

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

Original Application No. 15 of 2023 (WZ)

BETWEEN

Alchemist Asset Reconstruction Company Ltd.

...Applicant

V/s

Goa Coastal Zone Management Authority & Ors.

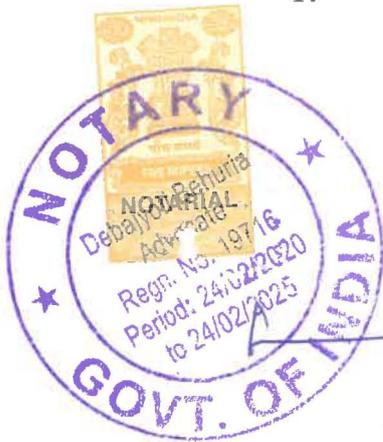
...Respondents

**SUBMISSIONS ON BEHALF OF THE ORIGINAL
APPLICANT TO THE JOINT INSPECTION REPORT
DATED 10.04.2023 FILED BEFORE THIS HON'BLE
TRIBUNAL**

MOST RESPECTFULLY SHEWETH:

I, Akshat Sharma, S/o Shri S K Sharma, aged about 34 years, working for gain, at A 270, 1st and 2nd floor, Defence Colony, New Delhi – 110 024, the authorised representative of the Applicant herein above named, do hereby solemnly affirm and state as under:

1. That, the captioned Original Application ('OA') has been filed by the Original Applicant i.e. 'Alchemist Asset Reconstruction Co. Ltd.' ('AARC') to bring to the notice of this Hon'ble Tribunal *inter-alia* about the multiple illegal constructions, expansions, encroachment and commercial operation of resort/hotel/restaurant known as "*Dream Discovery Sea View Resort & Beach Cafe*" (Dream Discovery) by the Respondent No. 2, in the property bearing survey no. 100/10 of village Agonda, Canacona - Goa.

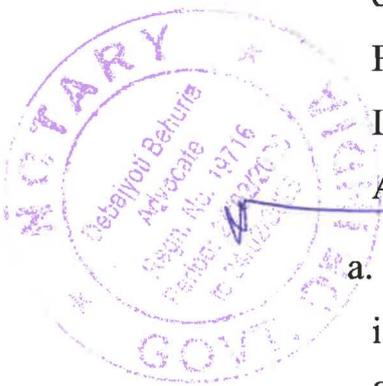


2. In the captioned OA, this Hon'ble Tribunal *vide* order dated 21.02.2023 held that substantial questions relating to environment appear to have been made out in the present case, therefore, the captioned application was admitted. This Hon'ble Tribunal further deemed it just and proper to call for a report, on the matter in issue in the captioned application, from a Joint Committee comprising one member each of:-
- (i) The Goa Coastal Zone Management Authority (GCZMA),
 - (ii) The Goa State Pollution Control Board (GSPCB),
 - (iii) The District Magistrate, South Goa.

The Committee was directed to visit the site and submit a factual and action taken report with regard to the violation, if any action taken thereon, within one month.

3. That, in pursuance of the above, a Joint Site Inspection Report dated 10.04.2023 ('Report') has been submitted with this Hon'ble Tribunal. Upon perusal of the said Joint Site Inspection Report dated 10.04.2023, the Original Applicant/AARC submits as under:

- a. The Report states in its opening para that the GCZMA is in receipt of complaint dated 08.06.2022 from Shri Akshat Sharma, Authorised Signatory of AARC. In this regard the Applicant submits that until passing of the order dated 21.02.2023 by this Hon'ble Tribunal directing for constitution of a Joint Committee, the GCZMA had not bothered to take



cognizance of and act upon the Complaint dated 08.06.2022 filed by AARC. Had the GCZMA given any heed to the said Complaint, there might not have arisen any need for filing of the captioned OA. Rather, the GCZMA sat over the said complaint for over 08 months before proceeding to take note of the same and that too at the direction of this Hon'ble Tribunal.

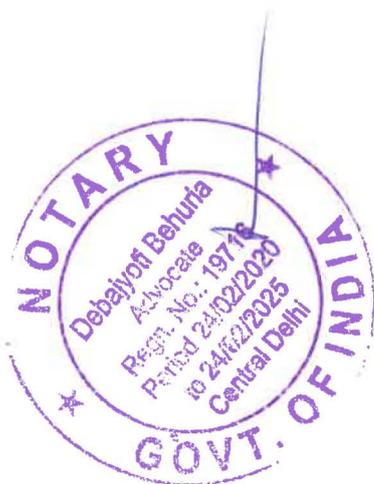
- b. The Report categorically mentions that the property bearing Survey No. 100/10 of Agonda Village lies in CRZ-III (NDZ) as per CZMP 2011. In this regard the Applicant submits that as per the CZMP, 2011, an area from 0 to 200 mts. from HTL under CRZ-III has been designated as a No Development Zone ('NDZ'). The Applicant submits that since the illegal structures in the property bearing Survey No. 100/10 are all within 100 mtrs. of HTL, no permission for construction ought to be available with the Respondent Nos. 2 to 4, and/ or ought to have been issued by the Respondent No. 1, for carrying out commercial operations in the form of a full-fledged Resort.
- c. The Report identifies three structures present on site in property bearing Survey No. 100/10 of Agonda Village, and labels them as Structures 'A', 'B' and 'C'. The said Structures 'A', 'B' and 'C' have been



demarcated on the site plan annexed, being located respectively at the following distances from HTL:

