River / Sea:** 100m from HTL of Sea

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x. **Classification of CRZ Area:** CRZ I-A (Mangrove buffer) & CRZ – III NDZ 0-200m from HTL of sea, as per CZMP (2011)

xi. **Existence of Sand dunes and its Height:** NO

xii. **Whether any lagoons, backwaters or other water bodies exist in the plot:**
NO

xiii. **Existence of Vegetation, if any:** NO.

xiv. **Nature of the structure:** Permanent structure.

xv. **Height of the structure:** 5m.

xvi. **Details of extension to the existing structure:** NA.

xvii. **Approvals / NOC's issued by any other Department's / Authorities:** NO

Conclusion / Recommendation: The property bearing Survey No. 9/7 of Agonda Village Canacona Taluka, is in NDZ of sea and a certain portion of this property is affected by Mangrove buffer. The Survey No. 9/7 is classified as under CRZ I-A (Mangrove buffer) & CRZ – III NDZ (0-200m) as per CZMP (2011).

The applicant has proposed repair and renovation of existing house in Survey No. 9/7 of Agonda village, Canacona taluka.

The structure in Survey No. 9/7 is not reflected on DSLR plan and Form I & XIV. The applicant has submitted Certificate from the Office of the Village Panchayat with Ref.No. VPA/CAN/2022-23/1445 dated: 23/1/2023 which shows existence of structure from the year 1982. As per the above certificate, the Structure with H.No. 14 of Agonda Canacona was registered in the name of Laxmi Barkelo Naik from the year 1982 till 2004 and later transferred in the name of Nitesh Dessai from 2004 to till date i.e., 24/01/2023. The proposal is to reconstruct two shops with total area of 60 sq.mtr.

During site inspection it was observed that: -

- 1) Property has PWD access.
- 2) The site is approximately at a distance of 100m from HTL.
- 3) There already exists a structure with GI sheet roofing comprising two shops. The dimensions of the structure are approx. 8m x 8m.
- 4) Area of plot is 2375 sq.mtr. Total area consumed is 64 sq.mtr. (F.A.R 0.027%).

Decision: The Authority after detailed discussion decided to reject the proposal for proposed repair and renovation of existing house in Survey No. 9/7 of Agonda village, Canacona taluka.

Case No.1.23

Permission for Construction of Wooden Jetty on Banks of Zuari River sy.no115/I-F of village Goa Velha, Tiswadi-Goa.

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The office of GCZMA is in receipt of application dated: 13/03/2023 from Mr. Antonio Fernandes with regards to Permission for Construction of Wooden Jetty on Banks of Zuari River in sy.no 115/1-F of village Goa Velha, Tiswadi-Goa.

- i. **Name of the Applicant:** Mr. Antonio Fernandes.
- ii. **Date of the Application:** 13/03/2023
- iii. **Application for:** Construction of Wooden Jetty on Banks of Zuari River.
- iv. **Date of Inspection:** 12/07/2023
- v. **Name of the Official / Expert Member, GCZMA:**
 - 1) Shree S. Pawoskar (Engg. GCZMA)
 - 2) Tukaram Kaskar (F.S GCZMA)
- vi. **Name of the Parties Present:** Mr. Antonio Fernandes (Representative of Applicant)
- vii. **Location: Sy. No: 115/1-F Village: Goa Velha Taluka: Tiswadi.**
- viii. **Accessibility:** By PWD road.
- ix. **Distance from the HTL of River / Sea:** Touching River Zuari.
- x. **Classification of CRZ Area:** CRZ 1-B & CRZ – III River NDZ as per CZMP 2011
- xi. **Existence of Sand dunes and its Height:** NO
- xii. **Whether any lagoons, backwaters or other water bodies exist in the plot:** NO
- xiii. **Existence of Vegetation, if any:** NO.
- xiv. **Plinth area of the structure:** NA.
- xv. **Nature of the structure:** Temporary Wooden Jetty.
- xvi. **Details of extension to the existing structure:** NA.
- xvii. **Approvals / NOC's issued by any other Department's / Authorities:** NO

Conclusion / Recommendation: The property bearing survey no. 115/1-F of village Goa Velha Tiswadi taluka is classified under CRZ 1-B & CRZ III as per CZMP 2011.

The applicant has proposed construction of wooden jetty on banks of river Zuari. During site inspection it was observed that:

- 1) Property has PWD access.
- 2) The survey no. is touching river Zuari.
- 3) As noticed during inspection, there exists an old Ramp which is approximately 3m wide and 5m in length. This is being presently used by the applicant to launch/move small fishing boats.
- 4) The proposal is to construct wooden jetty 3m wide and 40m in length.

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Decision: The Authority after detailed discussion decided to reject the proposal for Construction of Wooden Jetty on Banks of Zuari River sy.no115/1-F of village Goa Velha, Tiswadi-Goa. Applicant to provide revised plan.

Case No.1.24

Permission/NOC for Erection of Temporary Structures in sy.no. 140/3 of Calangute Village.

The office of GCZMA is in receipt of application dated: 29/03/2023 from Mrs Rosaline D'Souza and Mrs Madaline Silveira with regards to Permission/NOC for Erection of Temporary Structures in sy.no. 140/3 of Calangute Village, Bardez-Goa.

- i. **Name of the Applicant:** Mrs Rosaline D'Souza and Mrs Madaline Silveira.
- ii. **Date of the Application:** 29/03/2023
- iii. **Application for:** Permission/NOC for Erection of Temporary Structures in sy.no.140/3 of Calangute Village.
- iv. **Date of Inspection:** 10/10/2023
- v. **Name of the Official / Expert Member, GCZMA:**
 - a. Shree S. Pawooskar (Engg. GCZMA)
 - b. Tukaram Kaskar (F.S GCZMA)
- vi. **Name of the Parties Present:** Mrs Rosaline D'Souza and Mrs Madaline Silveira
- vii. **Location:**Sy. No: 140/3 **Village:** Calangute **Taluka:** Bardez
- viii. **Accessibility:** Traditional Access.
- ix. **Distance from the HTL of River / Sea:** 10m from HTL of Sea.
- x. **Classification of CRZ Area:** CRZ – III NDZ as per CZMP 2011
- xi. **Existence of Sand dunes and its Height:** NO
- xii. **Whether any lagoons, backwaters or other water bodies exist in the plot:**
NO
- xiii. **Existence of Vegetation, if any:** NO.
- xiv. **Plinth area of the structure:** NA
- xv. **Nature of the structure:** Temporary Structures.
- xvi. **Details of extension to the existing structure:** NA.
- xvii. **Approvals / NOC's issued by any other Department's / Authorities:** NO

Conclusion / Recommendation: The property bearing survey no. 140/3 of village Calangute Bardez taluka is classified as under CRZ III NDZ as per CZMP 2011.

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As per the gift deed submitted by the applicant the said survey number is divided into 4 parts namely A B C and D. Further referring the gift deed the applicant is in possession of Part A of 140/3 admeasuring 950 sq.mtrs. The total area of survey number 140/3 is 3100 sq.mtrs. The applicant has proposed construction of Temporary cottages. As per the drawings submitted the cottages are of two types. The maximum height of these cottages is upto 6mtrs from GL. The area of these cottages in total is 304.38 sq.mtrs. FAR consumed is 32.04%.

Decision: The Authority after detailed discussion rejected the proposal for want of relevant documents.

Case No.1.25

Permission for Reconstruction of Existing House with H.No.369 in survey number 118/6-A of Agonda Village, Canacona Taluka.

The office of GCZMA is in receipt of application dated: 19/07/2023 from Mr. Rosario Ramil Fernandes with regards to Permission for Reconstruction of Existing House with H.No.369 in survey number 118/6-A of Agonda Village Canacona Taluka.

- i. **Name of the Applicant:** Mr. Rosario Ramil Fernandes.
- ii. **Date of the Application:** 19/07/2023
- iii. **Application for:** Permission for Reconstruction of Existing House with H.No.369 in survey number 118/6-A of Agonda Village, Canacona Taluka.
- iv. **Date of Inspection:** 11/09/2023
- v. **Name of the Official / Expert Member, GCZMA:**
 - 1) Shree S. Pawooskar (Engg. GCZMA)
 - 2) Tukaram Kaskar (F.S GCZMA)
- vi. **Name of the Parties Present:** Mr. Antonio Fernandes (Representative of Applicant)
- vii. **Location: Sy. No: 118/6-A Village: Agonda Taluka: Canacona.**
- viii. **Accessibility:** By PWD road.
- ix. **Distance from the HTL of River / Sea:** 100m from HTL of Sea.
- x. **Classification of CRZ Area:** CRZ – III NDZ as per CZMP 2011
- xi. **Existence of Sand dunes and its Height:** NO
- xii. **Whether any lagoons, backwaters or other water bodies exist in the plot:**
NO
- xiii. **Existence of Vegetation, if any:** NO.

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- xiv. **Plinth area of the structure:** 102.35 sq.mtrs
 xv. **Nature of the structure:** Permanent Structure.
 xvi. **Details of extension to the existing structure:** NA.
 xvii. **Approvals / NOC's issued by any other Department's / Authorities:** NO

Conclusion / Recommendation:

The property bearing survey no. 118/6-A of village Agonda, Canacona taluka is classified as under CRZ III NDZ as per CZMP 2011. In survey number 118/6-A there exists old structure with mangalore tiled roofing of area approx 102 sq.mtr. This structure is reflected on DSLR plan. As per Form I & XIV the area in section under Class A is depicted as 103 sq.mtrs. The total plot area is 328sq.mtrs.

Decision: The Authority after detailed discussion decided to approve the proposal for Reconstruction of Existing House with H.No.369 in survey number 118/6-A of Agonda Village, Canacona Taluka as per available plinth.

Case No.1.26

Permission for Reconstruction of Existing House in survey number 247/10 of Calangute Village, Bardez Taluka.

The office of GCZMA is in receipt of application dated:28/09/2023 from Celsa Egipsy and Fatima Egipsy with regards to Permission for Reconstruction of Existing House in survey number 247/10 of Calangute Village, Bardez Taluka.

- i. **Name of the Applicant:** Celsa Egipsy and Fatima Egipsy.
 ii. **Date of the Application:** 28/09/2023
 iii. **Application for:** Permission for Reconstruction of Existing House in survey number 247/10 of Calangute Village, Bardez Taluka.
 iv. **Date of Inspection:** 10/10/2023
 v. **Name of the Official / Expert Member, GCZMA:**
 1) Shree S. Pawoskar (Engg. GCZMA)
 2) Tukaram Kaskar (F.S GCZMA)
 vi **Name of the Parties Present:** Mr. Anoop Dhuri (Representative of Applicant)
 vii. **Location: Sy. No: 247/10 Village: Calangute Taluka: Bardez.**
 viii. **Accessibility:** By PWD road.
 ix **Distance from the HTL of River / Sea:** Touching HTL of Sea.
 x. **Classification of CRZ Area:** CRZ – III NDZ as per CZMP 2011
 xi. **Existence of Sand dunes and its Height:** NO
 xii. **Whether any lagoons, backwaters or other water bodies exist in the plot:**

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xiii. Existence of Vegetation, if any: NO.

xiv. Plinth area of the structure: 140 sq.mtrs

xv. Nature of the structure: Permanent Structure.

xvi. Details of extension to the existing structure: NA.

xvii. Approvals / NOC's issued by any other Department's / Authorities: NO

Conclusion / Recommendation:

The property bearing survey no. 247/10 of Calangute village, Bardez taluka is classified as under CRZ III NDZ as per CZMP 2011. On site it was observed that, in survey number 247/10 there exists 2 old structures in dilapidated condition (with mangalore tiled roofing) and a plinth without superstructure. All the above structures are reflected on DSLR plan. The area of plot is 5300 sq.mtrs. As per Form I & XIV the area in section under Class A is depicted as 300 sq.mtrs. The area of structure on site for which the applicant has proposed reconstruction is 140 sq.mtrs. The applicant has proposed reconstruction on existing plinth restricting the height upto ground floor.

Decision: The Authority after detailed discussion decided to approve the proposal for Reconstruction of Existing House in survey number 247/10 of Calangute Village, Bardez Taluka for total plinth showing in the DSLR survey plan 1971-72.

Case No.1.27

Permission for Revision of plan on existing plinth in survey no.66/5 of Velsao taluka, Marmugao-Goa.Ref. No. GCZMA/S/18-19/14/649

Background The office of GCZMA received an application letter dated 11/04/2023 from Vinayak Ladu Naik, H.No. 191, from Cansaulim, Velsao-Goa with regard to Revision of Plan on the existing plinth in survey no. 66/5 of Velsao, Marmugao taluka-Goa.

Inspection and Observation: Upon instruction from the Member Secretary GCZMA, a site inspection was carried out by Mr. Shree Pawooskar-Engineer (GCZMA) and Mr. Tukaram Kaskar-Field Surveyor (GCZMA) on 13/05/2023.

The applicant, Mr. Vinayak Ladu Naik has previously been granted NOC/Permission for Renovation of House Bearing H.No.191 on existing plinth of 40.00 sqm in Sy. No. 66/5 of Velsao Village. Ref No. GCZMA/S/18-19/14/1588 dated. 14/10/2019. It was noticed that the said survey number (66/5) is abutting to existing 6m wide road leading to Velsao beach. In this survey number there stands

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a plinth which the applicant is proposing to relocate. The applicant claims that the existing 6m wide road is supposed to be widened by 3m on either side (10m wide proposed). The proposed road widening from existing 6m to 10m will touch the existing plinth. The applicant therefore suggests shifting the plinth by 3m keeping the dimensions of the structure same as per the NOC/Permission granted earlier.

Decision: The authority after detailed discussion decided to approve the proposal for Revision of plan on existing plinth in survey no.66/5 of Velsao taluka, Marmugao-Goa.

Case No.1.28

Permission for Proposed renovation and addition to existing house in land bearing survey no. 25, sub div no.1, situated at Bamon vaddo, Candolim Bardez-Goa.

The office of GCZMA is in receipt of application dated: 05/01/2023 from Mrs. Reina Estefania Nazareth and Roshan Andrew Nazareth with regards to Permission for Proposed renovation and addition to existing house in land bearing survey no. 25, sub div no.1, situated at Bamon vaddo, Candolim Bardez-Goa.

- i. **Name of the Applicant:** Mrs. Reina Estefania Nazareth and Roshan Andrew Nazareth.
- ii. **Date of the Application:** 05/01/2023
- iii. **Application for:** Proposed renovation and addition to existing house in land bearing survey no. 25, sub div no.1, situated at Bamon vaddo, Candolim Bardez-Goa
- iv. **Date of construction based on the documents:** NA.
- v. **Date of Inspection:** 17/02/2023
- vi. **Name of the Official / Expert Member, GCZMA:**
 - a) Shree S. Pawoskar (Engg. GCZMA) b) Keshav Naik (Engg. GCZMA)
- vii. **Name of the Parties Present:** Mr. Roshan Andrew Nazareth (Applicant)
- viii. **Location:** Sy. No: 25 /I **Village:** Candolim **Taluka:** Bardez
- ix. **Accessibility:** By P.W.D. Road.
- x. **Distance from the HTL of River / Sea:** Approx. 480m from HTL of sea.
- xi. **Classification of CRZ Area:** CRZ III, 200m to 500m from HTL of Sea.
- xii. **Existence of Sand dunes and its height:** NO.
- xiii. **Whether any lagoons, backwaters or other water bodies exist in the plot:** NO.

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xiv. Existence of Vegetation, if any: Yes, few coconut trees.

xv. Plinth area of the structure / alleged violation: NA.

xvi. Nature of the structure: Permanent structure.

xvii. Height of the structure: B1=5.1m & B2=9m.

xviii. Details of extension to the existing structure:

9. Existing area of all structures = 263 sqm.

10. New proposal with extension to one structure=521.53 sqm.

xix. Approvals / NOC issued by any other Department / Authorities: NO.

xx. Nature of violation if any, with regard to provisions of CRZ Notification 2011: NA.

xxi. Whether the proposed construction meet the CZMP Guidelines: NA.

Conclusion/Recommendation: The site in survey number 25/1 falls in CRZ III, 200m to 500m from HTL of sea. The survey number is at a distance of approx. 480m from HTL of sea.

The site is accessible by PWD road. The plot of area 2350 sqm has three existing structures B1, B2 & B3, all of which are reflected on DSLR plan. Out of three existing structures, structure B3 is in dilapidated condition with roof and walls collapsed. Structure B1 is old Portugese style ground floor structure with sloping roof having existing area of 228.54 sqm and height 5m. Structure B2also, is a old ground floor structure with sloping roof and plinth area of 35 sqm.

The proposal is for repair and reconstruction of Structure B1 and B2. As for structure B1, there will be change in interior orientation with addition of two new bedrooms and the new proposed area is 335.32 sqm. For Structure B2the proposal is for reconstruction of structure with addition of floor. The new proposed area is 186.21. The total FAR (B1+B2) consumed is 22%.

Decision: The authority after detailed discussion decided to reject the proposal seeking revision in drawings for Proposed renovation and addition to existing house in survey no. 25/1 of Bamon vaddo, Candolim Bardez-Goa.

Case No.1.29

Permission for Proposed Construction of Beach Resort on Plot Bearing Survey No.62/2 63/1 and 65/2 Of Majorda Village, Salcete Taluka

The office of GCZMA is in receipt of application dated: 13/09/2023 from Westin by Eastern International Hotels Limited with regards to Permission for Proposed

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Construction of Beach Resort on Plot Bearing Survey No.62/2 63/1 and 65/2 Of Majorda Village, Salcete Taluka

- i. **Name of the Applicant:** Westin by Eastern International Hotels Limited.
- ii. **Date of the Application:** 13/09/2023
- iii. **Application for:** Proposed Construction of Beach Resort on Plot Bearing Survey No.62/2 63/1 and 65/2 Of Majorda Village, Salcete Taluka.
- iv. **Date of Inspection:** 03/10/2023
- v. **Name of the Official / Expert Member, GCZMA:**
 - a. Shri. Ganesh Velip (Expert Member GCZMA)
 - b. Shree S. Pawooskar (Engg. GCZMA)
- vi. **Name of the Parties Present:** Mr. Bryan Soares (Representative of Applicant)
- vii. **Location:** Sy. No: 62/2 63/1 and 65/2 **Village:** Majorda **Taluka:** Salcete.
- viii. **Accessibility:** By PWD road.
- ix. **Distance from the HTL of River / Sea:** 210m from HTL of Sea
- x. **Classification of CRZ Area:** CRZ – III. 0-200m and 200m-500m from HTL of sea, as per CZMP (2011)
- xi. **Existence of Sand dunes and its Height:** NO.
- xii. **Whether any lagoons, backwaters or other water bodies exist in the plot:**
NO
- xiii. **Existence of Vegetation, if any:** NO.
- xiv. **Plinth area of the structure / alleged violation:** NA.
- xv. **Nature of the structure:** Permanent Structures.
- xvi. **Height of the structure:** 8.5mtrs.
- xvii. **Details of extension to the existing structure:** NA.
- xviii. **Approvals / NOC's issued by any other Department's / Authorities:** NO
- xix. **Nature of violation if any, with regard to provisions of CRZ Notification 2011:** NO.

Conclusion / Recommendation: The applicant Westin by Eastern International Hotels Limited has proposed, construction/reconstruction of Resort in Survey no. 62/2 63/1 and 65/2.

During site inspection it was observed that: -

1. Property has PWD access.
2. The site is approximately at a distance of 210m from HTL.
3. On site there exists a structure (Reflected on DSLR plan) Resort previously run in the name of "Majorda Beach Resort".
4. The applicant has proposed to demolish the existing structure and construct a fresh structure.




5. The total area of plot is 84025.00 sq.mtrs. and proposed FAR for construction is 23.14%.
6. However, since the Built-up area exceeds 20000.00 sqm, the applicant should submit Environmental clearance.

Decision: The Authority after detailed discussion decided to submit EIA Report for Proposed Construction of Beach Resort on Plot Bearing Survey No.62/2 63/1

Case No.: 1.30

NOC for setting up of M.R.F Shed in Sy. No. 255/2 of the village of Carona, Aldona, Bardez-Goa.

The office of GCZMA is in receipt of an application dated 08/05/2023 from Mr. Ashwin De Souza (Sarpanch of Village Panchayat Aldona) with regards to NOC for setting up of M.R.F Shed in Sy. No. 255/2 of the village of Carona, Aldona, Bardez-Goa.

Site inspection report: The said site was inspected by 1) Mr. Nehal Devidas (Engg. GCZMA), 2) Mr. Sakhil Naik (F.S., GCZMA).

1. **Name of the Applicant:** Mr. Ashwin De Souza (Sarpanch of Village Panchayat Aldona)
2. **Date of the Application:** 08/05/2023
3. **Application for:** NOC for setting up of M.R.F Shed in Sy. No. 255/2 of the village of Carona, Aldona, Bardez-Goa
4. **Date of construction based on the documents:** NA
5. **Date of Inspection:** 30/06/2023
6. **Name of the Official / Expert Member, GCZMA:**
Mr. Nehal Devidas (Engg. GCZMA)
Mr. Sakhil Naik (F.S., GCZMA)
7. **Name of the Parties Present:**
Smt. Navanya Goltekar (Secretary of Village Panchayat Aldona)
8. **Location of the alleged violation:** NA
Sy. No. : 255/2 Village: Aldona Taluka: Bardez
9. **Accessibility:** By PWD Road.
10. **Distance from the HTL of River / Sea:** Plot touching HTL.
11. **Classification of CRZ Area:** The property falls in CRZ – III (NDZ-River).
CRZ- I-A (Mangrove and Mangrove Buffer) as per CZMP 2011
12. **Existence of Sand dunes and its Height:** No

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13.) Whether any lagoons, backwaters or other water bodies exist in the plot:No

14.) Existence of Vegetation, if any: Wild bushes & trees

15.) Plinth area of the structure: 12.00 x 7.00= 84.00 sqm

16. Nature of the structure:Permanent

17.) Height of the structure: 4.80m

18. Details of extension to the existing structure:NA

19.) Approvals / NOC's issued by any other Department's / Authorities:NOC

No. 6-8(1)/PWD/WD-XIII(R)/ASW/2022-23/904 dated-06/10/2022 from Office of the Executive Engineer, Works Division XIII(R), PWD, Mapusa-Goa in regards Handing over land for setting up Material Recovery Facility (MRF) for dry waste for Aldona Village Panchayat to use 130.50 sqm of land underneath the Calvim bridge in Survey No. 255/2 initially for the period of one year i.e. upto October 2023. Case No. GSIDC/LAO/Aldona-Calvim/09/12 dated-17/05/2013 Certificate of land acquisition for construction of bridge across river between Aldona and Calvim village of Bardez taluka.The applicant has submitted land acquisition plan from the office of Executive Engineer, Works Division XIII (Roads), PWD Mapusa-Goa.

20.)Nature of violation if any, with regard to provisions of CRZ Notification 2011:No

21.) Whether the proposed construction meet the CZMP Guidelines:No

Conclusion / Recommendation:

The property in survey no. 255/2 falls partly in CRZ-III (NDZ-River), CRZ-I-A (Mangrove and Mangrove Buffer) as per CZMP 2011. At time of inspection, it was noticed that there does not exist any construction at loco. As per survey plan, there exist one structure. As per Form I & XIV, the survey no. 255/2 indicates the name of Comunidade Boa Esperanca Aldona and Executive Engineer, Work Div. XII (Roads) PWD, Mapusa, Goa in the occupant column. The name of Faustina Fernandes in the tenant column.

The proposal is for the permanent structure of area 84.00 sqm comprising of RCC for footing and columns, PCC flooring with cement floor finish, laterite stone 23cm masonry for walls, laterite stone masonry for Ramp portion, frames fixing with M.S. grill, internal partation grills, fabricated structure for roof with pre-coated colored sheets, RCC chajja all around the structure and gate of fabricated material.

Decision: The Authority after detailed discussion decided to reject the proposal of NOC for setting up of M.R.F Shed in Sy. No. 255/2 of the village of

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Carona, Aldona, Bardez-Goa for seeking detailed EIA report and revised drawings.

Case No.: 1.31

Proposed cottages in Sy. No.: 120/21-A-5 of Nagorcem- Palolem village, Canacona Taluka.

The office of GCZMA is in receipt of an application dated 19/07/2023 from Mr. James Fernandes with regards to Proposed cottages in Sy. No.: 120/21-A-5 of Nagorcem- Palolem village, Canacona Taluka.

Site inspection report: The said site was inspected by 1) Mr. Nehal Devidas (Engg, GCZMA), 2) Mr. Sakhil Naik (F.S., GCZMA).

1. **Name of the Applicant:** Mr. James Fernandes
2. **Date of the Application:** 19/07/2023
3. **Application for:** Proposed cottages in Sy. No.: 120/21-A-5 of Nagorcem- Palolem village, Canacona Taluka.
4. **Date of construction based on the documents:** NA.
5. **Date of Inspection:** 14/09/2023
6. **Name of the Official / Expert Member, GCZMA:**
Mr. Nehal Devidas (Engg, GCZMA)
Mr. Sakhil Naik (F.S, GCZMA)
7. **Name of the Parties Present:**
Mr. James Fernandes (Applicant)
8. **Location of the alleged violation:** NA

Sy. No. : 120/21-A-5 **Village:** Nagorcem- Palolem **Taluka:** Canacona

ix) **Accessibility:** By traditional access.

x) **Distance from the HTL of River / Sea:** Approx. 50m from HTL.

xi) **Classification of CRZ Area:** The property falls in CRZ – II as per CZMP 2011.

xii) **Existence of Sand dunes and its Height:** No.

xiii) **Whether any lagoons, backwaters or other water bodies exist in the plot:** NO

xiv) **Existence of Vegetation, if any:** Presence of trees.

xv) **Plinth area of the structure / alleged violation:** NA

xvi) **Nature of the structure:** Temporary

xvii) **Height of the structure:** 3.80 mtr

xviii) **Details of extension to the existing structure:** NA.

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xix) **Approvals / NOC's issued by any other Department's / Authorities:** Yes, Permission granted by GCZMA vide order no.: GCZMA/S/Shack-Hut-Cott-Tent/17-18/12/1209 dtd 10/10/2018.

xx) **Nature of violation if any, with regard to provisions of CRZ Notification 2011:** No

xxi) **Whether the proposed construction meet the CZMP Guidelines:** YES

Conclusion / Recommendation:

The property in survey no. 120/21-A-5 falls in CRZ – II as per CZMP 2011. The proposal construction is construction of 6 nos of wooden cottages. The total covered area is 60.00sqm covering 23.53% FAR.

At the time of inspection, there were 4nos of cottages of approx size 4.10m x 2.50m. The Authority has earlier granted the NOC to the Project proponent vide order no.: GCZMA/S/Shack-Hut-Cott-Tent/17-18/12/1209 dtd 10/10/2018.

As per the form 1 & 14, the Applicants name is appearing along with another person namely Mr. Nelvis Fernandes. The Applicant has attached a copy of AFFIDAVIT CUM NO OBJECTION from Mr. Nelvis Fernandes.

Decision: The Authority after detailed discussion decided to approve the proposal for Proposed cottages in Sy. No.: 120/21-A-5 of Nagorcem- Palolem village, Canacona Taluka.

Case No.: 1.32

Proposed cottages in Sy. No.: 120/21-A- 6 of Nagorcem- Palolem village, Canacona Taluka.

The office of GCZMA is in receipt of an application dated 19/07/2023 from Mr. James Fernandes with regards to Proposed cottages in Sy. No.: 120/21-A- 6 of Nagorcem- Palolem village, Canacona Taluka.

Site inspection report: The said site was inspected by 1) Mr. Nehal Devidas (Engg, GCZMA), 2) Mr. Sakhil Naik (F.S., GCZMA).

1. **Name of the Applicant:** Mr. James Fernandes
2. **Date of the Application:** 19/07/2023
3. **Application for:** Proposed cottages in Sy. No.: 120/21-A-6 of Nagorcem- Palolem village, Canacona Taluka.
4. **Date of construction based on the documents:** NA
5. **Date of Inspection:** 14/09/2023
6. **Name of the Official / Expert Member, GCZMA:**
Mr. Nehal Devidas (Engg, GCZMA)

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Mr. Sakhil Naik (F.S, GCZMA)

7. Name of the Parties Present:

Mr. James Fernandes (Applicant)

8. Location of the alleged violation: NA

Sy. No. : 120/21-A-6 Village: Nagorcem- Palolem Taluka: Canacona

ix) **Accessibility:**By traditional access

x) **Distance from the HTL of River / Sea:**Plot touching HTL.

xi) **Classification of CRZ Area:** The property falls in CRZ – II as per CZMP 2011.

xii) **Existence of Sand dunes and its Height:**No.

xiii) **Whether any lagoons, backwaters or other water bodies exist in the plot:**NO

xiv) **Existence of Vegetation, if any:**Presence of trees.

xv) **Plinth area of the structure / alleged violation:**NA

xvi) **Nature of the structure:**Temporary

xvii) **Height of the structure:**6.60 mtr

xviii) **Details of extension to the existing structure:**NA

xix) **Approvals / NOC's issued by any other Department's / Authorities:**Yes, Permission granted by GCZMA vide order no.: GCZMA/S/Shack-Hut-Cott-Tent/17-18/12/1209 dtd 10/10/2018.

xx) **Nature of violation if any, with regard to provisions of CRZ Notification 2011:**No

xxi) **Whether the proposed construction meet the CZMP Guidelines:**YES

xxii) **Coacclusion / Recommendation:**

The property in survey no. 120/21-A-5 falls in CRZ – II as per CZMP 2011. The proposed construction is temporary structure with total covered area of 82.09sqm. Total area considered for FAR calculation is 59.52sqm amounting to FAR of 25.33%.

At the time of inspection, the plot was empty without any structure but the debris of demolished structures were present. The Authority has earlier granted the NOC to the Project proponent vide order no.: GCZMA/S/Shack-Hut-Cott-Tent/17-18/12/1209 dtd 10/10/2018.

As per the form 1 & 14, the Applicants name is appearing along with another person namely Mr. Nelvis Fernandes. The Applicant has attached a copy of AFFIDAVIT CUM NO OBJECTION from Mr. Nelvis Fernandes.

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Decision: The Authority after detailed discussion decided to approve the proposal for Proposed cottages in Sy. No.: 120/21-A-6 of Nagorcem- Palolem village, Canacona Taluka.

Case No.: 1.33

Proposed for existing structures 1,2,3 to be retain along with new pump house in existing structure no. 3 in Sy. No.: 14/1 of Tiracol village, Pernem Taluka.

The office of GCZMA is in receipt of an application dated 20/07/2021 from Mr. Clifford D'Souza with regards to Proposed for existing structures 1,2,3 to be retain along with new pump house in existing structure no. 3 in Sy. No.: 14/1 of Tiracol village, Pernem Taluka.

Site inspection report: The said site was inspected by 1) Mr. Nehal Devidas (Engg. GCZMA), 2) Mr. Tukaram Kaskar (F.S., GCZMA).

1. **Name of the Applicant:** Mr. Clifford D'Souza
2. **Date of the Application:** 20/07/2021
3. **Application for:** Proposed for existing structures 1,2,3 to be retain along with new pump house in existing structure no. 3 in Sy. No.: 14/1 of Tiracol village, Pernem Taluka.
4. **Date of construction based on the documents:** NA
5. **Date of Inspection:** 30/12/2022
6. **Name of the Official / Expert Member, GCZMA:**
Mr. Nehal Devidas (Engg. GCZMA)
Mr. Tukaram Kaskar (F.S. GCZMA)
7. **Name of the Parties Present:**
Mr. Clifford D'Souza (Applicant)
8. **Location of the alleged violation:** NA
Sy. No. : 14/1 Village: Tiracol Taluka: Pernem
- ix) **Accessibility:** By PWD road
- x) **Distance from the HTL of River / Sea:** Plot touching HTL.
- xi) **Classification of CRZ Area:** The property falls in CRZ – III (NDZ) & CRZ - I-A (Mangrove Buffer) as per CZMP 2011
- xii) **Existence of Sand dunes and its Height:** NO
- xiii) **Whether any lagoons, backwaters or other water bodies exist in the plot:** NO
- xiv) **Existence of Vegetation, if any:** Presence of trees.

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- xv) Plinth area of the structure / alleged violation:NA
 xvi) Nature of the structure:Permanent
 xvii) Height of the structure:3.45 mtr
 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:No
 xxi) Whether the proposed construction meet the CZMP Guidelines:YES
 xxii) Conclusion / Recommendation:

The property in survey no. 14/1 falls in CRZ – III (NDZ) & CRZ - I-A (Mangrove Buffer) as per CZMP 2011. The proposal construction is reconstruction of existing structures. The total covered area is 277.50sqm. The structures 1, 2 & 3 are reflecting on DSLR map. At the time of inspection. The remains of structures 1 & 2 are visible (i.e., only the deteriorated plinth masonry). Also, there is a small pond on the north-western side of plot which is also reflecting on DSLR map.

As per the form 1 & 14, applicant's mother (as per succession deed placed in file) Mrs. Serafina D'souza is a co-owner of the property and also, applicant's maternal grandfather's name (as per FORM III-A copy placed in file) Mr. Salvador D'souza is reflecting as tenant.

The applicant has not produced any documents related to ownership of structures 1, 2 & 3. the same is required as there are multiple occupants name appearing in the form 1 & 14.

Decision: The Authority after detailed discussion decided to reject the proposal of Proposed for existing structures 1,2,3 to be retain along with new pump house in existing structure no. 3 in Sy. No.: 14/1 of Tiracol village, Pernem Taluka as the title documents with respect to the existing houses are not clear.

Case No.: 1.34

Proposed application for temporary cottages in Sy. No.: 37/11-A-1 of Colva village, Salcete Taluka.

The office of GCZMA is in receipt of an application dated 14/12/2022 from Mr. Menino Fernandes with regards to Proposed application for temporary cottages in Sy. No.: 37/11-A-1 of Colva village, Salcete Taluka.

Site inspection report: The said site was inspected by 1) Mr. Nehal Devidas (Engg. GCZMA), 2) Mr. Tukaram Kaskar (F.S., GCZMA).

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- i) **Name of the Applicant:** Mr. Menino Fernandes
- ii) **Date of the Application:** 14/12/2022
- iii) **Application for:** Proposed application for temporary cottages in Sy. No.: 37/11-A-1 of Colva village, Salcete Taluka.
- iv) **Date of construction based on the documents:** NA
- v) **Date of Inspection:** 03/04/2023
- vi) **Name of the Official / Expert Member, GCZMA:**
 1) Mr. Nehal Devidas (Engg, GCZMA)
 2) Mr. Tukaram Kaskar (F.S, GCZMA)
- vii) **Name of the Parties Present:**
 9. Mr. Menino Fernandes (Applicant)
- viii) **Location of the alleged violation:** NA
 Sy. No. : 37/11-A-1 Village: Colva Taluka: Salcete
- ix) **Accessibility:** By PWD road
- x) **Distance from the HTL of River / Sea:** Approx. Dist of 130m from HTL.
- xi) **Classification of CRZ Area:** The property falls in CRZ – III (partly NDZ & partly b/n 200m-500m) as per CZMP 2011
- xii) **Existence of Sand dunes and its Height:** No
- xiii) **Whether any lagoons, backwaters or other water bodies exist in the plot:** No
- xiv) **Existence of Vegetation, if any:** Presence of trees.
- xv) **Plinth area of the structure / alleged violation:** NA
- xvi) **Nature of the structure:** Temporary
- xvii) **Height of the structure:** 7.45 mtr
- xviii) **Details of extension to the existing structure:** there exists a permanent structure of approx. area 150.00sqm which is currently in operation as a restaurant.
- 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:** No
- xxi) **Whether the proposed construction meet the CZMP Guidelines:** YES
- xxii) **Conclusion / Recommendation:**
 The property in survey no. 37/11-A-1 falls in CRZ – III (partly NDZ & partly b/n 200m-500m) as per CZMP 2011. The proposal is for demolition of existing structure & erection of 3 no of temporary structures. The total covered area as per proposal is 195.73 sqm & area under consideration for FAR calculation is 131.77sqm covering 32.94%. The proposed structures are of 2 types namely TYPE A & TYPE B. Type A structure is a restaurant of area 65.33sqm. The proposed

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Type A structure is proposed where the existing structure is currently at loco. The applicant has proposed to demolish the existing structure stating that it is old and is in dilapidated condition. Type B structure is a temporary cottage of area 130.40sqm. Total height of TYPE A & TYPE B structure is 7.45m.

As per the form 1 & 14, the applicants name is appearing along with another person namely Mrs. Carmina Fernandes who is wife of the applicant as mentioned in the sale deed placed in file.

Decision: The Authority after detailed discussion decided to reject the proposal for proposed application for temporary cottages in Sy. No.: 37/11-A-1 of Colva village, Salcete Taluka. The project proponent may re-apply for fresh proposal after demolition of existing structure/plinth which is not reflected on survey plan.

Case No.:1.35

NOC for Temporary Floating Jetty in Sy. No. 32/3 of Chimbhel village, Tiswadi Taluka.

The office of GCZMA is in receipt of an application dated 06/09/2023 from M/s Samatma Estates Pvt Ltd with regards to NOC for Temporary Floating Jetty in Sy. No. 32/3 of Chimbhel village, Tiswadi Taluka.

Site inspection report: The said site was inspected by 1) Mr. Ganesh Velip (Expert Member, GCZMA), 2) Mr. Nehal Devidas (Engg, GCZMA), 3) Mr. Vighnesh Naik (F.S., GCZMA).

1. **Name of the Applicant:** M/s Samatma Estates Pvt Ltd.
2. **Date of the Application:** 06/09/2023
3. **Application for:** NOC for Temporary Floating Jetty in Sy. No. 32/3 of Chimbhel village, Tiswadi Taluka.
4. **Date of construction based on the documents:** NA
5. **Date of Inspection:** 26/09/2023
6. **Name of the Official / Expert Member, GCZMA:**
Mr. Ganesh Velip (Expert Member, GCZMA)
Mr. Nehal Devidas (Engg, GCZMA)
Mr. Vighnesh Naik (F.S., GCZMA)
7. **Name of the Parties Present:**
Mr. Sadguru Chodankar (Representative of Applicant)
8. **Location of the alleged violation:** NA

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Sy. No. : 32/3

Village: Chimbhel Taluka: Tiswadi

ix) Accessibility:By PWD road.

x) Distance from the HTL of River / Sea:Theplot is touching to HTL as per CZMP 2011.

xi) Classification of CRZ Area: The property falls in CRZ III (River- NDZ) as per CZMP 2011.

xii) Existence of Sand dunes and its Height:No

xiii) Whether any lagoons, backwaters or other water bodies exist in the plot:No

xiv) Existence of Vegetation, if any:Plot is vacant.

xv) Plinth area of the structure / alleged violation:NA

xvi) Nature of the structure:Temporary

xvii) Height of the structure:3.00m above river bed.

xviii) Details of extension to the existing structure:NA

xix) Approvals / NOC's issued by any other Department's / Authorities:

xx)Nature of violation if any, with regard to provisions of CRZ Notification 2011:NO

xxi) Whether the proposed construction meet the CZMP Guidelines:YES

xxii) Conclusion / Recommendation:

The proposed construction is for temporary jetty. The proposed materials for construction of temporary jetty is steel. As per the CZMP 2011, the said Sy. No. falls in CRZ III (River- NDZ).

As observed on site at the time of inspection, there is existing concrete Retaining Wall along the river bank. The proposed jetty is protruding into the river by 3.0m out of which 2.0m is an approach to the 1.0m wide platform. The platform and approach are proposed of MS steel. The support for the jetty is MS sections embedded into the river-bed upto a depth of 3.0m. the whole jetty is supported on the landward side by fixing it to the concrete retaining wall. Also, according to the proposal there is no special provision for the public vehicle parking.

At the time of inspection, it was noted that there exists a masonry structure at loco of approx area 76.3sqm and the area of the same as per survey plan issued by DSLR is approx 40sqm. There exists a masonry compound wall of length approx 27m of height 2.0m on the western boundary of plot and on the southern boundary of approx length 43m. Also the plot has been filled with mud for an approx height of 0.50m. Also, there exists a concrete platform of approx size 6.00m x 3.00m.

Decision: The Authority after detailed discussion decided to reject the proposal of NOC for Temporary Floating Jetty in Sy. No. 32/3 of Chimbhel




village, Tiswadi Taluka and issue SHOW CAUSE NOTICE for alleged violations.

Case No: 1.36

NOC for construction of temporary shack in Sy. No. 66/11-C of Nagarcem-Palolem village, Canacona Taluka.

The office of GCZMA is in receipt of an application dated 07/09/2023 from Mr. Reginald Gracias & Ms. Samira Gracias with regards to NOC for construction of temporary shack in Sy. No. 66/11-C of Nagarcem- Palolem village, Canacona Taluka.