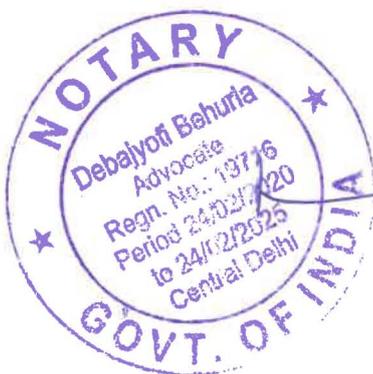
Structure (Description)	Distance from HTL
'A' (R.C.C)	56.00 Mtrs
'B' (Wooden Part)	17.90 Mtrs.
'B' (R.C.C)	30.00 Mtrs.
'C' (G.I Tube & Pipe)	62.50 Mtrs.

- d. The Applicant submits that, as per the Report, since all the three offending structures described as Structures 'A', 'B' and 'C', out of which Structures 'A' and 'B' being admittedly permanent structures, are all within 100 mtrs. of HTL, the same are clearly prohibited from being used for any commercial purpose whatsoever. The Applicant reiterates that as per the CZMP, 2011, an area from 0 to 200 mts. of HTL has been designated under CRZ-III as No Development Zone ('NDZ'). The Applicant submits that in the CRZ-III (NDZ), no permission of construction could have been issued by the Respondent No. 1 to the Respondent Nos. 2 to 4, for carrying out any commercial operations whatsoever in permanent structures, nor could the Respondent No. 1 have allowed carrying on of the impugned commercial operations, once these were brought to its notice.



At this stage it is pertinent to state that the Applicant herein has received information from the Respondent No. 1, obtained under the Right to Information Act, 2005 ('RTI'), which information unconditionally proves that there is no valid permission/ license/ sanction whatsoever granted by the Respondent No. 1 in favour of the Respondent No. 2 to carry out any commercial activity (ies) in Survey No. 100/10 of Village Agonda, Canacona, Goa. The information obtained under RTI also highlights that the GCZMA in its 144th Meeting held on 21.03.2017 specifically noted that the houses bearing no. 438 and 439 are within 200 m of HTL which is a No Development Zone. Further, while quoting the provisions of para 8 III A (ii) of the CRZ, the GCZMA noted that no construction shall be permitted within NDZ except for repairs and reconstruction of the existing authorised structure and in case of traditional coastal communities, constructions and reconstructions is permissible for dwelling units between 100 to 200 m from the HTL.

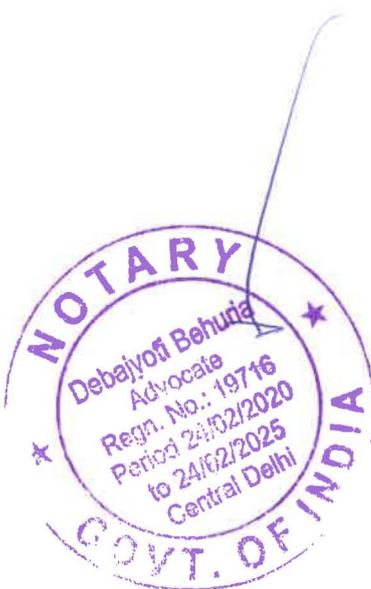
However, in this aspect, the GCZMA purposely overlooked that the two offending houses i.e. House Nos. 438 and 439 are infact both located within 100 m of HTL and that no permission under para 8 III A (ii) of the CRZ could have been granted/ issued by it for the same. The distance of the said



houses from HTL can be corroborated from the ISLR site plan annexed to the joint site inspection report which notes the distance of structures from HTL viz. 56 Mtrs, 17.90 Mtrs, 30 Mtrs. and 62.50 Mtrs., respectively. A copy of the information obtained by the Applicant under the Right to Information Act with respect to Survey No. 100/10 of Village Agonda, Canacona, Goa is annexed herewith as **Exhibit A-1 (Colly)**.

It is also apposite to mention herein that with an intent to seek information from the Village Panchayat of Agonda regarding Survey No. 100/10 of Village Agonda Canacona, Goa, the Applicant had sought specific information under the RTI by way of an application dated 23.05.2023. However, till date the Applicant has received no response to the same. It appears as if specific attempts are being made to curtail/ withhold information and all efforts are being made to overshadow/ protect the illegal acts of the Respondent No. 2. A copy of the RTI application dated 23.05.2023 filed before the Village Panchayat of Agonda, Goa is annexed herewith as **Exhibit A-2**.