Site inspection report: The said site was inspected by 1) Mr. Nehal Devidas (Engg, GCZMA), 2) Mr. Balakrishna Surlakar (F.S., GCZMA)

1. **Name of the Applicant:** Mr. Reginald Gracias & Ms. Samira Gracias
2. **Date of the Application:** 07/09/2023
3. **Application for:** NOC for construction of temporary shack in Sy. No. 66/11-C of Nagarcem- Palolem village, Canacona Taluka.
4. **Date of construction based on the documents:** NA
5. **Date of Inspection:** 27/10/2023
6. **Name of the Official / Expert Member, GCZMA:**
Mr. Nehal Devidas (Engg, GCZMA)
Mr. Balkrishna Surlakar (F.S., GCZMA)
7. **Name of the Parties Present:**
Ms. Catherine Abramovitz (Representative of Applicant)
8. **Location of the alleged violation:** NA
Sy. No. : 66/11-C Village: Nagarcem- Palolem Taluka: Canacona
- ix) **Accessibility:** By PWD road.
- x) **Distance from the HTL of River / Sea:** Approx at a dist of 170m from HTL
- xi) **Classification of CRZ Area:** The property falls in CRZ – II as per CZMP 2011
- xii) **Existence of Sand dunes and its Height:** No
- xiii) **Whether any lagoons, backwaters or other water bodies exist in the plot:**
No
- xiv) **Existence of Vegetation, if any:** Presence coconut trees.
- xv) **Plinth area of the structure / alleged violation:** NA
- xvi) **Nature of the structure:** Temporary
- xvii) **Height of the structure:** 5.50 mtr

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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:NO

xxi) Whether the proposed construction meet the CZMP Guidelines:YES

xxii) Conclusion / Recommendation:

The property in survey no. 66/11-C falls in CRZ II as per CZMP 2011. The plot has coconut trees scarcely located.

At the time of inspection, it was observed that there exists 1 permanent structure of size 6.60m x 8.80m and 1 temporary structure of size 4.0m x 3.70m. Also, there is a compound wall of height 1.0m approx on the three sides of property.

The proposed construction is temporary shacks (2 nos). The total covered floor area of proposed shacks is 30.88sqm. The area of both the existing structures combined is 72.88sqm. The total area combining the proposed and existing structures is 103.76sqm covering 18.05% FAR of plot.

Decision: The Authority after detailed discussion decided to reject the proposal of NOC for construction of temporary shack in Sy. No. 66/11-C of Nagarcem- Palolem village, Canacona Taluka. The project proponent may re-apply for fresh proposal after demolition of existing temporary structure.

Case No.: 1.37

NOC for temporary shack/ Restaurant in Survey no. 225/2 of Anjuna village, Bardez Taluka.

The office of GCZMA is in receipt of an application dated 07/09/2023 from Mr. Omkar Palyekar with regards to NOC for temporary shack/ Restaurant in Survey no. 225/2 of Anjuna village, Bardez Taluka.

Site inspection report: The said site was inspected by 1) Mr. Nehal Devidas (Engg, GCZMA), 2)Mr. Sakhil Naik (F.S., GCZMA).

1. Name of the Applicant: Mr. Omkar Palyekar
2. Date of the Application:07/09/2023
3. Application for:NOC for temporary shack/ Restaurant in Survey no. 225/2 of Anjuna village, Bardez Taluka.
4. Date of construction based on the documents: NA
5. Date of Inspection:
6. Name of the Official / Expert Member, GCZMA:
Mr. Nehal Devidas (Engg, GCZMA)

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Mr. Sakhil Naik (F.S, GCZMA)

7. Name of the Parties Present:

Mr. Anoop Dhuri (Representative of Applicant)

8. Location of the alleged violation: NA

Sy. No.: 225/2 Village: Anjuna Taluka: Bardez

ix) **Accessibility:**By PWD road

x) **Distance from the HTL of River / Sea:**Plot touching HTL.

xi) **Classification of CRZ Area:** The property falls in CRZ – III (NDZ) as per CZMP 2011.

xii) **Existence of Sand dunes and its Height:**No

xiii) **Whether any lagoons, backwaters or other water bodies exist in the plot:**
No

xiv) **Existence of Vegetation, if any:** Scarcely located coconut trees.

xv) **Plinth area of the structure:**NA

xvi) **Nature of the structure:**Temporary

xvii) **Height of the structure:**8.2m

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 regards to provisions of CRZ Notification 2011:**No

xxi) **Whether the proposed construction meet the CZMP Guidelines:**Yes

xxii) Conclusion / Recommendation:

The property in survey no. 225/2 falls in CRZ – III (NDZ) as per CZMP 2011. The proposal is for construction of temporary shack/ restaurant.

As per the form I and XIV, in occupant's column a person named Niclao Dsouza appearing. The total plot area is 575.00sqm. The applicant has taken the plot on lease from the property owner. The proposed structure is ground floor only. The total area of the is 189.00sqm covering 32.87% FAR.

At the time of inspection, it was noted that there is a temporary MS fabricated deck which was being dismantled.

Decision: The Authority after detailed discussion decided to approve the proposal of NOC for temporary shack/ Restaurant in Survey no. 225/2 of Anjuna village, Bardez Taluka subjected to compliance of demolition of existing wooden/ MS deck.

Case No.: 1.38

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Anti- Sea Erosion and protective measures to Canaguinim beach in Village Naqueri- Betul of Quepem Taluka.

The office of GCZMA is in receipt of an application dated 07/08/2023 from Executive Engineer, o/o the Executive Engineer, Govt. Of Goa, Works Division - XII, Water Resources Department, Gogal, Margao Goa with regards to Anti- Sea Erosion and protective measures to Canaguinim beach in Village Naqueri- Betul of Quepem Taluka.

Site inspection report: The said site was inspected by 1) Mr. Ganesh Velip (Expert Member, GCZMA), 2) Mr. Nehal Devidas (Engg. GCZMA)

1. Name of the Applicant: Executive Engineer, o/o the Executive Engineer, Govt. Of Goa, Works Division - XII, Water Resources Department, Gogal, Margao Goa.

2. Date of the Application:07/08/2023

3. Application for: Anti- Sea Erosion and protective measures to Canaguinim beach in Village Naqueri- Betul of Quepem Taluka.

4. Date of construction based on the documents: NA

5. Date of Inspection:15/09/2023

6. Name of the Official / Expert Member, GCZMA:

Mr. Ganesh Velip (Expert Member, GCZMA)

Mr. Nehal Devidas (Engg. GCZMA)

7. Name of the Parties Present:

Mr. Sagar Gaonkar (Representative of Applicant; A.E., WRD)

8. Location of the alleged violation: NA

Sy.No.:117/1,111/1,11,14,17,18,21(P) **Village:**Naqueri-Betul **Taluka:** Quepem

ix) Accessibility:By PWD Road.

x) Distance from the HTL of River / Sea:Plot touching HTL.

xi) Classification of CRZ Area: The property falls in CRZ – III (NDZ- Bay) as per CZMP 2011

xii) Existence of Sand dunes and its Height:No

xiii) Whether any lagoons, backwaters or other water bodies exist in the plot:No

xiv) Existence of Vegetation, if any:NA.

xv) Plinth area of the structure / alleged violation:NA

xvi) Nature of the structure:Permanent

xvii) Height of the structure:4.50m from LTL.

xviii) Details of extension to the existing structure:NA

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

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xx) Nature of violation if any, with regard to provisions of CRZ Notification 2011:No

xxi) Whether the proposed construction meet the CZMP Guidelines:No

xxii) Conclusion / Recommendation:

The Sy. Nos. 117/1, 111/1,11,14,17,18,21(P) falls in CRZ III (NDZ- Bay) of Naqueri- Betul village of Quepem taluka.

At the time of inspection, it was observed that the existing retaining wall has collapsed at many locations. The construction materials of existing retaining wall is laterite stones with binding materials.

The proposal is construction of new retaining wall for an approx length of 180.0m of approx height 4.50m. The proposed construction is of PCC of grade 1:1.5:3. The proposed width of retaining wall is 2.0m at base and 0.70m at top with a 2.0m wide RCC projection towards the landward side. The applicant has also proposed a Ramp projecting into the inter-tidal zone of beach for an approx length of 11.0m from the HTL. The proposed Ramp is constituted with Geo-fabric Filter Layer as a base above which a 0.15m thick stone grit filled in nylon bags is placed. Above the grit a 0.40m thick stone packing is laid and bedding is done with CC Blocks of 0.50 x 0.50 x 0.50m. The Ramp is supported on the landward side by attaching it to the Retaining wall and on the sea-ward side there are proposed wooden piles of 0.15m dia spaced equally at 0.50m.

Decision: The Authority after detailed discussion decided to defer the proposal of Anti- Sea Erosion and protective measures to Canaguinim beach in Village Naqueri- Betul of Quepem Taluka and call project proponent for presentation.

Case No.: 1.39

Revision of plan of previously approved residential villa in sy. no. 123/2 of Calangute village, Bardez Taluka.

The office of GCZMA is in receipt of an application dated 28/08/2023 from Ms. Spectrum Seat Trims Pvt. Ltd.with regards to Revision of plan of previously approved residential villa in sy. no. 123/2 of Calangute village, Bardez Taluka.

Site inspection report: The said site was inspected by 1) Mr. Nehal Devidas (Engg, GCZMA), 2)Mr. Sakhil Naik (F.S., GCZMA).

1. **Name of the Applicant:** Ms. Spectrum Seat Trims Pvt. Ltd.
2. **Date of the Application:**28/08/2023

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3. **Application for:**Revision of plan of previously approved residential villa in sy. no. 123/2 of Calangute village, Bardez Taluka.
4. **Date of construction based on the documents:** NA
5. **Date of Inspection:**20/10/2023
6. **Name of the Official / Expert Member, GCZMA:**
Mr. Nehal Devidas (Engg, GCZMA) 2)Mr. Sakhil Naik (F.S, GCZMA)
7. **Name of the Parties Present:**
8. Ms. Rushina Vaidya (Representative of Applicant)
9. **Location of the alleged violation:** NA
Sy. No.: 123/2 Village: Calangute Taluka: Bardez
10. **Accessibility:**By PWD road
11. **Distance from the HTL of River / Sea:**Plot touching HTL.
12. **Classification of CRZ Area:** The property falls in CRZ – III as per CZMP 2011.
13. **Existence of Sand dunes and its Height:**No
14. **Whether any lagoons, backwaters or other water bodies exist in the plot:**No
15. **Existence of Vegetation, if any:**Wild Bushes and scarcely located coconut trees.
16. **Plinth area of the structure:**NA
17. **Nature of the structure:**Permanent
18. **Height of the structure:**8.9m
19. **Details of extension to the existing structure:**NA
20. **Approvals / NOC's issued by any other Department's / Authorities:**NA
21. **Nature of violation if any, with regards to provisions of CRZ Notification 2011:**No
22. **Whether the proposed construction meet the CZMP Guidelines:**Yes

Conclusion / Recommendation:

The property in survey no. 123/2 falls in CRZ – III as per CZMP 2011. The proposal is for construction of residential villa (G+1) and compound wall. The applicant has proposed structure beyond distance of 200m from HTL.

As per the form I and XIV, in occupant's column applicants name is appearing. The total plot area is 4050.00sqm. Out of the total area a total of 900.00sqm area falls in settlement zone as per regional plan.

The applicant was granted permission for the same proposal in 339th GCZMA meeting held on 11/04/2023 with ref. no.: GCZMA/N/22-23/68/457 dated 19/05/2023. As per the previously approved dwg, the applicant had considered the total plot area for FAR calculation and not the area under settlement zone. Thus,

the applicant was duly instructed by TCPD, Mhapusa to only consider the area under settlement zone for FAR calculation vide letter with ref. no.: TPB/8824/CAND/TCP-2022/6765 dated 11/08/2023. In view of the above, the applicant has submitted revised plan with revision in the plan and area statement.

As per the latest dwg copy submitted by the applicant, the total built up area is 488.45sqm and area for FAR is 284.40sqm covering 31.60%. The proposed structure is a G+1 permanent structure with a total height of 8.90m from mean ground level.

Decision: The Authority after detailed discussion decided to approve the proposal of Revision of plan of previously approved residential villa in sy. no. 123/2 of Calangute village, Bardez Taluka.

Case No.: 1.40

Proposed temporary wooden restaurant/shack & cottage on plot bearing sy. no. 47/1, 49/1, 50/1 to 50/26, 51/1 to 51/31 of Utorda village, Salcete Taluka.

The office of GCZMA is in receipt of an application dated 17/07/2023 from M/s. Cosmos Premises Pvt. Ltd. with regards to Proposed temporary wooden restaurant/shack & cottage on plot bearing sy. no. 47/1, 49/1, 50/1 to 50/26, 51/1 to 51/31 of Utorda village, Salcete Taluka.

Site inspection report: The said site was inspected by 1) Mr. Nehal Devidas (Engg, GCZMA), 2) Mr. Tukaram Kaskar (F.S., GCZMA).

1. **Name of the Applicant:** Ms. Cosmos Premises Pvt. Ltd.
2. **Date of the Application:** 17/07/2023
3. **Application for:** Proposed temporary wooden restaurant/shack & cottage on plot bearing sy. no. 47/1, 49/1, 50/1 to 50/26, 51/1 to 51/31 of Utorda village, Salcete Taluka.
4. **Date of construction based on the documents:** NA
5. **Date of Inspection:** 05/09/2023
6. **Name of the Official / Expert Member, GCZMA:**
Mr. Nehal Devidas (Engg, GCZMA) 2) Mr. Tukaram Kaskar (F.S, GCZMA)
7. **Name of the Parties Present:**
Mr. Savio Gonsalves (Representative of Applicant)
8. **Location of the alleged violation:** NA

Sy. No.: 47/1, 49/1, 50/1 to 50/26, 51/1 to 51/31 **Village:** Utorda **Taluka:** Salcete

ix) Accessibility: By PWD road

x) Distance from the HTL of River / Sea: Plot touching HTL.

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xi) **Classification of CRZ Area:** The property falls in CRZ – III as per CZMP 2011.

xii) **Existence of Sand dunes and its Height:**No

xiii) **Whether any lagoons, backwaters or other water bodies exist in the plot:**No

xiv) **Existence of Vegetation, if any:**scarcely located coconut trees.

xv) **Plinth area of the structure:**NA

xvi) **Nature of the structure:**Temporary

xvii) **Height of the structure:**Cottage- 4.50m

Shack- 5.80m

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 regards to provisions of CRZ Notification 2011:**No

xxi) **Whether the proposed construction meet the CZMP Guidelines:**Yes

xxii) **Conclusion / Recommendation:**

The property falls in CRZ – III as per CZMP 2011. The proposal is for construction of a temporary restaurant/ shack and a temporary cottage.

As per the form I and XIV, in occupant's column applicants name is appearing. The total plot area is 22725.00sqm.

As per the latest drawing copy submitted by the applicant, the total built up area of proposed structures is 275.05sqm and that of existing structures is 3660.97sqm and thus covering total FAR of 17.32%. The proposed structures are a Ground only temporary structure with a total height of 5.8m & 4.5m for shack and cottage respectively from mean ground level.

Decision: The Authority after detailed discussion decided to seek opinion of the Expert Member with regards to the proposal of Proposed temporary wooden restaurant/shack & cottage on plot bearing sy. no. 47/1, 49/1, 50/1 to 50/26, 51/1 to 51/31 of Utorda village, Salcete Taluka.

Case No.: 1.41

Permission for erection of temporary shack & huts in the property bearing Survey no. 370/9 of Benaullim village, Salcete Taluka.

The office of GCZMA is in receipt of an application dated 28/08/2023 from Mrs. Esabella Crasto with regards to Permission for erection of temporary shack & huts in the property bearing Survey no. 370/9 of Benaullim village, Salcete Taluka.

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Site inspection report: The said site was inspected by 1) Mr. Nehal Devidas (Engg, GCZMA), 2) Mr. Sakhil Naik (F.S., GCZMA).

1. **Name of the Applicant:** Mrs. Esabella Crasto
2. **Date of the Application:** 28/08/2023
3. **Application for:** Permission for erection of temporary shack & huts in the property bearing Survey no. 370/9 of Benaulim village, Salcete Taluka.
4. **Date of construction based on the documents:** NA
5. **Date of Inspection:** 14/09/2023
6. **Name of the Official / Expert Member, GCZMA:**
Mr. Nehal Devidas (Engg, GCZMA) 2) Mr. Sakhil Naik (F.S, GCZMA)
7. **Name of the Parties Present:**
Mr. Miransha Naik (Representative of Applicant)
8. **Location of the alleged violation:** NA
Sy. No.: 370/9 Village: Benaulim Taluka: Salcete
- ix) **Accessibility:** By traditional access
- x) **Distance from the HTL of River / Sea:** Plot touching HTL.
- xi) **Classification of CRZ Area:** The property falls in CRZ – III as per CZMP 2011.
- xii) **Existence of Sand dunes and its Height:** No
- xiii) **Whether any lagoons, backwaters or other water bodies exist in the plot:** No
- xiv) **Existence of Vegetation, if any:** Scarcely located coconut trees.
- xv) **Plinth area of the structure:** NA
- xvi) **Nature of the structure:** Temporary
- xvii) **Height of the structure:** 4.9m
- xviii) **Details of extension to the existing structure:** NA
- xix) **Approvals / NOC's issued by any other Department's / Authorities:**
Permission granted by GCZMA for erection of temporary shack and huts vide order no.: GCZMA/S/Shack-Hut-Cott-Tent/17-18/104/1102 dtd 26/09/2018.
- xx) **Nature of violation if any, with regards to provisions of CRZ Notification 2011:** No
- xxi) **Whether the proposed construction meet the CZMP Guidelines:** Yes
- xxii) **Conclusion / Recommendation:**
The property in survey no. 370/9 falls in CRZ – III as per CZMP 2011. The proposal is for construction of temporary shack & cottages.

As per the form I and XIV, in occupant's column applicants name is appearing. The total plot area is 21450.00sqm. The proposed structure is ground floor only. The total area of the proposal is 714.00sqm covering 3.32% FAR.

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At the time of inspection, it was noted that there is 1 temporary shack, 19 huts with wooden walls and 1 staff room. The representative of applicant informed that he wish to alter the positions and sizes of structures as constructed with the permission granted earlier by GCZMA for erection of temporary shack and huts vide order no.: GCZMA/S/Shack-Hut-Cott-Tent/17-18/104/1102 dtd 26/09/2018. Also, the representative of applicant informed that the structures being constructed with wood are effected by termites and thus in need of change of wood. With respect to the 1 staff room which was noted at the site, the representative of applicant stated that he would demolish the same and file compliance.

Decision: The Authority after detailed discussion decided to approve the proposal of Permission for erection of temporary shack & 19 huts in the property bearing Survey no. 370/9 of Benaulim village, Salcete Taluka. And further directed to file compliance report towards demolition of staff room.

Case No.: I.42

Revisions to earlier approved proposed temporary wooden structures & landscape in plot bearing survey no. 108/1, 2 of Querim village, Pernem Taluka.

The office of GCZMA is in receipt of an application dated 06/07/2022 from Mrs. Usha Vilas Arolkar with regards to Revisions to earlier approved proposed temporary wooden structures & landscape in plot bearing survey no. 108/1,2 of Querim village, Pernem Taluka.

Site inspection report: The said site was inspected by 1) Mr. Nehal Devidas (Engg. GCZMA), 2) Mr. Sakhil Naik (F.S., GCZMA).

1. **Name of the Applicant:** Mrs. Usha Vilas Arolkar
2. **Date of the Application:** 06/07/2022
3. **Application for:** Revisions to earlier approved proposed temporary wooden structures & landscape in plot bearing survey no. 108/1,2 of Querim village, Pernem Taluka.
4. **Date of construction based on the documents:** NA
5. **Date of Inspection:** 11/07/2023
6. **Name of the Official / Expert Member, GCZMA:**
1) Mr. Nehal Devidas (Engg, GCZMA) 2) Mr. Sakhil Naik (F.S, GCZMA)
7. **Name of the Parties Present:**
Mr. Vilas Arolkar (Representative of the applicant)
8. **Location of the alleged violation:** NA
Sy. No. :108/1,2Village: Querim Taluka: Pernem

ix) **Accessibility:** By traditional access

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- x) Distance from the HTL of River / Sea: Survey boundary touching HTL.
- xi) Classification of CRZ Area: The property falls in CRZ – III NDZ as per CZMP 2011
- xii) Existence of Sand dunes and its Height: Yes
- xiii) Whether any lagoons, backwaters or other water bodies exist in the plot:
No
- xiv) Existence of Vegetation, if any: Presence of wild bushes and coconut trees.
- xv) Plinth area of the structure / alleged violation: NA
- xvi) Nature of the structure: NA
- xvii) Height of the structure: 9.0 mtr
- xviii) Details of extension to the existing structure: NA
- xix) Approvals / NOC's issued by any other Department's / Authorities: NOC granted by GCZMA to Mrs. Usha V. Arolkar vide order no.: GCZMA/N/Shack-Hut-Cott-Tent/17-18/26/29 dtd. 03/04/2018 for Shack (1nos.) and huts.
- xx) Nature of violation if any, with regard to provisions of CRZ Notification 2011: No
- xxi) Whether the proposed construction meet the CZMP Guidelines: NO
- xxii) Conclusion / Recommendation:

The property in survey no. 108/1,2 falls in CRZ III (NDZ) & CRZ I-A (sand dunes) as per CZMP 2011. The property has wild bushes and coconut trees. The survey number has sand dunes covering the whole property.

At the time of inspection it was noticed that there were temporary structures (2nos) covered with M.S. fabrication and metal sheet roof. The property is surrounded by plastic mesh supported over metal poles.

The proposed construction is 40 nos of temporary structures. The details of structures are as tabulated below:

Sr. No.	Name of unit	No of units	Total built- up area
1	Cottage (Type -1)	06	487.80 sqm
2	Cottage (Type -2)	06	487.80 sqm
3	Cottage (Type -3)	12	889.20 sqm
4	Cottage (Type -4)	12	867.60 sqm
5	Presidential Suite	01	208.90 sqm
6	Restaurant and Banquet	01	1750.90 sqm
7	Reception BOH	01	454.90 sqm

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8	Spa/ Gym	01	509.80 sqm
Total		40	5656.90 sqm
1	Swimming Pool	1	674.30 sqm

As per the drawings in the file, the applicant has attached a water body to each cottage and a deck. The structures are spaced out throughout the property and there is a driveway of 6m width is proposed to access them. Also the applicant has proposed 2no of water harvesting ponds, and 1 no of RCC UG fire tank. Along side this, to manage the waste products there is also proposed RCC UG STP. The total proposal is covering 30.54% FAR.

Decision: The Authority after detailed discussion decided to reject the proposal of Revisions to earlier approved proposed temporary wooden structures & landscape in plot bearing survey no. 108/1,2 of Querim village, Pernem Taluka due to presence of sand dunes in the property as per CZMP 2011.

Case No.: 1.43

Permission for Erection of Temporary structures on plot bearing sy. no. 277/2 of Mandrem village, Pernem Taluka.

The office of GCZMA is in receipt of an application dated 02/03/2023 from Mr. Vishwanath Naik & Riva Resorts Pvt. Ltd. with regards to Permission for Erection of Temporary structures on plot bearing sy. no. 277/2 of Mandrem village, Pernem Taluka.

Site inspection report: The said site was inspected by 1) Mr. Sushant Naik (Expert Member, GCZMA), 2) Mr. Nehal Devidas (Engg, GCZMA), 3) Mr. Tukaram Kaskar (F.S., GCZMA).

1. **Name of the Applicant:** Mr. Vishwanath Naik & Riva Resorts Pvt. Ltd.
2. **Date of the Application:** 02/03/2023
3. **Application for:** Permission for Erection of Temporary structures.
4. **Date of construction based on the documents:** NA
5. **Date of Inspection:** 12/06/2023
6. **Name of the Official / Expert Member, GCZMA:**
Dr. Sushant Naik (Expert Member, GCZMA)
Mr. Nehal Devidas (Engg, GCZMA)
Mr. Tukaram Kaskar (F.S., GCZMA)
7. **Name of the Parties Present:**

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Mr. Lalit Dalvi (Representative of Applicant)

8. Location of the alleged violation: NA

Sy. No. : 277/2 Village: Mandrem Taluka: Pernem

ix) Accessibility:By PWD road.

x) Distance from the HTL of River / Sea:Approx. 215.00m from HTL.

xi) Classification of CRZ Area: The property falls in CRZ – III (200m-500m) as per CZMP 2011

xii) Existence of Sand dunes and its Height:NO

xiii) Whether any lagoons, backwaters or other water bodies exist in the plot:NO

xiv) Existence of Vegetation, if any:Presence wild bushes.

xv) Plinth area of the structure / alleged violation:NA

xvi) Nature of the structure:Temporary

xvii) Height of the structure: 9.0 mtr

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:A laundry and other masonry structures exist on this plot. The permissions for this laundry and structures should be ascertained.

xxi) Whether the proposed construction meet the CZMP Guidelines:YES

xxii) Conclusion / Recommendation:

This property in survey no. 277/2 falls in CRZ-III as per CZMP 2011. The plot has masonry structures, which have to be demolished prior to giving any permission by this authority. This plot is also used for car parking and has a laundry. The proposal is for temporary structures. The plot measures 8646 sq mt. and the floor area of the proposed plus existing structures is 2741.84 sq mt, which is 31.70 % of the total plot area. The total height of the structures proposed to be less than 9 mts. The open area should be suitably landscaped with appropriate vegetal cover. The construction should be consistent with the surrounding landscape and local architectural style. Water tanks are also proposed, which need permission of the state WRD. Necessary arrangements for treatment and disposal of effluents and solid wastes should be made. There shall be no construction of compound wall, but live fencing and barbed wire fencing with vegetative cover may be allowed. The applicant was informed to provide the contour plan and as per the drawings submitted the slope is approx. 20.4°.

Decision: The Authority after detailed discussion decided to defer the proposal of Permission for Erection of Temporary structures on plot bearing sy. no.

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277/2 of Mandrem village, Pernem Taluka and call the project proponent for presentation to seek for further clarification .

Case No.: 1.44

NOC for 12 Huts & 1 Restaurant in Sy.No. 124/3 & 124/5 of Agonda Village Canacona Taluka Goa.

The office of GCZMA is in receipt of an application dated 31/10/2022 from Mr. Cedric Luke Fernandes with regards to NOC for 12 Huts & 1 Restaurant in Sy.No. 124/3 & 124/5 of Agonda Village Canacona Taluka Goa.

Site inspection report: The said site was inspected by 1) Mr. Shree Pawooskar (Engg, GCZMA), 2) Mr. Nehal Devidas (Engg, GCZMA).

1. **Name of the Applicant:** Mr. Cedric Luke Fernandes
2. **Date of the Application:**31/10/2022
3. **Application for:** NOC for 12 Huts & 1 Restaurant in Sy.No. 124/3 & 124/5 of Agonda Village Canacona Taluka Goa.
4. **Date of construction based on the documents:** NA
5. **Date of Inspection:**17/11/2022
6. **Name of the Official / Expert Member, GCZMA:**
1)Mr. Shree Pawooskar (Engg,GCZMA) 2) Mr. Nehal Devidas (Engg, GCZMA)
7. **Name of the Parties Present:**
Mr. Cedric Luke Fernandes (Applicant)
8. **Location of the alleged violation:** NA
Sy. No. : 124/3 & 124/5 Village: Agonda Taluka: Canacona
- ix) **Accessibility:**By PWD road.
- x) **Distance from the HTL of River / Sea:**Approx. 315m from HTL.
- xi) **Classification of CRZ Area:** The property falls in CRZ – III (NDZ), CRZ- IA (Mangrove Buffer) as per CZMP 2011
- xii) **Existence of Sand dunes and its Height:**NO
- xiii) **Whether any lagoons, backwaters or other water bodies exist in the plot:**NO
- xiv) **Existence of Vegetation, if any:**Plot is vacant.
- xv) **Plinth area of the structure / alleged violation:**NA
- xvi) **Nature of the structure:**Temporary
- xvii) **Height of the structure:**3.63mtr
- 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:**NO

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xxi) Whether the proposed construction meet the CZMP Guidelines: YES

xxii) Conclusion / Recommendation:

The Sy. No.: 124/3 & 124/5 falls in CRZ – III (NDZ), CRZ- IA (Mangrove Buffer) as per CZMP 2011. The plot is vacant. The proposed construction is 12 temporary huts & 1 restaurant. The total covered floor area is 312.00 sqm covering 17.33% FAR of plot.

As per form 1 & 14, the Sy. No.: 124/3 & 124/5 belongs to Carmelio Fernandes, Joao Jose Fernandes & Sebastiao Caetano Fernandes. The applicant has produced notarized copy AFFIDAVIT CUM NO OBJECTION document dated 22/10/2022 stating that the owners have NO OBJECTION for the applicant to carry out intended use of property.

Decision: The Authority after detailed discussion decided to reject the proposal of NOC for 12 Huts & 1 Restaurant in Sy.No. 124/3 & 124/5 of Agonda Village Canacona Taluka Goa as the areas of structures in different survey nos are not mentioned in the drawing.

Case No.: 1.45

Clearance for proposed repairs in sy. no. 102/3-D of Agonda village, Canacona Taluka.

The office of GCZMA is in receipt of an application dated 09/08/2023 from Mrs. Inacinha Fernandes with regards to Clearance for proposed repairs in sy. no. 102/3-D of Agonda village, Canacona Taluka.

Site inspection report: The said site was inspected by 1) Mr. Nehal Devidas (Engg, GCZMA), 2) Mr. Sakhil Naik (F.S., GCZMA).

1. **Name of the Applicant:** Mrs. Inacinha Fernandes
2. **Date of the Application:** 09/08/2023
3. **Application for:** Clearance for proposed repairs in sy. no. 102/3-D of Agonda village, Canacona Taluka.
4. **Date of construction based on the documents:** NA
5. **Date of Inspection:** 15/09/2023
6. **Name of the Official / Expert Member, GCZMA:**
1) Mr. Nehal Devidas (Engg, GCZMA) 2) Mr. Sakhil Naik (F.S, GCZMA)
7. **Name of the Parties Present:**
Mr. Jose Afonso (Representative of Applicant)
8. **Location of the alleged violation:**
Sy. No.: 102/3-D **Village:** Agonda **Taluka:** Canacona

Site

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- ix) **Accessibility:**By PWD road
- x) **Distance from the HTL of River / Sea:**approx 68m from HTL.
- xi) **Classification of CRZ Area:** The property falls in CRZ – III (NDZ) as per CZMP 2011.
- xii) **Existence of Sand dunes and its Height:**No
- xiii) **Whether any lagoons, backwaters or other water bodies exist in the plot:**No
- xiv) **Existence of Vegetation, if any:**Scarcely located coconut trees.
- xv) **Plinth area of the structure:**NA
- xvi) **Nature of the structure:**Permanent
- xvii) **Height of the structure:**3.6m as per 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 regards to provisions of CRZ Notification 2011:**No
- xxi) **Whether the proposed construction meet the CZMP Guidelines:**No
- xxii) **Conclusion / Recommendation:**

The property in survey no. 102/3-D falls in CRZ – III (NDZ) as per CZMP 2011. The proposal is for repairs of existing structures.

As per the form 1 and XIV, in occupant's column applicants husband name is appearing. The total plot area is 1180.00sqm. As per the survey plan issued by DSLR, there are 4 structures reflecting. Out of the 4 structures applicant has asked for repairs of 2 structures. The area comparison of structures (approximately) is tabulated as below:

Sr. No	Area as per structures reflecting on DSLR survey plan	Area as measured at loco	Difference in area	Remarks
1	160	398.61	238.61	G+1 concrete structure
2	28	87.4	59.4	G only Masonry structure with Mangalore tiles
3	25	30	5	G only Masonry structure with Mangalore tiles

At the time of inspection, it was noted that the structures under considerations are in need of repairs as the walls have developed cracks and the concrete slab is dampened at many places and leaking water too.

Decision: The Authority after detailed discussion decided to reject the proposal of Clearance for proposed repairs in sy. no. 102/3-D of Agonda village, Canacona Taluka as the floor area asked for repairs is more than that of floor area as seen on survey plan.

Signature

Signature

Case No.: 1.46

NOC for reconstruction of existing house in property bearing Sy. No.: 135/9 of Candolim village, Bardez Taluka.

The office of GCZMA is in receipt of an application dated 27/05/2017 from Mrs. Judith Rodrigues with regards to NOC for reconstruction of existing house in property bearing Sy. No.: 135/9 of Candolim village, Bardez Taluka.

Site inspection report: The said site was inspected by 1) Mr. Nehal Devidas (Engg. GCZMA), 2) Mr. Sakhil Naik (F.S., GCZMA).

1. **Name of the Applicant:** Mrs. Judith Rodrigues
2. **Date of the Application:** 27/05/2017
3. **Application for:** NOC for reconstruction of existing house in property bearing Sy. No.: 135/9 of Candolim village, Bardez Taluka.
4. **Date of construction based on the documents:** NA
5. **Date of Inspection:** 11/08/2023
6. **Name of the Official / Expert Member, GCZMA:**
1) Mr. Nehal Devidas (Engg. GCZMA) 2) Mr. Sakhil Naik (F.S. GCZMA)
7. **Name of the Parties Present:**
Mrs. Judith Rodrigues (Applicant)
8. **Location of the alleged violation:** NA
Sy. No. : 135/9 Village: Candolim Taluka: Bardez

ix) **Accessibility:** By PWD road

x) **Distance from the HTL of River / Sea:** Approx. Dist of 370m from HTL.

xi) **Classification of CRZ Area:** The property falls in CRZ – III (between 200m-500m) as per CZMP 2011

xii) **Existence of Sand dunes and its Height:** No

xiii) **Whether any lagoons, backwaters or other water bodies exist in the plot:** No

xiv) **Existence of Vegetation, if any:** Vacant Plot

xv) **Plinth area of the structure / alleged violation:** NA

xvi) **Nature of the structure:** Permanent

xvii) **Height of the structure:** 8.20 mtr

xviii) **Details of extension to the existing structure:** there exists a permanent plinth of approx. area 70.00sqm, concrete columns 14 in nos. raised above plinth to an approx height of 2.0m, there exists a shed constructed above the plinth using metal sheets of an approx area 10.00sqm.

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:** No

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xxi) Whether the proposed construction meet the CZMP Guidelines:No

xxii) Conclusion / Recommendation:

The property in survey no. 135/9 falls in CRZ – III (between 200m-500m) as per CZMP 2011. The proposal is reconstruction of existing house. At the time of inspection, there exists a permanent plinth of approx. area 70.00sqm, concrete columns 14 in nos. raised above plinth to an approx height of 2.0m, there exists a shed constructed above the plinth using metal sheets of an approx area 10.00sqm. The existing structure as mentioned in application was already demolished and proposed structure was already constructed up-to plinth level.

As per the latest copy of form 1 & 14, the applicants firm name is appearing & the plot is ad-measuring 403sqm. When the applicant had applied for NOC initially the plot partition wasn't done and the plot was having a combined sy. no. 135/9, and currently the new sy. no. is 135/9-A.

The total area proposed for construction is 208.00sqm and area for FAR calculation is 125.00sqm covering 33% FAR. The proposal is G+1 structure of total height up-to ridge is 8.20m. Also, the applicant has proposed septic tank for waste management.

Decision: The Authority after detailed discussion decided to reject the proposal of reconstruction of existing house in property bearing Sy. No.: 135/9 of Candolim village, Bardez Taluka as the available plinth is not mentioned and issue stop work order.

Case No.: 1.47

Proposed villa (Temporary Structure), Swimming Pool and Compound wall in the plot bearing Sy. No.: 130/8, plot 2 (CRZ- III, Distance in between 200m to 500m) of Morjim village, Pernem Taluka.

The office of GCZMA is in receipt of an application dated 25/09/2023 from Mr. Sunil Shetgaonkar with regards to Proposed villa (Temporary Structure), Swimming Pool and Compound wall in the plot bearing Sy. No.: 130/8, plot 2 (CRZ- III, Distance in between 200m to 500m) of Morjim village, Pernem Taluka.

Site inspection report: The said site was inspected by 1)Mr. Nehal Devidas (Engg, GCZMA), 2) Mr. Sakhil Naik (F.S., GCZMA).

1. Name of the Applicant: Mr. Sunil Shetgaonkar

2. Date of the Application:25/09/2023

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3. **Application for:** Proposed villa (Temporary Structure), Swimming Pool and Compound wall in the plot bearing Sy. No.: 130/8, plot 2 (CRZ- III, Distance in between 200m to 500m) of Morjim village, Pernem Taluka.
4. **Date of construction based on the documents:** NA
5. **Date of Inspection:** 06/11/2023
6. **Name of the Official / Expert Member, GCZMA:**
Mr. Nehal Devidas (Engg, GCZMA)
Mr. Sakhil Naik (F.S., GCZMA)
7. **Name of the Parties Present:**
Mr. Sunil Arya (Representative of Applicant)
8. **Location of the alleged violation:** NA
Sy. No. : 130/8 (P) Village: Morjim Taluka: Pernem
- ix) **Accessibility:** By PWD road.
- x) **Distance from the HTL of River / Sea:** Approx at a distance of 175.00m from HTL.
- xi) **Classification of CRZ Area:** The property falls in CRZ – III as per CZMP 2011
- xii) **Existence of Sand dunes and its Height:** NO
- xiii) **Whether any lagoons, backwaters or other water bodies exist in the plot:** NO
- xiv) **Existence of Vegetation, if any:** Vacant Plot.
- xv) **Plinth area of the structure / alleged violation:** NA
- xvi) **Nature of the structure:** Temporary
- xvii) **Height of the structure:** 9.0 mtr.
- 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:** NO
- xxi) **Whether the proposed construction meet the CZMP Guidelines:** YES
- xxii) **Conclusion / Recommendation:**
The property in survey no. 130/8 falls in CRZ – III as per CZMP 2011.
At time of inspection it was noted that the plot is vacant. There existed a masonry compound wall of approx height 1.50m on Western boundary of plot. On the Northern boundary there exists a drain which was dried up at the time of inspection. The drain surface is approx 2.0m from mean road level and the same was retained with masonry wall. On the Southern & Eastern boundary, there exists a metal fencing. The property is accessible by tar road.

The proposed construction is G+1 temporary villa, 2 temporary swimming pools and masonry compound wall. As per the drawing submitted by the applicant, the total built up area of structure is 255.32 sqm and area for the FAR calculation is 181.77 sqm covering 30.19% FAR. The proposed swimming pool are 18sqm each with effective depth of 1.0m. The proposed masonry compound wall is for a length of 28.40 mtr and a metal gate of 4.0m long.

The applicant has submitted AFFIDAVIT CUM NOC with Sr. No.: 28329/2023 dated 25/09/2023 for development of part property ad-measuring 550.00sqm.

Decision: The Authority after detailed discussion decided to reject the proposal of Proposed villa (Temporary Structure), Swimming Pool and Compound wall in the plot bearing Sy. No.: 130/8, plot 2 (CRZ- III, Distance in between 200m to 500m) of Morjim village, Pernem Taluka as the proposal is not as per NDZ specification and the villa cannot be construed as temporary structure.

Case No.: 1.48

Erection of Temporary shack / restaurant in Sy. No.: 223/3-A of Mandrem village, Pernem Taluka.

The office of GCZMA is in receipt of an application dated 11/07/2023 from Mr. Dennis Britto with regards to Erection of Temporary shack / restaurant in Sy. No.: 223/3-A of Mandrem village, Pernem Taluka.

Site inspection report: The said site was inspected by 1) Mr. Nehal Devidas (Engg, GCZMA), 2) Mr. Sakhil Naik (F.S., GCZMA).

1. **Name of the Applicant:** Mr. Dennis Britto
2. **Date of the Application:** 11/07/2023
3. **Application for:** Erection of Temporary shack / restaurant in Sy. No.: 223/3-A of Mandrem village, Pernem Taluka.
4. **Date of construction based on the documents:** NA
5. **Date of Inspection:** 29/09/2023
6. **Name of the Official / Expert Member, GCZMA:**
Mr. Nehal Devidas (Engineer, GCZMA)
Mr. Sakhil Naik (F.S, GCZMA)
7. **Name of the Parties Present:**
Mr. Anoop Dhuri (Representative of Applicant)
8. **Location of the alleged violation:** NA
Sy. No. : 223/3-A Village: Mandrem Taluka: Pernem

ix) **Accessibility:** By PWD road

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- x) Distance from the HTL of River / Sea: Plot touching HTL.
- xi) Classification of CRZ Area: The property falls in CRZ – III (NDZ) as per CZMP 2011
- xii) Existence of Sand dunes and its Height: No
- xiii) Whether any lagoons, backwaters or other water bodies exist in the plot: NO
- xiv) Existence of Vegetation, if any: Scarcely Located Coconut Trees.
- xv) Plinth area of the structure / alleged violation: NA
- xvi) Nature of the structure: Temporary
- xvii) Height of the structure: Structure A, B, D, E - 8.60 mtr
Structure C, F - 4.60 mtr
- 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: No
- xxi) Whether the proposed construction meet the CZMP Guidelines: YES
- xxii) Conclusion / Recommendation:

The property in survey no. 223/3-A falls in CRZ – III (NDZ) as per CZMP 2011. The proposal construction is 6 different types of temporary structures.

At the time of inspection, the survey no was having permanent structures, which were being demolished. Major part of structures were being demolished and debris were being removed.

There are 6 types of structures, structure A to structure F. Details of structures are tabulated as below:

Sr. No.	Unit	Unit Nos	Unit Type	Area in SQM
1	A	1	Shack / Restaurant	232.50
2	B	1	Kitchen	70.00
3	C	1	Toilet Block	35.00
4	D	1	Rooms	300.00
5	E	1	Reception	22.50
6	F	1	Security Cabin	6.25
Total Built Up Area				666.25

All the proposed structures are of temporary materials. The heights of structures A, B, D, E is 8.60 mtr and structure C, F is 4.60 mtr.

Total Plot area as per form I & XIV is 1986.00sqm. Also, in occupants column of form I & XIV names of Eugenia Britto, Patrick Britto, Lusía Britto, Dennis Britto and Florency Siproz Britto is appearing. The Applicant has produced certificate of the co-owners on record.

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Decision: The Authority after detailed discussion decided to approve the proposal of Erection of Temporary shack / restaurant in Sy. No.: 223/3-A of Mandrem village, Pernem Taluka.

Case No.: 1.49

Reconstruction of existing structures in Sy. No.: 339/2 & 339/3 of Anjuna village, Bardez Taluka.