- e. It is also worth mentioning here that the ISLR site map annexed to the Joint Site Inspection Report categorically mentions the area of structure 'A' and



'B' as per survey plan to be 47 Sq. Mtrs. and 32 Sq. Mtrs., respectively. However, while granting the purported permission in favour of the Respondent No. 3, the GCZMA has issued the said purported permission for 217.60 Sq. Mtrs for House No. 438 and 193.48 Sq. Mtrs for House No. 439, totalling to 411.08 Sq. Mtrs.

- f. The Report specifies that the property is enclosed on 3 sides with masonry compound wall of approx. height 1.20 m and open access to sea. In this regard, the Applicant submits that a 3-side masonry compound wall is in no manner a temporary structure. Thus, the said wall is clearly built in violation of the CRZ rules. Moreover, there is no open access to the sea. There is a platform of more than 1 Mtrs. in height built on the sea side (beach) on which the said property is built and the property is accessed by climbing a staircase built on beach side to access the property.
- g. The Structure 'A' on the property has been identified as House bearing H. No. 438, occupying an area measuring 338 Sq. Mtrs. As per site plan enclosed with the Report, wherein the Respondent No. 3 (Selso Fernandes) relied upon (alleged) Panchayat NOC letter dated 09.05.1984 to contend that the said structure has been in existence prior to 1991 and that



the same structure is reconstructed based on GCZMA permission dated 04.04.2017. The committee observed in its Report that the said Structure 'A' is permanent in nature with only ground floor. However, there are structures built on the first floor which have been ignored and not brought to the notice of this Hon'ble Tribunal which is evident from the pictures of the site which have been placed on record. *(Please see pages 625 to 646 of Ex. A-4)*

In this regard, the Applicant submits that as per the Form I & XIV, there was only one house belonging to Ms. Maria Fernandes (as mentioned in Other Rights column). The area of this house could not have been more than 50 Sq Mtrs. since 5300 Sq. Mtrs. out of total area of 5350 Sq. Mtrs. of survey number 100/10 had been sold by the land owners to Elbee Dugal Engineering Company Pvt. Ltd. (now DPDCL). Even the site plan prepared by the Inspector of Survey & Land Records, Canacona and attached to the Report shows area of Structure 'A' as 47 Sq. Mtrs., which validates the Form I & XIV entries.

The attention of this Hon'ble Tribunal is also drawn to the google earth images (as downloaded by the Applicant from Google Earth website) clearly



show that no such structure(s) as mentioned in the Report existed upto the year 2009. Copies of the year wise images of Survey No. 100/10, as obtained/downloaded from the Google Earth website, are annexed herewith as **Exhibit A-3 (Colly)**. In terms of the above, the purported Structure 'A' is clearly in violation of the prevailing CRZ Rules and bereft of any GCZMA permission to operate a commercial Resort/ Hotel.

- h. The Structure 'B' on the property has been identified as House bearing H. No. 439, occupying an area measuring 462 Sq. mtrs. As per site plan enclosed with the Report, wherein the Respondent No. 3 (Selso Fernandes) relied upon (alleged) Panchayat NOC letter dated 30.03.1985 to contend that the said structure has been in existence prior to 1991 and that the same structure is reconstructed based on GCZMA permission dated 04.04.2017. The Committee observed in its Report that the said Structure 'B' is permanent in nature with only ground floor. Attached to structure 'B' there is a wooden shed which is constructed with wooded & MS sections with concrete flooring.

In this regard, the Applicant reiterates that as per the Form I & XIV, there was only one house belonging to Ms. Maria Fernandes (as mentioned in



other rights column). The area of this house could not have been more than 50 Sq Mtrs. since 5300 Sq. Mtrs. out of total area of 5350 Sq. Mtrs. of survey number 100/10 had been sold by the land owners to Elbee Dugal Engineering Company Pvt. Ltd. (now DPDCL). Even the site plan prepared by the Inspector of Survey & Land Records, Canacona and attached to the Report shows area of Structure 'B' as 32 Sq. Mtrs. Moreover, the Google earth images (as downloaded by the Applicant from Google Earth website) clearly show that no such structure(s) existed upto the year 2009. In terms of the above, it is clear that the GCZMA is in connivance with the Respondents and has been complicit in engineering encroachment of land and creating a false narrative to facilitate the encroachment and development of permanent structures in the ecological sensitive area. This is evident from the fact that the original available area of 50 Sq. Mtrs. was illegally enlarged to 79 Sq. Mtrs. under the ISLR plan, which then became 411.08 Sq. Mtrs. as per the permissions granted by the GCZMA and the same is now being illegally occupied to the extent of 1160 Sq. Mtrs. (as per the joint site inspection report). It is submitted that prior to 2017 no structures were present on site and after obtaining the purported permissions, the Respondent Nos. 2 to 4 started construction and



created structures which are now being illegally used for commercial operations. The proof of construction of the illegal structures can be corroborated with the year wise images downloaded from google earth website and annexed by the Applicant along with the present submissions.