The office of GCZMA is in receipt of an application dated 17/08/2023 from Mr. Keshav Palyekar with regards to Reconstruction of existing structures in Sy. No.: 339/2 & 339/3 of Anjuna village, Bardez Taluka.

Site inspection report: The said site was inspected by 1) Mr. Ganesh Velip (Expert Member, GCZMA), 2) Mr. Nehal Devidas (Engg, GCZMA), 3) Mr. Sakhil Naik (F.S., GCZMA).

1. **Name of the Applicant:** Mr. Keshav Palyekar
2. **Date of the Application:** 17/08/2023
3. **Application for:** Reconstruction of existing structures in Sy. No.: 339/2 & 339/3 of Anjuna village, Bardez Taluka.
4. **Date of construction based on the documents:** NA
5. **Date of Inspection:** 13/09/2023
6. **Name of the Official / Expert Member, GCZMA:**
Mr. Ganesh Velip (Expert Member, GCZMA)
Mr. Nehal Devidas (Engineer, GCZMA)
Mr. Sakhil Naik (F.S, GCZMA)
7. **Name of the Parties Present:**
Mr. Keshav Palyekar (Applicant)
8. **Location of the alleged violation:** NA
Sy. No. : 339/2,3 Village: Anjuna Taluka: Bardez

ix) **Accessibility:** By PWD road

x) **Distance from the HTL of River / Sea:** Plot touching HTL.

xi) **Classification of CRZ Area:** The property falls in CRZ – III (NDZ) as per CZMP 2011

xii) **Existence of Sand dunes and its Height:** No

xiii) **Whether any lagoons, backwaters or other water bodies exist in the plot:** NO

xiv) **Existence of Vegetation, if any:** Vacant plot.

xv) **Plinth area of the structure / alleged violation:** NA

xvi) **Nature of the structure:** Temporary

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xvii) Height of the structure: Structure A- 8.75 mtr

Structure B- 8.10 mtr

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: No

xxi) Whether the proposed construction meet the CZMP Guidelines: YES

xxii) Conclusion / Recommendation:

The property in survey no. 339/2,3 falls in CRZ – III (NDZ) as per CZMP 2011. The proposal construction is reconstruction of existing structures.

At the time of inspection, the survey no 339/2 is having a permanent structure abutting the beach & in survey no 339/3 there are remains of concrete plinth of approx size 5.20x6.00m at an approx distance of 27.00m from shore line.

There are 2 types of structures, structure A and structure B. Structure A is spread in both the survey nos. Where as structure B is lying totally in survey no. 339/2. Total proposed area of structure A is 494.82sqm and that of structure B is 37.75sqm. Thus covering 532.57sqm in total of both the survey nos. The height of Structure A is 8.75 mtr and of Structure B is 8.10 mtr.

The applicant was issued show cause notice under "a writ petition bearing no 214/2018 (f)" and the same was disposed off by the authority vide order no.: GCZMA/HCM/PIL SUO MOTO No. 02/ 2022/23-24/01/2329 dated 15/11/2023. Also, there were complaint proceedings under going with the Authority which was later disposed off vide order no.: GCZMA/N/ILLE-COMPL/19-20/106/2972 dated 28/03/2023.

Decision: The Authority after detailed discussion decided to reject the proposal of Reconstruction of existing structures in Sy. No.: 339/2 & 339/3 of Anjuna village, Bardez Taluka and seek clarification from GTDC with regards to project proponents ownership rights in the concerned survey numbers.

Case No.: 1.50

Upgradation / Beautification of Tourists Places in Canacona Taluka, Beautification and illumination of Palolem Beach at survey no. 120/30 of Nagorcem- Palolem village of Canacona Taluka- Regarding NO Objection certificate.

The office of GCZMA is in receipt of an application dated 07/06/2023 from The Executive Engineer (S), PC- GTDC with regards to Upgradation / Beautification of

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Tourists Places in Canacona Taluka. Beautification and illumination of Palolem Beach at survey no. 120/30 of Nagorcem- Palolem village of Canacona Taluka- Regarding NO Objection certificate.

Site inspection report: The said site was inspected by 1)Mr. Nehal Devidas (Engg. GCZMA), 2) Mr. Sakhil Naik (F.S., GCZMA).

1. **Name of the Applicant:**The Executive Engineer (S), PC- GTDC.
2. **Date of the Application:**07/06/2023
3. **Application for:** Upgradation / Beautification of Tourists Places in Canacona Taluka. Beautification and illumination of Palolem Beach at survey no. 120/30 of Nagorcem- Palolem village of Canacona Taluka- Regarding NO Objection certificate.
4. **Date of construction based on the documents:** N.A
5. **Date of Inspection:**03/07/2023
6. **Name of the Official / Expert Member, GCZMA:**
 - i) Mr. Nehal D. Devidas, Engineer GCZMA
 - ii) Mr. Sakhil Naik, F.S. GCZMA
7. **Name of the Parties Present:** i)Mr. M. J. Medeira (A.E. GTDC)
 - ii) Mr. Vishwanath Shelli (Consultant, GTDC)
8. **Location of the alleged violation/Proposal:**

Sy. No. :120/30 Village: Nagorcem- Palolem Taluka: Canacona
9. **Accessibility:**PWD Road
10. **Distance from the HTL of River / Sea:** Plot touching HTL.
11. **Classification of CRZ Area:** CRZ- II as per CZMP 2011.
12. **Existence of Sand dunes and its Height:** No
13. **Whether any lagoons, backwaters or other water bodies exist in the plot:** No
14. **Existence of Vegetation, if any:** NA
15. **Plinth area of the structure / alleged violation:** N.A
16. **Nature of the structure:**Permanent / Temporary
17. **Height of the structure:** Retaining wall- 2.0m max
Entrance Arch- 4.0m max
Security Cabin- 3.0m
18. **Details of extension to the existing structure:** N.A
19. **Approvals / NOC's issued by any other Department's / Authorities:**
20. NOC from Canacona Municipal Council with ref. no.: CMC/Admin.Sec/Permission/2023-2024/515 dtd 24/05/2023.

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21. Awardee letter from The Office of The Deputy Collector (Land Acquisition), Collectorate of South Goa, Margao with ref. no.: 99/31/2000-LA dtd 20/12/2002.
22. Nature of violation if any, with regard to provisions of CRZ Notification 2011: No
23. Whether the proposed construction meet the CZMP Guidelines: Yes

Conclusion / Recommendation:

The said sy. no. falls in CRZ II as per CZMP 2011. The proposal is for beautification and illumination of Palolem beach. The applicant has proposed a retaining wall, security cabin, a ramp and steps to access the beach and reconstruction of entrance arch.

At the time of inspection, it was noticed that the arch is existing and is in poor condition visibly. The applicant has proposed reconstruction of the same. The total proposed height of arch is approx 4.0m and total width of structure is 5.0m.

The proposed retaining wall is already existing at loco. On the right hand side of arch the retaining wall is of concrete for an approx length of 10.0m whereas on the left hand side it is for an approx length of 5.0m. the rest of retaining wall on the right hand side of arch is of laterite masonry and the same is collapsed at few places. As per the current proposal the whole retaining wall is proposed for an approx length of 82.5m. The average height of retaining wall is approx 2.0m above ground level. The retaining wall is proposed of laterite masonry for an approx height 0.60m as the top most level and the rest of the wall as indicated in drawing is of concrete.

Currently at loco, the access to beach is only through the steps present which are also in quite dilapidated condition. The applicant has proposed a ramp to make beach also accessible for handicapped and aged tourists. The width of the ramp is 2.5m and length 16.50m. The steps are also proposed to be newly constructed.

As observed at the time of inspection, there is no security space allotted. The applicant has also proposed a security cabin of area 1.50m x 1.50m of total height 3.0m.

Decision: The Authority after detailed discussion decided to approve the proposal of Upgradation / Beautification of Tourists Places in Canacona Taluka. Beautification and illumination of Palolem Beach at survey no. 120/30 of Nagorcem- Palolem village of Canacona Taluka- Regarding NO Objection certificate.

Case No.: 1.51

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NOC for Repairs & Renovation of old existing structures in Sy. No.: 223/1-A of Anjuna Village, Bardez Goa.

The office of GCZMA is in receipt of an application dated 20/03/2023 from Mrs. Vanessa Ann Marques, Mrs. Nicole Alzira Marques, Mr. Nikhil Olympio do Rosario Marques with regards to NOC for Repairs & Renovation of old existing structures in Sy. No.: 223/1-A of Anjuna Village, Bardez Goa.

Site inspection report: The said site was inspected by 1) Mr. Nehal Devidas (Engg. GCZMA), 2) Mr. Sakhil Naik (F.S., GCZMA).

1. **Name of the Applicant:** Mrs. Vanessa Ann Marques, Mrs. Nicole Alzira Marques, Mr. Nikhil Olympio do Rosario Marques
2. **Date of the Application:** 20/03/2023
3. **Application for:** NOC for Repairs & Renovation of old existing structures in Sy. No.: 223/1-A of Anjuna Village, Bardez Goa.
4. **Date of construction based on the documents:** NA
5. **Date of Inspection:** 28/06/2023
6. **Name of the Official / Expert Member, GCZMA:**
Mr. Nehal Devidas (Engg. GCZMA)
Mr. Sakhil Naik (F.S., GCZMA)
7. **Name of the Parties Present:**
Mr. Ashley Vaz (Representative of Applicant)
8. **Location of the alleged violation:** NA
Sy. No. : 223/1-A Village: Anjuna Taluka: Bardez

ix) **Accessibility:** By PWD road.

x) **Distance from the HTL of River / Sea:** Plot 36.00 m away from HTL.

xi) **Classification of CRZ Area:** The property falls in CRZ – III (NDZ) as per CZMP 2011.

xii) **Existence of Sand dunes and its Height:** NO

xiii) **Whether any lagoons, backwaters or other water bodies exist in the plot:** NO

xiv) **Existence of Vegetation, if any:** NA

v) **Plinth area of the structure / alleged violation:** Block A- 159.41 sq.mtrs.(approx), Block B- 120.48 sq.mtrs.(approx), Block C- 81.16 sq.mtrs.(approx)

vi) **Nature of the structure:** Permanent

vii) **Height of the structure:** Block A- 6.50 mtr, Block B- 3.50 mtr, Block C- 3.50 mtr

viii) **Details of extension to the existing structure:** NA

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xix) Approvals / NOC's issued by any other Department's / Authorities: NOC from the office of the Chief Town Planner, Town & Country Planning Department, Panaji-Goa with Ref. No. DJ/9945/TCP-94/1789, Dated-10/05/1994 regarding Sy. No. 223/1-A stating there is no objection over the proposed construction repairs to the existing houses from planning point of view.

xx) Nature of violation if any, with regard to provisions of CRZ Notification 2011: NO

xxi) Whether the proposed construction meet the CZMP Guidelines: NA

xxii) Conclusion / Recommendation:

The property in survey no. 223/1-A falls in CRZ III (NDZ) as per CZMP 2011. As per Survey Plan, there exists two structures having plinth areas of 137.50 sq.mtrs (approx.) and 28.00 sq.mtrs (approx.). The proposal is for NOC for Repairs & Renovation of old existing structures. The Block A is (G-1) structure, Block B and Block C is (G) structure as seen at site. The total area of the existing old structures is 520.54 sq.mtrs as per plan.

At the time of inspection, it was noticed that the existing structures seen at loco has developed cracks in the walls thereby causing leakages and at many places plaster has been damaged and fallen. Site photos are attached in the report. (Annexure I)

Decision: The Authority after detailed discussion decided to close the proposal as 1994 plan was not submitted. The Applicant is at liberty to apply for fresh.

Case No.: 1.52

NOC for Repairs & Renovation of old existing structures in Sy. No.: 222/3-A of Anjuna Village, Bardez Goa.

The office of GCZMA is in receipt of an application dated 20/03/2023 from Mrs. Vanessa Ann Marques, Mrs. Nicole Alzira Marques, Mr. Nikhil Olympio do Rosario Marques with regards to NOC for Repairs & Renovation of old existing structures in Sy. No.: 222/3-A of Anjuna Village, Bardez Goa.

Site inspection report: The said site was inspected by 1) Mr. Nehal Devidas (Engg. GCZMA), 2) Mr. Sakhil Naik (F.S., GCZMA).

1. **Name of the Applicant:** Mrs. Vanessa Ann Marques, Mrs. Nicole Alzira Marques, Mr. Nikhil Olympio do Rosario Marques .
2. **Date of the Application:** 20/03/2023
3. **Application for:** NOC for Repairs & Renovation of old existing structures in Sy. No.: 222/3-A of Anjuna Village, Bardez Goa..




4. Date of construction based on the documents: NA

5. Date of Inspection: 28/06/2023

6. Name of the Official / Expert Member, GCZMA:

Mr. Nehal Devidas (Engg, GCZMA)

Mr. Sakhil Naik (F.S., GCZMA)

7. Name of the Parties Present:

Mr. Ashley Vaz (Representative of Applicant)

8. Location of the alleged violation: NA

Sy. No. : 222/3-A Village: Anjuna Taluka: Bardez

ix) Accessibility: By PWD road.

x) Distance from the HTL of River / Sea: Plot 86.00m away from HTL.

xi) Classification of CRZ Area: The property falls in CRZ – III (NDZ) as per CZMP 2011.

xii) Existence of Sand dunes and its Height: NO

xiii) Whether any lagoons, backwaters or other water bodies exist in the plot: NO

xiv) Existence of Vegetation, if any: NA

xv) Plinth area of the structure / alleged violation: Block A- 268.06 sq.mtrs.,

Block B- 124.20 sq.mtrs., Block C- 160.85 sq.mtrs., Block D- 180.97 sq.mtrs.,

Block E- 309.25 sq.mtrs.

xvi) Nature of the structure: Permanent

xvii) Height of the structure: Block A- 7.33 mtr, Block B- 4.70 mtr, Block C and Block E- 7.60 mtr, Block D- 7.64 mtr

xviii) Details of extension to the existing structure: NA

xix) Approvals / NOC's issued by any other Department's / Authorities: NOC from the office of the Chief Town Planner, Town & Country Planning Department, Panaji-Goa with Ref. No. DJ/9950/TCP-94/1797, Dated- 10/05/1994 regarding Sy. No. 222/3-A stating there is no objection over the proposed construction repairs to the existing houses from planning point of view.

xx) Nature of violation if any, with regard to provisions of CRZ Notification 2011: NO

xxi) Whether the proposed construction meet the CZMP Guidelines: NA

xxii) Conclusion / Recommendation:

The property in survey no. 222/3-A falls in CRZ III (NDZ) as per CZMP 2011. As per Survey Plan, there exists five structures having plinth areas of 270.00 sq.mtrs (approx.), 212.50 sq.mtrs (approx.), 101.00 sq.mtrs (approx.), 80.00 sq.mtrs (approx.), 2.00 sq.mtrs (approx) . The proposal is for NOC for Repairs &





Renovation of old existing structures. The Block A (G+1) structure, Block B (G+1), Block C (G+1), Block D (G), Block E (G+1) structure as seen at site. The total area of the existing structures is 1643.90 sq.mtrs as per plan submitted by applicant.

At the time of inspection, it was noticed that the existing structures seen at loco has developed cracks in the walls thereby causing leakages and at many places plaster has been damaged and fallen. Site photos are attached in the report. (Annexure I)

Also, at the time of inspection, a swimming pool was noticed which the applicant claimed to be of FRP, and the same could not be verified as the surrounding landscaping was of ceramic tiles & pavers.

Decision: The Authority after detailed discussion decided to close the proposal as 1994 plan was not submitted. The Applicant is at liberty to apply for fresh.

Case No.: 1.53

NOC for temporary steel & wooden structure of Block A and Block B in Sy. No.: 222/4 of Anjuna Village, Bardez Goa.

The office of GCZMA is in receipt of an application dated 20/03/2023 from Mrs. Vanessa Ann Marques, Mrs. Nicole Alzira Marques, Mr. Nikhil Olympio do Rosario Marques with regards to NOC for temporary steel & wooden structure of Block A and Block B in Sy. No.: 222/4 of Anjuna Village, Bardez Goa.

Site inspection report: The said site was inspected by 1) Mr. Nehal Devidas (Engg, GCZMA), 2) Mr. Sakhil Naik (F.S., GCZMA).

1. **Name of the Applicant:** Mrs. Vanessa Ann Marques, Mrs. Nicole Alzira Marques, Mr. Nikhil Olympio do Rosario Marques
2. **Date of the Application:** 20/03/2023
3. **Application for:** NOC for temporary steel & wooden structure of Block A and Block B in Sy. No.: 222/4 of Anjuna Village, Bardez Goa..
4. **Date of construction based on the documents:** NA
5. **Date of Inspection:** 28/06/2023
6. **Name of the Official / Expert Member, GCZMA:**
1) Mr. Nehal Devidas (Engg, GCZMA) 2) Mr. Sakhil Naik (F.S., GCZMA)
7. **Name of the Parties Present:**
8. Mr. Ashley Vaz (Representative of Applicant)
9. **Location of the alleged violation:** NA
Sy. No. : 222/4 Village: Anjuna Taluka: Bardez

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- ix) **Accessibility:**By PWD road.
- x) **Distance from the HTL of River / Sea:**Plot 96.00 m away from HTL.
- xi) **Classification of CRZ Area:** The property falls in CRZ – III (NDZ) as per CZMP 2011.
- xii) **Existence of Sand dunes and its Height:**NO
- xiii) **Whether any lagoons, backwaters or other water bodies exist in the plot:**NO
- xiv) **Existence of Vegetation, if any:**NA
- xv) **Plinth area of the structure / alleged violation:**NA
- xvi) **Nature of the structure:**Temporary Steel & Wooden structure
- xvii) **Height of the structure:** Block A- 7.00 mtr, Block B- 7.34 mtr
- 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:**NO
- xxi) **Whether the proposed construction meet the CZMP Guidelines:**Yes
- xxii) **Conclusion / Recommendation:**

The property in survey no. 222/4 falls in CRZ III (NDZ) as per CZMP 2011. As per Survey Plan, there does not exist any structures in the property.

The proposal is for NOC for temporary steel & wooden structure of Block A and Block B. The Block A is (Stilt+1) structure, Block B is (Stilt+1) structure.

At the time of inspection, it was noticed that the Block A is under construction and internal painting work was going on (Primer was put on walls). With respect to Block B, there exists a wooden structure about which the applicant informed the GCZMA officials that it will be demolished & reconstructed.

The total proposed area of Block A and Block B is 402.15 sq. Mtrs. The total FAR consumed is 32.73%.

Decision:The Authority after detailed discussion decided to ask the Project Proponent to submit the compliance report on demolishing the structures.

Case No.: 1.54

Proposed Temporary Structure Cottage Room, Admin Office and Swimming Pool in Plot bearing Survey No. 213/23, situated at Anjuna Village, Bardez-Taluka.

The office of GCZMA is in receipt of an application dated 23/09/2023 from Mr. Baptista Franco Pereira with regards to Proposed Temporary Structure Cottage Room, Admin Office and Swimming Pool in Plot bearing Survey No. 213/23, situated at Anjuna Village, Bardez-Taluka.

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Site inspection report: The said site was inspected by 1)Mr. Nehal Devidas (Engg, GCZMA); 2) Mr. Sakhil Naik (F.S., GCZMA).

1. **Name of the Applicant:** Mr. Baptista Franco Pereira
2. **Date of the Application:** 23/09/2023
3. **Application for:** Proposed Temporary Structure Cottage Room, Admin Office and Swimming Pool in Plot bearing Survey No. 213/23, situated at Anjuna Village, Bardez-Taluka.
4. **Date of construction based on the documents:** NA
5. **Date of Inspection:** 07/11/2023
6. **Name of the Official / Expert Member, GCZMA:**
Mr. Nehal Devidas (Engg, GCZMA)
Mr. Sakhil Naik (F.S., GCZMA)
7. **Name of the Parties Present:**
Mr. Baptista Franco Pereira (Applicant)
8. **Location of the alleged violation:** NA
Sy. No. : 213/23 **Village:** Anjuna **Taluka:** Bardez

ix) **Accessibility:** By traditional access.

x) **Distance from the HTL of River / Sea:** Plot touching HTL.

xi) **Classification of CRZ Area:** The property falls in CRZ – III (NDZ) as per CZMP 2011.

xii) **Existence of Sand dunes and its Height:** No

xiii) **Whether any lagoons, backwaters or other water bodies exist in the plot:**
No

xiv) **Existence of Vegetation, if any:** No

xv) **Plinth area of the structure/alleged violation:** Cottages= 32.34 sq.mtrs.(1nos.)
Office= 19.54 sq.mtrs.
Total coverage= 472.30sq.mtrs.

xvi) **Nature of the structure:** Temporary structures

xvii) **Height of the structure:**Cottages= 4.39m (14 nos.)
Office= 4.10m

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:** No

xxi) **Whether the proposed construction meet the CZMP Guidelines:** Yes

xxii) **Conclusion / Recommendation:**

The property in survey no. 213/23 falls in CRZ – III (NDZ) as per CZMP 2011. As per Form I & XIV, the names of the occupants are Baptista Pereira and Cheryl

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Agnes Philomena Pereira admeasuring area of 2025.00 sq.mtrs. There is no structure plinth existing on the survey plan. At the time of inspection, it was noticed that the plot is vacant and the entire property is in three stepped levels which are retained by old laterite stones wall and wooden railings at every levels with concrete/masonry columns at certain intervals. There exists one permanent structure seen at loco. There also exists a septic tank and soak pit in the property near the permanent structure.

The proposal is for 14 nos. of cottages and 1 no. of office which are all temporary structures in nature. Also there is 1 no. of swimming pool proposed which is mentioned as FRP and also there is deck shown on the side. The access to all the proposed structures is shown of interlocking pavers. The sewage management is proposed to be done by connecting the outlets to the existing septic tank. There already exists 1 no. of permanent structure at loco. There is a concrete retaining wall on the southern side of the property. The total F.A.R consumed is 503.21 sq.mtrs. which is 24.84% of the total plot area that is within the permissible limit.

There is also compound wall proposed on all sides of the property of which details are not shown in the drawing submitted by the Applicant.

Decision:The Authority after detailed discussion decided to ask the project proponent to submit the documents with regards to his old existing structure.

Case No.: 1.55

Clearance for Proposed Compound Wall for Survey No. 118/8(Part) of Agonda Village, Canacona Taluka, Goa.

The office of GCZMA is in receipt of an application dated 25/04/2023 from Mr. Abel T. Borges with regards to Clearance for Proposed Compound Wall for Survey No. 118/8(Part) of Agonda Village, Canacona Taluka, Goa.

Site inspection report: The said site was inspected by 1) Mr. Nehal Devidas (Engg, GCZMA), 2) Mr. Sakhil Naik (F.S., GCZMA).

1. **Name of the Applicant:** Shri. Abel T. Borges
2. **Date of the Application:** 25/04/2023
3. **Application for:** Clearance for Proposed Compound Wall for Survey No. 118/8(Part) of Agonda Village, Canacona Taluka, Goa.
4. **Date of construction based on the documents:** NA
5. **Date of Inspection:** 03/07/2023

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[Signature]

6. Name of the Official / Expert Member, GCZMA:

Mr. Nehal Devidas (Engg, GCZMA)

Mr. Sakhil Naik (F.S., GCZMA)

7. Name of the Parties Present:

Shri. Abel Borges (Applicant)

8. Location of the alleged violation: NA

Sy. No. : 118/8(Part) Village: Agonda Taluka: Canacona

ix) **Accessibility:**By PWD Road.x) **Distance from the HTL of River / Sea:**Plot touching HTL.xi) **Classification of CRZ Area:** The property falls partly in CRZ – III (NDZ) as per CZMP 2011.xii) **Existence of Sand dunes and its Height:**Noxiii) **Whether any lagoons, backwaters or other water bodies exist in the plot:**Noxiv) **Existence of Vegetation, if any:**Noxv) **Plinth area of the structure / alleged violation:**NAxvi) **Nature of the structure:**Bio-fencing wallxvii) **Height of the structure:** 1.25 mxviii) **Details of extension to the existing structure:**NAxix) **Approvals / NOC's issued by any other Department's / Authorities:**Noxx) **Nature of violation if any, with regard to provisions of CRZ Notification 2011:**Noxxi) **Whether the proposed construction meet the CZMP Guidelines:**Yes**xxii) Conclusion / Recommendation:**

The property in survey no. 118/8 falls in CRZ-III (NDZ) as per CZMP 2011. As per Deed of Sale, dated 01/06/2006, the property purchasers are Shri. Abel T. Borges and Shri. Anthony alias Antonio Borges admeasuring area of 300.00 sq.mtrs. At time of inspection, it was noticed that the plot is vacant and there is a existing retaining wall on the western side of the property.

The proposal is for the compound wall i.e. bio-fencing wall which is 56.60 R.M. (approx.) and 1.25 m in height. There is a existing retaining wall on the western side of the property above which bio-fencing wall is shown in the drawing. Whereas, on the northern, southern and eastern side the base below the bio-fencing wall is not specified in the drawing.

The applicant is asked to submit ownership documents as there are two purchasers for the same property mentioned in the Deed of Sale, dated 01/06/2006, furnished by the applicant.




Decision: The Authority after detailed discussion decided to reject the proposal for Proposed Compound Wall for Survey No. 118/8(Part) of Agonda Village, Canacona Taluka, Goa due to ownership /title issue.

Case No.: 1.56

NOC for erection of 8 huts and 1 shack in Sy. No. 173/1-AK of Poinguinim village, Canacona Taluka.

The office of GCZMA is in receipt of an application dated 21/09/2023 from Mr. Raymond Fernandes with regards to NOC for erection of 8 huts and 1 shack in Sy. No. 173/1-AK of Poinguinim village, Canacona Taluka.

Site inspection report: The said site was inspected by 1) Mr. Nehal Devidas (Engg. GCZMA), 2) Mr. Sakhil Naik (F.S., GCZMA).

1. **Name of the Applicant:** Mr. Raymond Fernandes
2. **Date of the Application:** 21/09/2023
3. **Application for:** NOC for erection of 8 huts and 1 shack in Sy. No. 173/1-AK of Poinguinim village, Canacona Taluka.
4. **Date of construction based on the documents:** NA
5. **Date of Inspection:** 06/10/2023
6. **Name of the Official / Expert Member, GCZMA:**
Mr. Nehal Devidas (Engg. GCZMA)
Mr. Sakhil Naik (F.S., GCZMA)
7. **Name of the Parties Present:**
Mr. Raymond Fernandes (Applicant)
8. **Location of the alleged violation:** NA
Sy. No. : 173/1-AK Village: Poinguinim Taluka: Canacona

ix) **Accessibility:** Traditional Access.

x) **Distance from the HTL of River / Sea:** Plot is 75.00m away from HTL

xi) **Classification of CRZ Area:** The property falls in CRZ – III (NDZ) as per CZMP 2011

xii) **Existence of Sand dunes and its Height:** No

xiii) **Whether any lagoons, backwaters or other water bodies exist in the plot:**
No

xiv) **Existence of Vegetation, if any:** Presence coconut trees.

xv) **Plinth area of the structure / alleged violation:** Shack= 29.60 sq.mtrs.
(approx.)

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Hut= 13.95 sq.mtrs. (approx.)

xvi) **Nature of the structure:** Temporary structures

xvii) **Height of the structure:** Shack= 4.72m (approx.)

Hut= 4.12m (approx.)

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:** NO

xxi) **Whether the proposed construction meet the CZMP Guidelines:** NA

xxii) **Conclusion / Recommendation:**

The property in survey no. 173/1-AK falls in CRZ III (NDZ) as per CZMP 2011. As per Form I & XIV, the names of the occupants are Raymond Fernandes and Velina Fernandes admeasuring area of 613.00 sq.mtrs. There is no structure plinth or well shown on the survey plan. As per drawing, the 1 no. shack/restaurant is shown of fabricated structure having iron base and pinewood roofing and 6 no. huts is shown of fabricated structure having iron base and pinewood roofing. At the time of inspection, there exists a permanent ground floor structure with mangalore tiles roofing which is also shown in the drawing submitted by applicant. There a 4 no. of temporary structure which are non operational and an open well. Also at loco, some construction work in progress. A long masonry pillar is seen over which one overhead tank is resting above it. There is also one permanent base seen and cement boards stacked at site.

The total proposed area is 136.44 sq.mtrs. covering 22.25% F.A.R of plot.

Decision: The Authority after detailed discussion decided to reject the proposal of NOC for erection of 8 huts and 1 shack in Sy. No. 173/1-AK of Poinguinim village, Canacona Taluka and ask clarification from the project proponent on existence of Unauthorized structure in survey number.

Case No. 1.57

Approval for the proposed Development of a 5 star Resort at property bearing survey no. 206/1-H, 210/5-A, 211/1, 211/2, 211/3, 211/4, 211/5, 211/6, 211/7, 211/8, 212/1, 212/2, 212/3, 212/4 and 212/6 located at Anjuna Village, Bardez Taluka, Goa.

The Office of the GCZMA is in receipt of an application dated 25/10/2022 from The General Manager , Goa Tourism Development Corporation Ltd, 3rd floor, Paryatan Bhavan, Patto, Panaji, Goa, with regards Approval for the proposed Development of a 5 star Resort at property bearing survey no. 206/1-H, 210/5-A,

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211/1, 211/2, 211/3, 211/4, 211/5, 211/6, 211/7, 211/8, 212/1, 212/2, 212/3, 212/4 and 212/6 located at Anjuna Village, Bardez Taluka, Goa.

Background: The proposal was discussed in the 329th meeting held on 08/02/2023 GCZMA. The Authority after detailed discussion decided to forward to Goa-SEAC for examination and also to confirm whether project proposal attracts EIA Notification, 2006. The proposal was discussed in its 177th Goa-SEAC Meeting held on 03/05/2023 and the same is recommended and also discussed in its Goa-SEIAA in its 107th Meeting held on 04/07/2023 and decided to grant the Environmental Clearance (EC). The GTDC has submitted approved revised plans by TCP with minor technical changes without making any changes in total built up area FSI and total plot area. The Project proponent has obtained EC.

Decision: The Authority after detailed discussion and deliberation decided to forward the same to MoEF for further comments.

Case No.: 1.58

NOC for Renewal of Survey No. 66/12 A of Village Nagorcem, Palolem, Canacona Taluka.

The office of GCZMA is in receipt of an application dated 29/11/2023 from Mr. Dharmesh Saglani, Patnem, Canacona - Goa with regards to Renewal of Survey No. 66/12 A of Village Nagorcem, Palolem, Canacona Taluka

Site inspection report: The said site was inspected by 1) Mr. Keshav T. Naik (Engg, GCZMA), 2) Mr. Vighnesh Naik (F.S., GCZMA)

i) **Name of the Applicant :** Shri. Dharmesh Saglani, M/s Cuba Investment & Properties

ii) **Date of the Application:** 21/02/2023

iii) **Application for :** Permission /Approval for erection of temporary shack and huts in the property bearing survey No. 66/12-A of Nagorcem-Palolem Village, Canacona Taluka in terms of CRZ Notification, 2011 as amended.

iv) **Date of construction based on the documents:** NA

v) **Date of Inspection:** 18/08/2023

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

Mr. Keshav T. Naik. (Engineer GCZMA)

Mr. Vighnesh Naik. (F.S. GCZMA)

vii) **Name of the Parties Present:** Mr. Gitesh Velip (Representative of applicant)

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viii) Location of the alleged violation: NA

Sy. No. :66 Sub.Div. No:- 12-A Village : Nagorcem-Palolem Taluka:Canacona.

ix) Accessibility: By P.W.D. Road.

x) Distance from the HTL of River / Sea:22.50m approx from HTL.

xi) Classification of CRZ Area:

a) CRZ – II as Per CZMP 2011

xii) Existence of Sand dunes and its Height: No.

xiii) Whether any lagoons, backwaters or other water bodies exist in the plot:
No.

xiv) Existence of Vegetation, if any: Yes, scattered coconut trees.

xv) Plinth area of the structure / alleged violation: NA.

xvi) Nature of the structure: Temporary Structures.

xvii) Details of extension to the existing structure: NA.

xviii) Approvals / NOC's issued by any other Department's/Authorities:Ref.

No.GCZMA/S / Shack-Hut-Cott-Tent /17-18/72/1773 dated 14/02/2018.

Conclusion / Recommendation:

1. The property in survey no.66/12-A of Nagorcem -Palolem Village, Canacona Taluka falls in CRZ-II as per CZMP 2011.
2. As per proposal file Ref.No.GCZMA/S/Shack-Hut-Cott-Tent/17-18/72/1773 dated 14/02/2018,the approval is given for one Shack having an area of 121.00 Sq.mtrs & Huts (17 nos) having an area of 473.00 sq.mtrs.

The details of site inspection are as follows :-

1. As identified at loco, the Sy. No. 66/12-A falls in CRZ II as per CZMP 2011. As per Form I & XIV, for Sy. No. 66/12-A, the name of the occupant is M/s. Cuba Investment and Properties admeasuring an area of 1800.00 sq.mtrs.
2. As per approval by this office with Ref. No.GCZMA/S/Shack-Hut-Cott-Tent/17-18/72/1773 dated 14/02/2018 . Permission is given for 1 Shack and 17 huts.
3. During site inspection it was noticed that there was one shack with G.I. sheet roofing and kitchen is attached to the shack. There also exists 16 numbers of temporary wooden cottages/ huts .
4. Besides shack and cottages their also exist one permanant structure in the property.As per the office records , the recommendation for proposed repair and renovation of existing residential house bearing H.No. 181, located in the property bearing Sy. No. 66/12-A of Nagorcem Village Canacona

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Taluka was given with Ref.No. GCZMA/S/11-12/38/2976 dated 02/03/2016.

5. At the times of inspection the shack and the cottages/ huts were non operational.
6. Setback is not as per approved plan attached.
7. Applicant need to submit Ownership documents, Survey plan, Form I & XIV and approved drawing in support to his/her application.
8. Site Photos are attached with the report. (Annexure I).

Decision: The Authority has decided to approve the proposal as per the approved plan bearing Ref No: GCZMA/S/Shack-Hut-Cott-Tent/17-18/72/1773 dated 14/02/2018 for the period of seven years.

Case No.: 1.59

NOC for Renewal of Survey 120/29 of Nagorcem-Palolem Village, Canacona Taluka.

The office of GCZMA is in receipt of an application dated 29/11/2023 from Shri Dilip S.Gaitonde, Patnem, Canacona - Goa with regards to Renewal of Survey 120/29 of Nagorcem-Palolem Village, Canacona Taluka

1. **Name of the Applicant:** Shri Dilip S.Gaitonde.
2. **Date of the Application:** 21/02/2023
3. **Application for:** Permission /Approval for erection of temporary huts in the property bearing survey No.120/29 of Nagorcem-Palolem Village, Canacona Taluka in terms of CRZ Notification, 2011 as amended.
4. **Date of construction based on the documents:** NA
5. **Date of Inspection:** 08/08/2023
6. **Name of the Official / Expert Member, GCZMA:**
7. Mr. Keshav T. Naik (Engineer GCZMA)
8. Mr. Tukaram Kaskar (F.S. GCZMA)
9. **Name of the Parties Present:**
10. Mr. Gitesh Velip (Representative of Applicant)
11. **Location of the alleged violation:** NA

Sy. No. : 120/29 **Village:** Nagorcem-Palolem **Taluka:** Canacona

iv) **Accessibility:** By P.W.D. Road .

v) **Distance from the HTL of River / Sea:** Plot is 10.00 m from HTL.

vi) **Classification of CRZ Area:** The property falls Partly in CRZ – II (NDZ) as per CZMP 2011.

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vii) Existence of Sand dunes and its Height:No

viii) Whether any lagoons, backwaters or other water bodies exist in the plot:No

ix) Existence of Vegetation, if any:No

12. Plinth area of the structure / alleged violation:NA

xi) Nature of the structure:Permanent plinth and Temporary structures.

xii) Height of the structure:7.5 mtrs.

xiii) Details of extension to the existing structure:NA

xiv) Approvals / NOC's issued by any other Department's / Authorities:Goa

Coastal Zone Management Authority (GCZMA) with reference File No.

GCZMA/S/Shack-Hut-Cott-Tent/17-18/74/1738 dated 15/02/2018.

Conclusion / Recommendation:

1. The Property in survey no.120/29 of Nagorcem -Palolem Village,Canacona Taluka Partly falls in CRZ-II and partly falls outside CRZ area as per CZMP 2011.
2. As per proposal file with Ref.No.GCZMA/S/Shack-Hut-Cott-Tent/17-18/74/1738 dated 15/02/2018,the authority decided to grant approval for erection of temporary huts comprising of wooden base and using natural/biodegradable material only in the property bearing Sy.No. 120/29 of Nagorcem Palolem Village,canacona Taluka,Goa for 9 huts having a total area of 140 sq.mtrs.as approved as per plan annexed.

The details of site inspection are as follows:-

1. As identified at loco, the Sy. No. 120/29 falls partly in CRZ II NDZ as per CZMP 2011. As per Form I & XIV, for Sy. No. 120/29, the name of the occupant is Dilip P. Gaitonde admeasuring area of 6435.00 sq.mtrs. as Per Form I & XIV .

Sr. no.	Sy.no.	Details as per NOC/Approval by GCZMA	Details as per site observations on 08/08/2023
1	120/29	As per proposal file with Ref.No.GCZMA/S/Shack-Hut-Cott-Tent/17-18/74/1738 dated 15/02/2018,the authority decided to grant approval for erection of temporary huts comprising of wooden base and using natural/biodegradable material only in the property	During site inspection it was observed that there are 9 no's of cottages/ huts erected on permanent plinth,walls and roof of the cottages/huts are temporary in nature. Apart from cottages there was one restaurant ,permanent in nature with reception area attached to it.

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	bearing Sy.No. 120/29 of Nagorcem Palolem Village, canacona Taluka, Goa for 9 huts having a total area of 140 sq.mtrs.as approved as per plan annexed.	There also exists Toilet block,permanent in nature in said property. There are numerous permanant structures in the survey no.120/29 of Nagorcem - Palolem Village,Canacona Taluka.
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2. As per survey plan for Survey. No. 120/29 of Nagorcem -Palolem Village, Canacona Taluka, there are two structures which are reflecting on the DSLR survey plan.survey no.120/29 of Nagorcem -Palolem Village,Canacona Taluka.
3. Applicant need to submit Ownership documents,Form I & XIV,Survey plan and approved drawing in support to his/her application .
4. At the times of inspection the cottages/ huts were non-operational.
5. Setback is not maintained as per approved plan attached.
6. Positioning of cottages are not as per the approved drawings.
7. Site Photos are attached with the report. (Annexure I).

Decision: The Authority has decided to approve the proposal as per the approved plan bearing Ref.No.GCZMA/S/Shack-Hut-Cott-Tent/17-18/74/1738 dated 15/02/2018 for a period of seven years with the direction to remove extentions beyond permission.

Case No.: 1.60

NOC for Renewal of Survey No. 102/1 of Village Nagorcem, Palolem, Canacona Taluka.

The office of GCZMA is in receipt of an application dated 29/11/2023 from Mr. Gregorio Afonso, Tamdem Agonda, Canaconna, Gon with regards to Renewal of Survey No. 102/1 of Village Nagorcem, Palolem, Canacona Taluka for the period of five years.

- i). **Name of the Applicant:** Mr. Gregorio Afonso.
- ii) **Date of the Application:** 21/02/2023
- iii) **Application for:** Extension of Permission for shack and huts in Survey no. 102/1 of Agonda village, Canacona taluka.
- iv) **Date of Inspection:** 19/07/2023
- v) **Name of the Official/Expert Member, GCZMA:**
 - 1) Shree S. Pawooskar (Engg. GCZMA)

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2) Tukaram Kaskar (F.S GCZMA)

vi) **Name of the Parties Present:** Mr. Gitesh Velip (Representative of Applicant)

vii) **Location:**

Sy. No: 102/1 Village: Agonda Taluka: Canacona

viii) **Accessibility:** By PWD road.

ix) **Distance from the HTL of River/Sea:** Touching HTL of Sea

x) **Classification of CRZ Area:** CRZ-III. NDZ 0-200m from HTL of sea, as per CZMP (2011)

xi) **Existence of Sand dunes and its Height:** NO

xii) **Whether any lagoons, backwaters or other water bodies exist in the plot:**
NO

xiii) **Existence of Vegetation, if any:** NO.

xiv) **Plinth area of the structure/alleged violation:** NA.

xv) **Nature of the structure:** Temporary structures.

xvi) **Approvals/NOC's issued by any other Department's/Authorities:** Yes

GOA COASTAL ZONE MANAGEMENT AUTHORITY (For a period of 5 years): Ref.No. GCZMA/S/Shack-Hut-Cott-Tent/17-18/62/1340 Dated: 26/10/2018

xvii) **Conclusion/Recommendation:** The property bearing survey no. 102/1 falls in CRZ III NDZ 0-200m from HTL as per CZMP 2011.

The applicant had been granted permission for erection of temporary structure as per drawings submitted in survey number 102/1 of Agonda village, Canacona taluka.

During site inspection it was observed that:-

1. Property has PWD access.
2. The property is touching HTL of sea.
3. The shack and huts were nonfunctioning and covered in tarpaulin sheets fastened with nylon rope.
4. As noticed there are 14 nos-huts, 1-kitchen, 1-Restaurant and a Reception all temporary in nature with a setback of 2.5m between each of the hut.
5. The length and breadth of structures are as per drawings submitted
6. The applicant has proposed 2 years extension to earlier granted permission (valid for 5 year) with Ref.No. GCZMA/S/Shack-Hut-Cott-Tent/17-18/62/1340 Dated: 26/10/2018

Decision: The Authority has decided to approve the proposal as per the approved plan bearing Ref.No. GCZMA/S/Shack-Hut-Cott-Tent/17-18/62/1340 26/10/2018 for a period of five years.