- i. For Structure 'C' on the property, the Respondent No. 3 (Selso Fernandes) could not produce any approval/ NOC. The Report states that the structure appears to be constructed of GI tubes/ pipes shades and appears to be temporary in nature. In this regard the Applicant reiterates that as per the Form I & XIV, there was only one house belonging to Ms. Maria Fernandes (as mentioned in other rights column). Further, since the Committee itself records that the Respondent No. 3 could not produce any approval/ NOC, the same is thus clearly an illegal and offending structure.
- j. The Report then goes on to refer to a unit i.e. "Dream Discovery" which is stated to be running without consent of the Board to operate. The Report further states that however, the Dream Discovery has applied for the same and a purported copy is enclosed to the Report. [*Pertinent to state herein that no such purported application for consent to operate*



has been provided to the Applicant alongwith the entire report.]

Kind attention of the Hon'ble Tribunal is drawn to the fact that the present OA has been filed seeking action against Dream Discovery for committing illegal constructions and resorting to commercial development and exploitation of a property situated in Survey No. 100/10 and within 100 Mtrs. of HTL. However, the Report completely side-steps the illegalities and irregularities committed by Dream Discovery. Rather, the Report makes innocuous references to two houses, which were purportedly existing before 1991 and hides their direct nexus to the activities of a full-fledged resort, namely Dream Discovery.

In this regard, the Applicant states as under:

- The Report completely ignores and side-steps the illegalities and irregularities committed by Dream Discovery.
- The Report makes innocuous references to two houses, which were purportedly existing before 1991.
- The Report hides the direct nexus of the identified structures (Structures 'A', 'B' and 'C') on site to the activities of a full-fledged resort, namely Dream Discovery.



- The Report purposely fails to explain whether the unit i.e. Dream Discovery is running on the basis of any permission/ sanction/ NOC from any authority.
 - The Report fails to clearly highlight that the unit i.e. Dream Discovery is itself being unauthorisedly and illegally operated from Structures 'A', 'B' and 'C' as found on site, which are 56 Mtrs., 17.90 Mtrs., 30 Mtrs. and, 62.50 Mtrs. from HTL, respectively.
 - The Report fails to note that structures purported to be houses have been created by incurring expenditure of about Rs. 3 crores by their own admissions.
 - The Report fails to point out that a construction purported to be a house has been unauthorisedly and illegally converted into a huge commercial resort and is being run without any valid permission.
- k. The joint inspection lasted for about two hours and thirty minutes. However, in the Report, the Committee has only placed on record mere two photographs from the purported detailed inspection. The same has been done in order to hide the details of the extent of commercial operations being



undertaken by Dream Discovery from the Structures 'A', 'B' and 'C'.

1. The Report fails to mention the following specific irregularities, besides the irregularities mentioned in the preceding sub-paras, namely:

- Whether the purported House no. 438 is being used as a house or as a Resort being run for Commercial purposes?
- Whether the purported House No. 439 is being used as a house or as a Resort being run for Commercial purposes?
- Whether or not Dream Discovery is being run under a valid authority/ permission and, if not, the violations committed by it of the provisions of CZMP, 2011?
- How did the area of 50 Sq. Mtrs. (as available to Ms. Maria Fernandes) increase to 411.08 Sq. Mtrs. as per the GCZMA permissions?
- How did the area of 411.08 Sq. Mtrs. (as per the GCZMA permissions) increase to 1160 Sq. Mtrs. as mentioned in the joint site inspection report?
- The Report deliberately ignores to state and bring to the notice of this Hon'ble Tribunal that the Dream Discovery Resort is being operated



through some structures built on the first floor also.

- The Report curiously does not even mention the alleged wooden shed measuring 252 Sq. Mtrs., whereas, it is in this structure that the Dream Discovery is operating a full fledged restaurant for which there is no valid permission.
- The Report is conspicuous by avoiding mentioning of any area on which Dream Discovery Resort is operating.
- The Report fails to highlight that despite being wooden, the structures are not temporary in nature but are permanent.

Even if it is accepted for the sake of discussion that GCZMA has rightly sanctioned the reconstruction of Houses No. 438 & 439, it was clearly stipulated in Clause 4 of their sanction letter dated 04.04.2017 that *“the structure should not be used for commercial purpose and not to be sold or transferred to the non-traditional community”*. Respondent No. 3 violated both the conditions included in this clause. He transferred the property to non-traditional community, by giving a lease to Mr. Vijay Gokuldas Komarpant and he also allowed the property to be used for commercial purposes which is not only in violation of GCZMA sanction but also in blatant



violation of the provisions of CRZ notification, 2011. The Report is very conveniently silent about these violations & misdemeanours.