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Case No. 1.61**NOC for Construction of Swimming Pool in Sy.No. 242/1-C of Calangute Village , Bardez-Goa .**

The office of the GCZMA is in receipt of an application dated 04/05/2023 from Mrs. Nalini Fernandes with regards to permission for Construction of Swimming Pool in Sy.No. 242/1-C of Calangute Village , Bardez-Goa .

Site Inspection Report:The said site was inspected by 1)Mr.Keshav Naik,Engineer GCZMA,2)Mr.Tukaram Kaskar (Field Surveyor GCZMA)

1. **Name of the Applicant:** Mrs.Nalini Fernandes.
2. **Date of the Application:**04/05/2023
3. **Application for:** NOC for Construction of Swimming Pool in Sy.No. 242/1-C of Calangute Village , Bardez-Goa .
4. **Date of construction based on the documents:** N.A.
5. **Date of Inspection:** 30/05/2023 & 27/06/2023
6. **Name of the Official / Expert Member, GCZMA:**
Mr.Keshav Naik Engineer GCZMA.
Mr.Tukaram Kaskar Field Surveyor GCZMA
7. **Name of the Parties Present:**Mrs. Nalini Fernandes(Applicant)
8. **Location of the Property:**
Survey No.:242/1-CVillage: CalanguteTaluka: Bardez
9. **Accessibility:**By Traditional Access
10. **Distance from the HTL of River / Sea:** 198.00 mtrs from HTL (Approx.)
11. **Classification of CRZ Area:**Partly NDZ - CRZ III , Partly 200 to 500 from HTL- CRZ IIIas per CZMP 2011,swimming pool is present beyond 200m from HTL.
12. **Existence of Sand dunes and its Height:** NO
13. **Whether any lagoons, backwaters or other water bodies exist in the plot:** No
14. **Existence of Vegetation, if any:** Yes
15. **Plinth area of the structure / alleged violation:** N.A
16. **Nature of the structure:**Swimming Pool.
17. **Height of the structure:** Maximum depth upto1.68mtr
18. **Details of extension to the existing structure:** N.A

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19. Approvals / NOC's issued by any other Department's / Authorities:

Existing building approved vide TCP Permission No. DB/4820/TCP-90/202.DT.2/2/1990.

20. Nature of violation if any, with regard to provisions of CRZ

Notification 2011: No

21. Whether the proposed construction meet the CZMP Guidelines: Yes.

Conclusion / Recommendation: The plot falls Partly NDZ - CRZ III, & Partly 200m to 500m CRZ III as per CZMP 2011. The total area of Sy. No. 242/1-C as per form i & XIV is 2158.00 sq.mtrs.

The proposed construction of Swimming pool falls in 200-500m CRZ III as per CZMP 2011. Area of proposed Swimming Pool is 65.88 sq.mtrs. The maximum depth of the pool is 1.68 m excluding P.C.C. and rubble packing.

At the time of inspection it was observed that, there existed one temporary structure on site, which applicant has now self demolished. Inspection of the same has been done on 27/06/2023, Site photographs of the same are shown in ANNEXURE-I. There also exists one RCC (G+2) Structure in a said property. Applicant has submitted the permission for existing building approved vide TCP Permission No. DB/4820/TCP-90/202.DT.2/2/1990.

Decision: The Authority after detailed discussion and deliberation decided to approve the said proposal.

Case No. 1.62**Permission for erection of Temporary 18 huts and 1 Restaurant in Survey No.101/6(Part) of Vall,Agonda, Canacona, Goa.**

The office of the GCZMA is in receipt of an application dated 08/05/2023 from Mr.Uday Sudhakar Dessai with regards to permission for erection of Temporary 18 huts and 1 Restaurant in Survey No.101/6(Part) of Vall,Agonda,Canacona,Goa.

Site Inspection Report: The said site was inspected by 1) Mr.Keshav Naik, Engineer GCZMA, 2) Mr.Vighnesh Naik Field Surveyor GCZMA.

1. **Name of the Applicant:** Mr.Uday Sudhakar Dessai
2. **Date of the Application:** 08/05/2023
3. **Application for:** NOC for erection of Temporary 18 huts and 1 Restaurant in Survey No.101/6(Part) of Vall,Agonda,Canacona,Goa.
4. **Date of construction based on the documents:** N.A.

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5. **Date of Inspection:** 13/06/2023
6. **Name of the Official / Expert Member, GCZMA:**
- i) Mr.Keshav Naik Engineer GCZMA.
- ii) Mr.Vighnesh Naik Field Surveyor GCZMA.
7. **Name of the Parties Present:** Mr.Uday Sudhakar Dessai (Applicant)
8. **Location of the alleged violation:**
- Survey No.:101/6 Village:Agonda Taluka: Canacona
9. **Accessibility:**By PWD road
10. **Distance from the HTL of River / Sea:** 10.00 Mtrs. from HTL as per CZMP 2011
11. **Classification of CRZ Area:** CRZ III as per CZMP 2011
12. **Existence of Sand dunes and its Height:** No
13. **Whether any lagoons, backwaters or other water bodies exist in the plot:** No
14. **Existence of Vegetation, if any:** Yes
15. **Plinth area of the structure / alleged violation:** N.A
16. **Nature of the structure:** Temporary Structure
17. **Height of the structure:** 7.00 mtrs
18. **Details of extension to the existing structure:** N.A
19. **Approvals / NOC's issued by any other Department's / Authorities:** Goa Coastal zone management authority Ref.No. GCZMA/S/Shack-Hut-Cott-Tent/17-18/190/1406 dated 02/11/2018.
20. **Whether the proposed construction meet the CZMP Guidelines:** Yes
- Conclusion / Recommendation:**
- The Survey no.101/6(part) of Village Agonda, Canacona Taluka falls within CRZ III according to the CZMP 2011.
- NOC is for erection of temporary 18 huts and one restaurant in Survey No. 101/6 (part) of vall,Agonda Canacona Goa.
- The Area of the Survey no.101/6(part) of Village Agonda, Canacona Taluka as per form I & XIV is 2150.00 sq mtrs. Applicants has submitted agreement for

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conducting Business for area admeasuring 1700.00 sq.mtrs.from Dr. Shrinivas Shanu Desai. Dr. Shrinivas Shanu Desai. name is not reflected on form I & XIV. The total area of the Survey no.101/6 of Village Agonda, Canacona Taluka is 2150 sq.mtrs.Total area consumed for temporary structures is 443.00 sq.mtrs. FAR Consumed 20.60%. hence the proposed project does not exceed 33% F.A.R. During site inspection it was noticed that there was one shack and twelve cottages on loco.The Authority has granted the project proponent the NOC bearing Ref.No.GCZMA/S/Shack-Hut-Cott-Tent/17-18/190/1406 dated 02/11/2018.

Decision:The Authority after detailed discussion decided to approve the proposal for erection of temporary 18 huts and one restaurant in Survey No. 101/6 (part) of village Agonda Canacona Goa.

Case No. 1.63

Permission for Temporary construction of 12 Huts & 1 restaurant in Sy. No. 117/10,11 of Nagorcem – Palolem, Canacona – Goa.

The office of the GCZMA is in receipt of an application dated 04/10/2023 from Mr. Pankaj Naik Gaonkar with regards to Permission for Temporary construction of 12 Huts & 1 restaurant in Sy. No. 117/10,11 of Nagorcem – Palolem, Canacona – Goa.

Site Inspection Report:The said site was inspected by 1)Mr.Keshav Naik,Engineer GCZMA, 2)Mr.Vighnesh Naik Field Surveyor GCZMA

1) **Name of the Applicant :** Mr.Pankaj Naik Gaonkar

2) **Date of the Application:**04/10/2023

3) **Application for :**Noc for Temporary construction of 12 Huts & 1 Restaurant in Sy. No.117/10,11 of Nagorcem-Palolem,Canacona Goa.

4) **Date of construction based on the documents:** NA

5) **Date of Inspection:**06/11/2023

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

i) Mr. Keshav T.Naik. (Engineer GCZMA)

ii) Mr.Vighnesh Naik (F.S.GCZMA)

7) **Name of the Parties Present:** Mr.Pankaj Naik Gaonkar (Applicant)

8) **Location of the alleged violation:** NA

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Sy. No. :117/10,1 Village : Nagorcem-Palolem Taluka:Canacona

9) **Accessibility:** Traditional Access

10) **Distance from the HTL of River / Sea:**Approx.15 mtrs from HTL as per CZMP 2011.

11) **Classification of CRZ Area:**Partly falls inCRZ II as per CZMP 2011

12) **Existence of Sand dunes and its Height:** NO.

13) **Whether any lagoons, backwaters or other water bodies exist in the plot:** NO.

14) **Existence of Vegetation, if any:** Yes

15) **Plinth area of the structure / alleged violation:** NA

16) **Nature of the structure:**Temporary structures

17) **Height of the structure:**-4.00 Mtrs

18) **Approvals / NOC's issued by any other Department's/Authorities:**Goa Coastal zone management authority Ref.No. GCZMA/S/Shack-Hut-Cott-Tent/17-18/03/1142 dated 01/10/2018.

Conclusion / Recommendation:

The Property bearing Survey No. 117/10,11 partly falls in CRZ II & partly falls Outside CRZ area as Per CZMP 2011.

As per Form I & XIV,the total area of Survey No. 117/10 of village Nagorcem-Palolem Canacona-Goa is 3275.00 sq.mtrs. and area of Survey No. 117/11 of village Nagorcem-Palolem Canacona-Goa is 3200.00 sq. Mtrs.

The NOC is for Temporary construction of 12 Huts & 1 Restaurant in Sy. No.117/10,11 of Nagorcem-Palolem,Canacona Goa.

As per the plan submitted by applicant,the area of one shack is 66.25 sq.m. The area of the temporary 12 nos. Huts is 158.4 sq.m .The total area consumed 224.65 sq.mtrs..The applicant asked to submit the revised drawing.

During Site inspection ,it was noticed that there was one shack ,12 cottages and one reception area on loco.

Decision:The Authority after detailed discussion decided to approve the proposal for temporary construction of 12 huts and one restaurant in Sy. no. 117/10,11 of Nagorcem palolem Goa subject to submission of drawings.

Case No. 1.64

Permission for for Temporary construction of 15 rooms & 1 shack in Sy. No. 103/10 of Nagorcem – Palolem, Canacona – Goa.

The office of the GCZMA is in receipt of an application dated 04/10/2023 from Satyajit Prabhudesai with regards to Permission for Temporary construction of 15 rooms & 1 shack in Sy. No. 103/10 of Nagorcem – Palolem, Canacona – Goa.

Site Inspection Report:The said site was inspected by 1)Mr.Keshav Naik,Engineer GCZMA, 2)Mr.Vighnesh Naik Field Surveyor GCZMA

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1. **Name of the Applicant:** Satyajit Prabhudesai
2. **Date of the Application:** 04/10/2023
3. **Application for:** NOC for Temporary construction of 15 cottages & 1 shack in Sy. No. 103/10 of Nagorcem – Palolem, Canacona – Goa.
4. **Date of construction based on the documents:**
5. **Date of Inspection:** 06/11/2023
Name of the Official / Expert Member, GCZMA:
 - i) Mr. Keshav Naik Engineer GCZMA
 - ii) Mr. Vighnesh Naik Field Surveyor GCZMA
6. **Name of the Parties Present:** Mr. Sairaj Naik Gaonkar (Repres. Of Applicant)
7. **Location of the alleged violation:** N.A.
Sy. No. : 103 **Sub. Div. No:** 10 **Village:** Nagorcem-Palolem **Taluka:** Canacona.
8. **Accessibility:** By PWD road.
9. **Distance from the HTL of River / Sea:** The plot is at a distance of approx. 18m. from to HTL as per CZMP 2011.
10. **Classification of CRZ Area:** partly in CRZ- II and partly outside CRZ as per CZMP 2011.
11. **Existence of Sand dunes and its Height:** No
12. **Whether any lagoons, backwaters or other water bodies exist in the plot:** No
13. **Existence of Vegetation, if any:** Yes
14. **Plinth area of the structure / alleged violation:** N.A
15. **Nature of the structure:** Temporary Structure
16. **Height of the structure:** 5.00 mtr.
17. **Details of extension to the existing structure:** N.A.
18. **Approvals / NOC's issued by any other Department's / Authorities:** Ref.No. GCZMA/S/Shack-Hut-Cott-Tent/17-18/238/2048 dated-04/02/2019

Conclusion / Recommendation: The property bearing Survey no. 103/10 partly falls in CRZ II & partly falls outside CRZ area as per CZMP 2011.

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As per Form I & XIV, the total area of Survey No. 103/10 of Village Nagorcem-Palolem Canacona Goa is 2800.00 Sq.m.

The NOC is for Temporary Construction of 15 cottages & 1 shack in Sy.no. 103/10 of Village Nagorcem-Palolem Canacona Goa.

The total area of the plot is 2800sq.m. The area of the proposed shack and cottages (First) (Type I) is 101.09 sq.m. The area of the proposed 12 nos. Cottages (Type II) is 191.16sq.m. The total area of the temporary structures is 292.25sq.m. The F.A.R. consumed is 10.43%. Hence the proposed project does not exceed 33% F.A.R.

Decision:The Authority after detailed discussion decided to approve the proposal for Temporary construction of 15 cottages & 1 shack in Sy. No. 103/10 of Nagorcem – Palolem, Canacona – Goa.

Case No. 1.65

Temporary Construction of 6 huts & 1 Restaurant in survey no. 101/1-A of Agonda Village Canacona Taluka.

The office of the GCZMA is in receipt of an application dated 04/10/2023 from Karan Grover with regards to Permission for Temporary Construction of 6 huts & 1 Restaurant in survey no. 101/1-A of Agonda Village Canacona Taluka.

Site Inspection Report:The said site was inspected by 1)Mr.Keshav Naik,Engineer GCZMA, 2)Mr.Vighnesh Naik Field Surveyor GCZMA.

1. **Name of the Applicant:** Karan Grover
2. **Date of the Application:** 04/10/2023.
3. **Application for:** Temporary Construction of 6 huts & 1 Restaurant in survey no. 101/1-A of Agonda Village Canacona Taluka.
4. **Date of construction based on the documents:** N.A
5. **Date of Inspection:** 06/11/2023
6. **Name of the Official / Expert Member, GCZMA:**
 - i)Mr. keshav Naik. (Engineer GCZMA)
 - ii)Mr. Vighnesh Naik . (F.S. GCZMA)
7. **Name of the Parties Present:** Mr. Karan Grover (Applicant)
8. **Location of the alleged violation:**
9. **Survey No :** 101 **Sub.Div. No:** 1-A **Village:** Agonda **Taluka:** Canacona
10. **Accessibility:** By PWD access.
11. **Distance from the HTL of River / Sea:** The plot is touching HTL as per CZMP 2011.





12. **Classification of CRZ Area:** CRZ III (NDZ) as per CZMP 2011
13. **Existence of Sand dunes and its Height:** N.A.
14. **Whether any lagoons, backwaters or other water bodies exist in the Plot:** No
15. **Existence of Vegetation, if any:** Yes
16. **Plinth area of the existing structure:** N.A.
17. **Nature of the structure:** Temporary structure
18. **Height of the structure:** 7.25m
19. **Details of extension to the existing structure:** N.A.
20. **Approvals / NOC's issued by any other Department's / Authorities:** Goa Coastal zone management authority Ref.No. GCZMA/S/Shack-Hut-Cott-Tent/17-18/56/1629 dated 29/11/2018.

Conclusion / Recommendation: The plot falls in CRZ III as per CZMP 2011 . The proposal is for the erection of 6 temporary huts and 1 restaurant in land bearing survey number 101/1-A at Village Agonda, Canacona Taluka Goa. The total area of the plot is 575.00 sq.m. The area proposed for temporary wooden huts and restaurant is 130.20sq.m. During site inspection, it was noticed that construction work was in Progress.

Decision: The Authority after detailed discussion decided to approve the proposal for erection of 6 temporary huts and 1 restaurant in land bearing survey number 101/1-A at Village Agonda, Canacona Taluka Goa, further directed the project proponent to submit compliance report for removing the unauthorised structure.

Case No.1.66

Permission for erection of temporary structures at Vasvaddo Benaullim, Salcete-Goa. The office of GCZMA is in receipt of application dated: 21/02/2022 from Mr. Rui Arcenio Pereira with regards to Permission for erection of temporary structures at Vasvaddo Benaullim, Salcete-Goa.

- i. **Name of the Applicant:** Mr. Rui Arcenio Pereira.
- ii. **Date of the Application:** 21/02/2022
- iii. **Application for:** Permission for erection of temporary structures at Vasvaddo Benaullim.
- iv. **Date of Inspection:** 11/11/2022
- v. **Name of the Official / Expert Member, GCZMA:**
 - 1) Shree S. Pawoskar (Engg. GCZMA)
 - 2) Vighnesh Naik (F.S GCZMA)

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- vi. **Name of the Parties Present:** Mr. Rui Arcenio Pereira (Applicant)
- vii. **Location:** Sy. No: 365/1 **Village:** Benaulim **Taluka:** Salcete.
- viii. **Accessibility:** By PWD road.
- ix. **Distance from the HTL of River / Sea:** Touching HTL of Sea
- x. **Classification of CRZ Area:** CRZ – III. NDZ 0-200m and 200m-500m from HTL of Sea, as per CZMP (2011)
- xi. **Existence of Sand dunes and its Height:** Yes
- xii. **Whether any lagoons, backwaters or other water bodies exist in the plot:**
NO
- xiii. **Existence of Vegetation, if any:** Yes few, coconut trees.
- xiv. **Plinth area of the structure / alleged violation:** NA.
- xv. **Nature of the structure:** Temporary structures.
- xvi. **Approvals / NOC's issued by any other Department's / Authorities:** NO
- xvii. **Conclusion / Recommendation:** The property bearing survey no. 365/1 of Benaulim village-Salcete taluka, falls in CRZ III NDZ 0-200m and 200m-500m, from HTL of Sea as per CZMP 2011.

The applicant had been granted permission for erection of temporary structure as per drawings submitted in survey number 365/1 of Benaulim village, Salcete taluka. During site inspection it was observed that: -

1. Property has PWD access.
2. The property is touching HTL of sea.
3. The applicant has proposed 3 Temporary cottages and 1 Temporary Restaurant/Shack structure.
4. The total area of these proposed structures including the structures existing on site is 1194 sq.mtrs. Total plot area is 33550.00 sq.mtrs. and F.A.R consumed is 3.5%.

Decision: The Authority after detailed discussion decided to approve the proposal for erection of temporary structures at Vasvaddo Benaulim, Salcete-Goa.

Case No.: 1.67

Revision of Approval Temporary Shack in Sv. No. 168/1 of Siolim Village, Bardez-Goa.





The office of GCZMA is in receipt of an application dated 15/09/2023 from Mr. Shiral Souza Monteiro with regards to Revision of Approval Temporary Shack in Sy. No. 168/1 of Siolim Village, Bardez-Goa.

Site inspection report: The said site was inspected by 1) Mr. Nehal Devidas (Engg, GCZMA), 2) Mr. Sakhil Naik (F.S., GCZMA).

1. **Name of the Applicant:** Mr. Shiral Souza Monteiro
2. **Date of the Application:** 15/09/2023
3. **Application for:** Revision of Approval Temporary Shack in Sy. No. 168/1 of Siolim Village, Bardez-Goa.
4. **Date of construction based on the documents:** NA
5. **Date of Inspection:** 10/10/2023
6. **Name of the Official / Expert Member, GCZMA:**
Mr. Nehal Devidas (Engg, GCZMA)
Mr. Sakhil Naik (F.S., GCZMA)
7. **Name of the Parties Present:**
Mr. Anup Dhuri (Representative of Applicant)
8. **Location of the alleged violation:** NA
Sy. No. : 168/1 Village: Siolim Taluka: Bardez

iv) **Accessibility:** By PWD Road.

v) **Distance from the HTL of River / Sea:** Plot touching HTL.

vi) **Classification of CRZ Area:** The property falls partly in CRZ – III (NDZ) as per CZMP 2011.

vii) **Existence of Sand dunes and its Height:** No

viii) **Whether any lagoons, backwaters or other water bodies exist in the plot:**
No

ix) **Existence of Vegetation, if any:** No

x) **Plinth area of the structure / alleged violation:** Block A- 300.00 sq.mtrs.
Block B- 600.00 sq.mtrs.

xi) **Nature of the structure:** Temporary structures

xii) **Height of the structure:** 9.00 m

xiii) **Details of extension to the existing structure:** NA

xiv) **Approvals / NOC's issued by any other Department's / Authorities:**

1) Approval/NOC granted by Goa Coastal Zone Management Authority (GCZMA) with Ref. No.- GCZMA/N/Shack-Hut-Cott-Tent/21-22/45/1724, dated-10/11/2022. The authority granted approval for erection of temporary 1 Shack for a total built up area of 570.00 sq.mtrs.

2) Approval/NOC granted by Goa Coastal Zone Management Authority (GCZMA) with Ref. No.- GCZMA/N/Shack-Hut-Cott-Tent/19-20/70/2268, dated-30/03/2022.

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The authority granted approval for erection of temporary 1 Shack for a total built up area of 304.97 sq.mtrs.

xv) Nature of violation if any, with regard to provisions of CRZ Notification

2011: No

xvi) Whether the proposed construction meet the CZMP Guidelines: Yes

xvii) Conclusion / Recommendation:

The property in survey no. 168/1 falls in CRZ-III (NDZ) as per CZMP 2011. As per Form I & XIV, the names of the occupants Vithal Dadi Govekar, Sumati Eknath Govenkar Alias Somati Ekna th Giovekar, Pandurang Pundolik Vernekar, Indu Sagun Vernekar, Laxmi Devidas Phaterpekar, Dinesh Vishnu Pednekar, Ana Merlania Cruzinha Da Silva E Anes E Almeida alias Ana Merlania Cruzinha De Silva E Anes alias Ana Merlania Almeida alias Anna Melania C. Almeida, Anthony Fernandes, Martha Anthony Fernandes, Pandhari Eknath Govekar, Silvestra Estefana Fernandes alias Silvestra Estefana Fernandes e Almeida, Jolliffe Dsouza alias Jolliffe Dsouza e Almeida, Brenzwin Esteven Almeida, Ana Merlania Cruzinha Da Silva e Anes alias Ana Merlania Cruzinha Da Silva e Anes e Almeida alias Ana Merlania Almeida, Inacio Sebastiao Almeida alias Almeida Inacio Sebastiao, Liza Valentina Purie Lobo alias Liza Valentina Purie Lobo e Almeida, Joao Almeida alias John Almeida, Maria Degras Souza Monteiro, Siya Dhuri, Pundalik Prakash Vernekar, Divya Pundalik Vernekar, Narayan Devidas Phatarpenkar, Jayesh Babay Vernekar, Vijay Morto Vernekar and Shailesh Ramnath Bhonsle. The total admeasuring area is 26559.00 sq.mtrs.

The proposal is for the revision of approved temporary Shacks. The Block A, proposed shack, as per drawing, the structure comprises of MS Base, MS Framing Partition and MS Roofing. The Block B (G) structure, proposed shack, as per drawing, the structure comprises of MS Base, MS Framing Partition and MS Roofing. This both blocks are entirely made up of steel fabricated materials. At the time of inspection, the structures construction work was in progress. As per drawing, the total covered area is 1200 sq.mtrs. of the entire plot area.

Decision: The Authority after detailed discussion decided to approve the proposal of Revision of Approval Temporary Shack in Sy. No. 168/1 of Siolim Village, Bardez-Goa.

Case No.1.68





Permission for Proposed construction of temporary cottages and restaurant and repair & renovation of existing house on plot bearing survey No. 183/2 at Morjim Village, Pernem Taluka.

The office of the GCZMA is in receipt of an application dated 23/05/2023 from Mr. Jaydeep Nanasaheb Rajebhosle, with regard to NOC for Proposed Construction of Temporary Cottages & restaurant and repair & renovation of existing house on plot bearing Survey No. 183/2 at Morjim Village, Pernem Taluka.

1. **Name of the Applicant:** Mr. Jaydeep Nanasaheb Rajebhosle
2. **Date of the Application:** 23/05/2023
3. **Application for:** NOC for proposed construction of temporary cottages and restaurant and repair & renovation of existing house on plot bearing Survey No. 183/2 at Morjim Village, Pernem Taluka.
4. **Date of construction based on the documents:** N.A.
5. **Location of the alleged violation:**
Survey No.: 183/2 Village: Morjim Taluka: Pernem
6. **Accessibility:** Traditional Access.
7. **Distance from the HTL of River / Sea:** Plot touching HTL as per CZMP 2011.
8. **Classification of CRZ Area:** Plot falls partly in CRZ IB and partly falls in CRZ III-NDZ as per CZMP 2011.
9. **Existence of Sand dunes and its Height:** No
10. **Whether any lagoons, backwaters or other water bodies exist in the plot:**
No
11. **Existence of Vegetation, if any:** Yes
12. **Plinth area of the structure / alleged violation:** N.A.
13. **Nature of the structure:** Temporary Structures.
14. **Height of the structure:** - The height of existing structure is 9.00 m & Height of temporary structure is 6.53 m
15. **Details of extension to the existing structure:** N.A.
16. **Approvals / NOC issued by any other Departments / Authorities:** No

Conclusion / Recommendation:

The Survey no. 183/2 of Village Morjim, Pernem Taluka Goa, falls partly in CRZ IB and falls partly in CRZ III -NDZ according to the CZMP 2011. The application is for NOC for proposed construction of temporary cottages and restaurant and repair & renovation of existing house on plot bearing Survey No. 183/2 at Morjim Village, Pernem Taluka.

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The total area of Survey number 183/2 of Village Morjim Pernem Taluka , as per form I & XIV is 6731.00 sq.mtrs. Two structures are reflecting on Survey plan of area 148.00 sq.mtrs. (area as per form I & XIV).

The proposal includes Repair and renovation of existing house on plot bearing Survey no. 183/2 at Morjim Village, Pernem Taluka. As per drawing attached by the applicant, the total built-up area of an existing house 1(G+1) is 235.00 sq.mtrs. and built-up area of existing house 2 (Ground floor) is 99.90 sq.mtrs. Total built-up area of Existing houses (1+2) is 334.90 sq.mtrs.

The proposal also includes 18 Cottages, one Office, one Reception , Restaurant & Kitchen, Restaurant 1 /Indoor Club House, Common Toilet, Sewerage treatment plant (Prefabricated bio digester ,temporary in nature) and rainwater harvesting pond as shown in drawing attached.

1. The Survey no. 183/2 of Village Morjim, Pernem Taluka falls partly in NDZ-CRZ III and partly falls in CRZ -IB as per CZMP 2011.
2. The maximum height of temporary structures is 6.53 m.

The area proposed for construction of temporary structures is 1304.45 sqm.

The Total area (Existing structure +Proposed temporary structures) is 1639.35 sq.mtrs. & F.A.R consumed is 24.36%.

Decision: The Authority after detailed discussion and delibearation decided to approve the proposal for temporary cottages and restaurant,and further directed the project proponent to submit revised plan without mentioning the alleged permanent structure,by leaving CRZ IB area.

Case No.1.69

Permission for Proposed construction of Shack in plot bearing sy.no 74/1 & 4 of Arossim Village, Mormugao-Goa.

The office of the GCZMA is in receipt of an application dated 08/12/2022 from ITC Grand Goa,with regard to NOC for Proposed construction of Shack in plot bearing sy.no 74/1 & 4 of Arossim Village, Mormugao-Goa.

i) Name of the Applicant: ITC Grand Goa.

ii) Date of the Application: 08/12/2022

iii) Application for: Proposed construction of Shack in plot bearing sy.no 74/1 & 4 of Arossim Village, Mormugao-Goa.

iv) Date of Inspection: 05/10/2023

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v) Name of the Official / Expert Member, GCZMA:

- 1) Shri. Ganesh Velip (Expert Member GCZMA)
- 2) Shree S. Pawooskar (Engg. GCZMA)
- 3) Balakrishna Surlakar (F.S GCZMA)

vi) Name of the Parties Present: Mr. Sameer Balikar (Rep. Of Applicant)**vii) Location:**

Sy. No: 74/1 & 4 Village: Arossim Taluka: Salcete.

viii) Accessibility: Traditional access.**ix) Distance from the HTL of River / Sea:** Touching HTL of sea.**x) Classification of CRZ Area:** CRZ – III. NDZ of Sea.**xi) Existence of Sand dunes and its Height:** NO.**xii) Whether any lagoons, backwaters or other water bodies exist in the plot:**
NO**xiii) Existence of Vegetation, if any:** NO.**xiv) Plinth area of the structure / alleged violation:** NA.**xv) Nature of the structure:** Temporary Structures.**xvi) Height of the structure:** 6.03 mtr.**xvii) Details of extension to the existing structure:** NA.**xviii) Approvals / NOC's issued by any other Department's / Authorities:** NO**xix) Nature of violation if any, with regard to provisions of CRZ Notification 2011:** NO.**xxi) Conclusion / Recommendation:**

The applicant ITC Grand Hotels Goa, has proposed temporary sheak in Sy.No.74/1 &74/4.

During site inspection it was observed that: -

1. Property has Traditional access.
2. The site is in NDZ of sea touching from HTL, as per CZMP 2011.
3. The applicant as per the drawings attached, has proposed construction of temporary restaurant shed, pantry shed, wooden deck and kitchen shed with store. Total proposed area is 594 sq.mtrs.
4. The total area of sy. No, 74/1&4 is 15775 sq.mtrs.

Decision: The Authority after detailed discussion and delibeartion decided to approve the said proposal.

Case No.1.70

Permission for proposed Temporary wooden Huts restaurant in survey no.118/1-S-1, 118/1-S-2& 118/1-S-3 of Morjim village Pernem Taluka.




The office of the GCZMA is in receipt of an application dated 30/10/2023 from Carrick Bend Realty, with regard to NOC for proposed Temporary wooden Huts restaurant in survey no.118/1-S-1, 118/1-S-2 & 118/1-S-3 of Morjim village Pernem Taluka.

i) **Name of the Applicant:** Carrick Bend Realty.

ii) **Date of the Application:** 30/10/2023

iii) **Application for:** NOC for proposed Temporary wooden Huts restaurant in survey no.118/1-S-1, 118/1-S-2 & 118/1-S-3 of Morjim village Pernem Taluka.

iv) **Date of Inspection:** 2/11/2023

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

1) Shri. Ganesh Velip (Expert Member GCZMA)

2) Shree S. Pawoskar (Engg. GCZMA)

vi) **Name of the Parties Present:** Mr. Kirti Nerlekar (Rep. Of Applicant)

vii) **Location:**

Sy. No: 118/1-S-1, 118/1-S-2 & 118/1-S-3 Village: Morjim Taluka: Pernem.

viii) **Accessibility:** By PWD road.

ix) **Distance from the HTL of River / Sea:** Touching HTL of river.

x) **Classification of CRZ Area:** CRZ – III. NDZ of River.

xi) **Existence of Sand dunes and its Height:** NO.

xii) **Whether any lagoons, backwaters or other water bodies exist in the plot:**
NO

xiii) **Existence of Vegetation, if any:** Yes, few coconut trees.

xiv) **Plinth area of the structure / alleged violation:** NA.

xv) **Nature of the structure:** Temporary Structures.

xvi) **Height of the structure:** 8 mtr.

xvii) **Details of extension to the existing structure:** NA.

xviii) **Approvals / NOC's issued by any other Department's / Authorities:** NO

xix) **Nature of violation if any, with regard to provisions of CRZ Notification 2011:** NO.

xxi) **Conclusion / Recommendation:**

The applicant Carrick Bend Realty LLP has proposed temporary wooden huts and restaurant in Sy.No.118/1-S-1, 118/1-S-2 & 118/1-S-3 of Morjim Village, Pernem Taluka.

During site inspection it was observed that: -

I. Property has PWD access.

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2. The site is touching HTL of river Chapora.
3. The proposal is construction of temporary wooden huts and restaurant..
4. The total area of plot is 12121.00 sq.mtrs. and builtup area proposed for construction is 3408.85 sq.mtrs
5. The FAR consumed is 28%.

Decision: The Authority after detailed discussion and deliberation decided to approve the said proposal.

Case No.1.71

Permission for proposed repair and renovation of existing hotel in sy.no. 257/23-A of Calangute-Bardez.

The office of GCZMA is in receipt of application dated:06/11/2023 from Krishna Resorts and Realtors LLP with regard to proposed repair and renovation of existing hotel in land bearing sy.no.257/23-A, Calangute Bardez.

1. **Name of the Applicant:** Krishna Resorts and Realtors LLP, Shri. Shrikrishna T. Pokle (Partner & POA)
2. **Date of the Application:** 06/11/2023
3. **Application for:** Application for proposed repair and renovation of existing hotel in sy.no. 257/23-A of Calangute-Bardez.
4. **Date of construction based on the documents:** NA
5. **Date of Inspection:** 29/11/2023
6. **Name of the Official / Expert Member, GCZMA:**
 - 1) Ganesh Velip (Expert Member. GCZMA)
 - 2) Shree S. Pawooskar (Engg. GCZMA)
 - 2) Vighnesh Naik (F.S. GCZMA)
7. **Name of the Parties Present:**
 - 1) Shrikrishna T. Pokle (Applicant)
8. **Location:**

Survey number: 257/23-A **Village:** Calangute **Taluka:** Bardez
9. **Accessibility:** By PWD road.
10. **Distance from the HTL of River / Sea:** Touching HTL of Sea
11. **Classification of CRZ Area:** CRZ – III (0-200m) NDZ and 200m-500m
12. **Existence of Sand dunes and its Height:** NO.
13. **Whether any lagoons, backwaters or other water bodies exist in the plot:** NO.
14. **Nature of the structure:** Permanent Structure.

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15. Approvals / NOC's issued by any other Department's / Authorities:

16. The Office of Town and Country Planning vide Ref: DB/7919/TCP-91/432 dated: 18/12/1991

17. Conclusion / Recommendation:

18. Survey number 257/23-A is partly in CRZ III NDZ of sea (0-200m) and partly in 200m-500m.

19. The Proposal is for Repair and Renovation of Existing Hotel in above mentioned survey number.

20. The applicant has attached permission drawings of the Office of Town and Country Planning vide Ref: DB/7919/TCP-91/432 dated: 18/12/1991

21. NOC for use of agricultural land to non agricultural from GCZMA is annexed.

22. Also the following documents are annexed of Construction licence from V.P, Completion certificate NGPDA and Occupancy Certificate from V.P.

23. As per Form I & XIV the Name of the occupant reflected in occupants column is Krisha Resorts and Realtors LLP.

Decision: The Authority after detailed discussion and deliberation decided to call Project Proponent for presentation.

Case No.1.72**Permission for erection of additional shacks .**

This office is in receipt of letter dated 03/11/2023 from the Dy. Director of Tourism, Department of Tourism with regards to allotment of Government Beach Shack for the villages of Keri, Arambol, Mandrem and Morjim ensuing tourist seasons.

The Authority may peruse the proposal and decide.

Decision: The Authority after detailed discussion recommended to grant the approval for the same in terms of Para 8, V, 3 (iii) of CRZ Notification, 2011 and subject to the conditions mentioned in the approval letter dated 12/10/2023

Case No.1.73

The office of GCZMA is in receipt of application dated 09/10/2023 from Mr. Mayank Garg with regards to NOC for erection of bio fencing in Sy.no 117/2,3,4, 4- C of village Morjim, Pernem Goa.

1) Name of the Applicant: Mr. Mayank Garg

2) Date of the Application: 09/10/2023





3) **Application for:** NOC for erection of bio-fencing in Sy. No. 117/2, 3, 4, 4-C of village Morjim, Pernem Goa.

4) **Date of construction based on the documents:** NA

5) **Date of Inspection:** 25/10/2023

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

i) Mr. Keshav Naik (Engineer GCZMA)

ii) Miss. Siddhi Morajkar (F.S.GCZMA)

7) **Name of the Parties Present:** Mr. Vaibhav Sawant (Representative of Applicant)

8) **Location of the alleged violation:**

Sy. No. : 117/2,3,4,4-C Village : Morjim Taluka:Pernem

9) **Accessibility:** By P.W.D. Road.

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

i) Sy. No. 117/2- Approx. 100 mtrs. From HTL as per CZMP 2011

ii) Sy.No.117/3- Approx. 100 mtrs. From HTL as per CZMP 2011

iii) Sy.No.117/4-Plot touching HTL as per CZMP 2011

iv) Sy. No.117/4-C-Approx. 100 mtrs. From HTL as per CZMP 2011

11) **Classification of CRZ Area:** CRZ III as per CZMP 2011, and site is close to the Sand dune and turtle nesting ground-CRZ-IA as shown.

12) **Existence of Sand dunes and its Height:** No.

13) **Whether any lagoons, backwaters or other water bodies exist in the plot:** No.

14) **Existence of Vegetation, if any:** Yes

15) **Plinth area of the structure / alleged violation:** No

16) **Nature of the structure:** Bio Fencing

17) **Height of the structure:** Height of Bio Fencing-1.5 mtrs.

18) **Details of extension to the existing structure:** No

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

20) **Nature of violation if any, with regard to provisions of CRZ Notification 2011:** No.

21) **Whether the proposed construction meet the CZMP Guidelines:** Yes.

Conclusion / Recommendation:

The Survey no. 117/2,3,4,4-C falls in CRZ III according to the CZMP 2011.

The Proposal is for erection of bio fencing in Sy. No.117/2,3,4,4-C of Morjim Village,Pernem-Goa. As per the drawing submitted by the applicant, applicant have proposed bio fencing on wire mesh with strategic steel support.





Applicant have also proposed 5- Gates in said Survey numbers. The said site is close to sand dunes and turtle nesting.

As per form I & XIV area of

- 1) Survey no.117/2-19459.00 sq.mtrs.
 - 2) Survey no.117/3-18521.00 sq.mtrs.
 - 3) Survey no.117/4-27535.00 sq.mtrs.
 - 4) Survey no.117/4-C- 5251.00Sq.mtrs.
- of Village Morjim Village, Pernem-Goa.
The Length of the proposed bio fencing :
Part A-1139.67 R.mtrs.
Part B-520.00 R.mtrs.
Part C-512.00 R.mtrs. as shown in drawing attached.
Total Length of Bio fencing is 2171.67 RM.

Decision: The Authority after detailed discussion has decided to approve the proposal.

Case No I.74

To decide on Proposed revised Residential villa, Swimming Pool & Compound wall

Background: The Office of the GCZMA is in receipt of an application dated 06/11/2023 from M/s. Dreamsmiths Exim Pvt. Ltd, Candolim, Goa, with regard to proposed revised residential villa, Swimming Pool & Compound wall. The said proposal was approved by this Authority in its 337th Meeting.

- i) **Name of the Applicant:** M/s.Dreamsmith Exim Pvt.Ltd
- ii) **Date of the Application:** 06/11/2023
- iii) **Application for:** NOC for construction of residential villa, swimming pool and compound wall.
- iv) **Date of construction based on the documents:** - NA
- v) **Date of Inspection:**21/10/2022
- vi) **Name of the Official / Expert Member, GCZMA:**
Miss. Bhargavi Kelkar , Engineer GCZMA
Mr. Vighnesh Naik Field Surveyor GCZMA
- vii) **Name of the Parties Present:** Mr.Rishi Mehrotra (Representative of applicant)
- viii) **Location of the alleged violation:**

Sy. No. : 115/1,2,3,7,8,4& 118/1,2,3,4,5& 116/15-A Village: Candolim Taluka: Bardez

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- iv) **Accessibility:** By PWD road
- v) **Distance from the HTL of River/Sea:** 210mtr approx. as per CZMP 2011
- vi) **Classification of CRZ Area:** CRZ III (0-200mtr NDZ) and 200-500mtr
- vii) **Existence of Sand dunes and its Height:** Yes, present in sy.no 118/1,3 and 115/1,8
- viii) **Whether any lagoons, backwaters or other water bodies exist in the plot:** No
- ix) **Existence of Vegetation, if any:** No.
- x) **Plinth area of the structure / alleged violation:** N.A
- xi) **Nature of the structure:** Permanent RCC frame structure
- xii) **Height of the structure:** 8.80mtr
- xiii) **Details of extension to the existing structure:-** N.A
- xiv) **Approvals / NOC's issued by any other Department's / Authorities:** No
- xv) **Nature of violation if any, with regard to provisions of CRZ Notification 2011:** No
- xvi) **Whether the proposed construction meet the CZMP Guidelines:** Yes

xvii) Conclusion / Recommendation:

The plot partly falls in CRZ III (0-200) mtr and partly falls in 200-500mtr as per CZMP 2011. The revised drawing for the proposed construction is submitted by the applicant. As per the new submitted drawing two new survey number is added for the construction of staff block i.e sy no 115/4 and measuring 2000sq.mtr and sy.no 116/15-A ad measuring 259.00sq.mtr. As per the revised submitted drawing the details are as follows

Details	Old approved drawing (Sq.mtr)	New revised drawing (Sq.mtr)
Plot area after amalgamation	27350.00	29609.00
Net effective area of the plot(settlement area)	6715.18	10038.00

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Total buildup area	4914.55	6046.98
Total coverage	1618.05	2288.75
Total FAR consumed	28.73%	28.72%

Decision: The Authority after detailed discussion decided to approve the proposal with condition that no construction is allowed on sand dunes and between 0 to 200 mts HTL.


Member Secretary
(GCZMA)


Chairman
(GCZMA)