- m. The ISLR site plan annexed to the Report mentions about existence of Structures 'A' and 'B' in Survey No. 100/10 situated in Agonda Village, Canacona Taluka, Goa, having (alleged) original area as per Survey Plan of 47.00 Sq. Mtrs. and 32.00 Sq. Mtrs. respectively. Whereas, the area at present illegally and unlawfully occupied by Respondent Nos. 2 to 4 (as per the ISLR site plan annexed to the Report) is 1160 Sq. Mtrs.

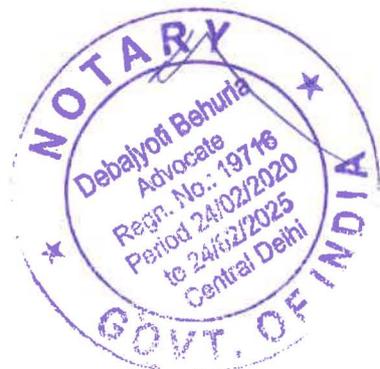
In this regard, the Applicant submits as under:

- (i) As per the Form I & XIV, the Respondent Nos. 3 and 4 (being descendants of Maria Fernandes) are entitled to only 50 Sq. Mtrs. in Survey No. 100/10 situated in Agonda Village, Canacona Taluka, Goa.
- (ii) As per the ISLR site plan annexed to the Report, the Structures 'A' and 'B' are alleged to be measuring 47.00 Sq. Mtrs. and 32.00 Sq. Mtrs. respectively. Thus, at the outset, there is excess illegal occupation of 29 Sq. Mtrs.
- (iii) Accepting without admitting, the Report itself states the occupation of Structures 'A', 'B' and 'C' to be of 1160 Sq. Mtrs. Thus,



unequivocally and unhesitatingly the Respondent Nos. 2 to 4 are in illegal and unlawful occupation of a much larger area of land to what they are originally entitled to. Moreover, such illegal occupation of land is also of permanent construction which is clearly in violation of the CZMP, 2011.

4. That, to independently ascertain the levels of illegal encroachment and constructions carried out by the Respondent Nos. 2 to 4 on site, the Applicant on 12.07.2023 had got a drone survey done on site (i.e. Survey No. 100/10 of Village Agonda, Canacona, Goa) to obtain necessary pictures and videos which will prove to the satisfaction of this Hon'ble Tribunal that the structures present on site are permanent in nature, made of permanent construction material and the area (illegally) occupied is far in excess of the area that the Respondent Nos. 3 & 4 are entitled to. A copy of photographs obtained by Applicant through drone survey conducted on site on 12.07.2023 are annexed as **Exhibit A-4 (Colly)**.
5. The Applicant has also taken screenshots taken from the website of Respondent No. 2 i.e. <https://www.dreamdiscovery.in/>, whereby the extent of illegal construction carried out by the Respondent No. 2 are self-evident. The Respondent No. 2 also acknowledges that it is operating a full fledged resort. A copy of screenshots



taken from the website of Respondent No. 2 i.e. <https://www.dreamdiscovery.in/> on 13.07.2023 are annexed as **Exhibit A-5 (Colly)**.

6. In view of such glaring discrepancies in the captioned Report, the Applicant submits that the Committee in its Report hides more than it reveals about the site which it was mandated to inspect under the orders of this Hon'ble Tribunal. This gives rise to the suspicion that the Report is collusive, and aimed at protecting the Respondent Nos. 2 to 4 and covering up all the illegalities and violations committed by them. The authorities have infact gone a step further by overlooking the said illegalities and taking no action on the same thereby being in breach of the directions passed by this Hon'ble Tribunal and the statutory mandate of law under which it is created thereby failing in its duty to protect the ecology sensitive areas. The questions raised by this Hon'ble Tribunal thus remain unanswered



Akshay
Applicant

17 JUL 2023

ATTESTED
DEBAJYOTI BEHURIA
NOTARY
GOVT. OF INDIA
CENTRAL DELHI
Regn. No. 19716

[Signature]
Advocate for the Applicant

Place: **Delhi**
Date: 17.07.2023

[Signature]
I identified the deponent who has signed in my presence.

SOLEMNLY SWORN BEFORE ME

CERTIFIED THAT THE DEPONENT
Shri / Smt. / Km
S/o, W/o R/o
I identified by Shri / Smt.
Has solemnly affirmed before me at
Delhi on as SI. No.
That the contents of the affidavit which
have been read & explained to
him are true & correct to his knowledge

17 JUL 2023

NOTARY

EXHIBIT A-1 (copy)

GOA COASTAL ZONE MANAGEMENT AUTHORITY

C/o Department of Environment & Climate Change (Govt. Of Goa)

Dempo Tower 4th Floor, Patto Plaza- Panaji GoaWebsite : www.czma.goa.gov.in

Tel.: 0832-2951089

Ref. No. GCZMA/RTI/22-23/01/770

Date : 13 / 06 / 2023

To,
 ✓ Jayant Karn,
 5th Floor, Satt Adhar Chambers,
 Patto Panaji Goa.

Sub : Information under Right to Information Act 2005.

Ref : Your RTI Application dated 23/05/2023 and received by this Authority on 23/05/2023.

Sir,

With reference to above referred RTI application dated 23/05/2023, it is informed as under.

Sr. No	Information Sought	Reply of PIO
1	Entire documentation/file relating to any permission /license given to any person pertaining to survey no. 100/10 of village Agonda, Canacona, Goa.	Enclosed Copy of entire file No. GCZMA/S/16-17/69 and No. GCZMA/S/16-17/70.
2	All documents/file pertaining to the permission granted to Mr. Selso Fernandes with respect to the property bearing Survey No. 100/10 of Village Agonda, Canacona Goa.	
3	Documents submitted by Mr. Selso Fernandes for availing any permission /license with respect to any structures in survey No. 100/10 of Village Agonda Canacona, Goa.	
4	Any permission/license granted to Mr. Selso Fernandes, Ms. Concecao Fernandes, M/s. Dream Discovery with respect to any structures in Survey No. 100/10 of village Agonda, Canacona, Goa.	
5	Whether Mr. Selso Fernandes has been permitted to carry out any commercial activity in any structures in Survey No. 100/10 of Village Agonda, Canacona, Goa.?	The applicant has sought the opinion which is not information under the RTI, As such this office cannot provide opinion under the RTI Act.

True Copy



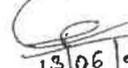


The reply/information available with this office may be collected on payment of Rs. 106/- (Rupees One Hundred Six Only)

The period within which an appeal against such rejection may be preferred within 30 (Thirty) days and the particulars of the Appellate Authority are as follows:

“The Member Secretary, Goa Coastal Zone Management Authority, who is the First Appellate Authority (FAA) having Office at Dempo Tower, 4th floor, Patto Plaza – Panaji Goa.”

Yours faithfully


13/06/2023
Public Information Officer
(Goa Coastal Zone Management Authority)

Encl : As above

INFORMATION ISSUED UNDER RTI ACT, 2005

191c

GOA COASTAL ZONE MANAGEMENT AUTHORITY

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

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

Dated: 04/09/2017

To,
Mr. Selso Fernandes
Agonda-Canacona

Sub: Clearance for proposed reconstruction of house bearing H.No. 439 located in the property bearing Survey No. 100/10 at Agonda Village Canacona Taluka
Ref: Your application no. nil dated 19/07/2016.

With reference to your application on the above mentioned subject, it is hereby conveyed that the Goa Coastal Zone Management Authority (GCZMA) has examined your proposal in the 144th GCZMA Meeting held on 21/03/2017 in accordance to the para 8 of the CRZ Notification 2011, as amended. Accordingly approval/clearance is hereby granted in terms of CRZ angle in terms of the CRZ Notification 2011, as amended, to you for re-construction of the existing house bearing H.No. 439 located in Sy. No. 100/10 of Agonda Village, Canacona Taluka, as per enclosed plan thereby not exceeding existing FAR, existing plinth area and existing density, subject to the confirmation with local building bye laws.

GOA COASTAL ZONE MANAGEMENT AUTHORITY
DEPARTMENT OF ENVIRONMENT
& CLIMATE CHANGE

Certified Copy of The Document
Available in Office Records

The approval is subject to the compliance of following conditions:

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

Yours faithfully,

Agnelo Fernandes

(Agnelo Fernandes)

Member Secretary (GCZMA)

Encl: As above

Copy to:

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

Member Secretary

G.C.Z.M.A.

Inward No.

Date

4953/L
14/03/17

15/L

To,

GCZMA

Porvorim – Goa

Purohit

Ref:No.GCZMA/S/16-17/69/2372 Dated: 16/03/2017.

Sub: Clearance for proposed reconstruction Hno 439 Bearing
Survey no 100/10 Agonda village Canacona Taluka.

Sir,

With reference with the above cited subject and decision taken by your authority in the 137th GCZMA meeting on 24th Jan 2017. I am here to submit that I am from the traditional toddy tapper community. And i am here by submitting my new plans for only the ground floor.

I kindly oblige with the matter

MANAGEMENT
AUTHORITY
DEPT OF ENVIRONMENT
CLIMATE CHANGE

★ Thanking You

Selso Fernandes



Enclosed Plans 5 copies

INFORMATION ISSUED UNDER RTI ACT, 2005

14/2

EXTRACT OF THE MINUTES OF THE 144TH GCZMA MEETING HELD ON 21/03/2017Case No. 4.4

Clearance for proposed reconstruction of house bearing H. No. 439 located in the property bearing Sy. No. 100/10, Agonda, Canacona Taluka by Mr. Celso Fernandes.

Background: The applicant has sought clearance for proposed reconstruction of house bearing H. No. 439 located in the property bearing Sy. No. 100/10, Agonda, Canacona – Goa. The applicant has submitted a copy of Certificate issued by the Village Panchayat of Agonda wherein it is stated that the said house was assessed for house tax in the name of Smt. Maria Fernandes since the year 1980-81 to 2004-05 and the same was transferred in the name of Selso Fernandes in the year 2005-06 and has also submitted a certified copies of house tax receipts from the year 1979-80 etc. And a copy of Certificate issued by the Toddy Tapers Association stating that Mr. Selso Fernandes, S/o. Late Mr. Pedro Fernandes and Maria Fernandes belongs to the "Christian Renders" Community / Class which is recognised as OBC. The name of Applicant's mother i.e. Maria Fernandes is reflected in the column of other rights.



Site Inspection Report: The site was inspected by Shri.Ragunath Dhume, the then Expert Member of the GCZMA. The inspection report indicated that the existing land has residential houses. There exists an access. There exists ornamental trees within hte plot. The proposed plot is within 200 m of HTL. There exists an old house. The house is shown on DSLR plan. The name of Applicant's mother is reflected in Form I & XIV. The applicant belong to a toddy tappers community, Certificate is enclosed to the file. The Applicant has a Certificate of Panchayat stating htat the house tax is payed from 1980-81 till 03/06/2015 regularly. Since the Applicant belong to local community Applicant may be allowed for construction.

The said proposal was placed in the 137th GCZMA meeting held on 24/01/2017 wherein the Authority observed that the said proposal is for construction of a First floor on existing ground floor as could be seen from the plan attached to the Application. The said plot is located in the No Development Zone (NDZ) i.e. within 200m from the HTL.

As provided in para 8 III. A (ii) "No construction shall be permitted within NDZ except for repairs and reconstruction of the existing authorized structure not exceeding the Floor Space Index, existing plinth area and existing density. In case of traditional coastal communities including fisherfolks constructions and reconstructions is permissible for dwelling units between 100 to 200 m from the HTL along the seafront in accordance with the comprehensive plan prepared by the State Government in consultation with

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traditional coastal communities including fisherfolks and incorporating necessary disaster management provision as recommended by State Coastal Zone Management Authority to the National Coastal Zone Management authority for approval of Ministry of Environment and Forests ”

The Authority noted that a comprehensive plan as required under para 8 III A (ii) is not yet formulated and approved by the MoEF and hence the Authority decided that the present Application for proposed construction of first floor on existing ground floor cannot be considered and the Applicant may be informed accordingly.

Now, the Applicant has submitted revised plans in respect of ground floor on the existing plinth.

Area of the plinth = 193.48 sq. m

Proposed Ground floor area = 193.48 sq. m

Decision: The Authority noted that the Applicant has now submitted revised plans only in respect to the ground floor by maintaining the existing plinth. As such the Authority after detailed discussion and due deliberation and on considering the site inspection report of the then Expert members of the GCZMA, decided to approve the said proposal of reconstruction of house bearing H. No. 439 located in the property bearing Sy. No. 100/10, Agonda, Canacona – Goa in terms of the CRZ Notification, 2011, as amended.



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GOA COASTAL ZONE MANAGEMENT AUTHORITY

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

Ref. No. GCZMA/S/16-17/89/2372

Dated: 10/03/2017

To,
 Mr. Selso Fernandes
 Agonda-Canacona

Sub: Clearance for proposed reconstruction of house bearing H.No. 439 located in the property bearing Survey No. 100/10 at Agonda Village Canacona Taluka
Ref: Your application no. nil dated 19/07/2016.

Sir,

Certified Copy of The Document
 Available in Office Records

With reference to your application on the above mentioned subject, it is hereby conveyed that the Goa Coastal Zone Management Authority (GCZMA) has examined your proposal in the 137th GCZMA Meeting held on 24/01/2017. The Authority noted that a comprehensive plan as required under para 8 III A(ii) not yet formulated and approved by the Ministry of Environment and Forests and hence the Authority decided that the present application for proposed construction of first floor on existing ground floor cannot be considered.

for your information.



Encl: As above

Yours faithfully,

(Agnelo Fernandes)

Member Secretary (GCZMA)

o/c

P.A to Secretary (Environment) / Chairman (GCZMA), Secretariat, Porvorim.....for kind information

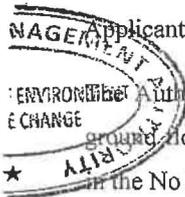
INFORMATION ISSUED UNDER RTI ACT, 2005

EXTRACT OF THE MINUTES OF THE 137TH GCZMA MEETING HELD ON 24/01/2017Case No. 2.4

Clearance for proposed reconstruction of house bearing H. No. 439 located in the property bearing Sy. No. 100/10, Agonda, Canacona Taluka by Mr. Celso Fernandes.

Background: The applicant has sought clearance for proposed reconstruction of house bearing H. No. 439 located in the property bearing Sy. No. 100/10, Agonda, Canacona – Goa. The applicant has submitted a copy of Certificate issued by the Village Panchayat of Agonda wherein it is stated that the said house was assessed for house tax in the name of Smt. Maria Fernandes since the year 1980-81 to 2004-05 and the same was transferred in the name of Selso Fernandes in the year 2005-06 and has also submitted a certified copies of house tax receipts from the year 1979-80 etc. And a copy of Certificate issued by the Toddy Tappers Association stating that Mr. Selso Fernandes, S/o. Late Mr. Pedro Fernandes and Maria Fernandes belongs to the “Christian Renders” Community / Class which is recognised as OBC. The name of Applicant’s mother i.e. Maria Fernandes is reflected in the column of other rights.

Site Inspection Report: The site was inspected by Shri.Ragunath Dhume,the then Expert Member of the GCZMA. The inspection report indicated that the existing land has residential houses. There exists an access. There exists ornamental trees within hte plot. The proposed plot is within 200 m of HTL. There exists an old house. The house is shown on DSLR plan. The name of Applicant’s mother is reflected in Form I & XIV. The applicant belong to a toddy tappers community, Certificate is enclosed to the file. The Applicant has a Certificate of Panchayat stating hthat the house tax is payed from 1980-81 till 03/06/2015 regularly. Since the Applicant belong to local community Applicant may be allowed for construction.



The Authority observed that the said proposal is for construction of a First floor on existing ground floor as could be seen from the plan attached to the Application. The said plot is located in the No Development Zone (NDZ) i.e. within 200m from the HTL.

As provided in para 8 III. A (ii) “No construction shall be permitted within NDZ except for repairs and reconstruction of the existing authorized structure not exceeding the Floor Space Index, existing plinth area and existing density. In case of traditional coastal communities including fisherfolks constructions and reconstructions is permissible for dwelling units between 100 to 200 m from the HTL along the seafront in accordance with the comprehensive plan prepared by the State Government in consultation with traditional coastal communities including fisherfolks and incorporating necessary disaster management provision as recommended by State Coastal Zone Management Authority to the National Coastal Zone Management authority for approval of Ministry of Environment and Forests ”

Decision: The Authority noted that a comprehensive plan as required under para 8 III A (ii) not yet formulated and approved by the MoEF and hence the Authority decided that the present Application for proposed construction of first floor on existing ground floor cannot be considered and the Applicant may be informed accordingly.

INFORMATION ISSUED UNDER RTI ACT, 2005

SITE INSPECTION REPORT

1. Date & time of inspection:
2. Name of the project: NOC for proposed reconstruction of Existing house
3. Location:
 Survey No. 100/10 Village: Agonda Taluka: Caranora
 Chalta No. _____ P.T.S. No: _____ Town: _____
4. Detailed description of status of adjoining properties:
Wooden shed/Residential/Vacant
5. Existing Land Use: Residential house
6. Accessibility: Yes
7. Topography:
 Type of soil: Sandy, Rocky, Clay, Lateritic etc.
 Topography: Plain, Undulating, Gently sloping, Cliff etc.
 Existence of Sand dunes: Yes/No
 If Yes, Number of dunes in the property: _____
 Height of the dunes: No
 Slope: _____
 Whether the dunes are virgin or tampered: Yes/No
 If Yes, give details
No
- Whether any lagoons, backwaters, or other water bodies exist in the plot.
No
- (The location of sand dunes and water bodies should be marked on the site plan)
No
8. Vegetation:
 Pioneer vegetation like bushes, creepers and grasses:
 Secondary vegetation like coconut, casuarina or other trees.
 Mangroves: No
 Any other vegetation or trees:
Ornamental trees
9. Distance of seaward boundary from river/sea High Tide Line:
within 200 m of H.T.L



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10. Existing structures within the plot: *old house*

11. Whether any proposed work has been carried out at the site: (a brief description of the type and extent of the work carries out) *No*



12. Whether any traditional access through the plot exists: *No*

13. Any other information about the site that is relevant to the environment:

- (1) The house is shown on D.S.L.R plan.
- (2) The name of applicant's mother is *refert on the form I & II*
- (3) The applicant belongs to a toddy tapper community village. Dated: is enclosed to the file. Also ~~during~~ inspection it is observed that there are two adjoining existing structures as indicated in the submitted plan and one of which is a wooden shed. *Signature, Name and Designation*
- (4) The applicant has a affidavit of purchase stating that the house tax is paid from 1991-present.
- (5) Since the applicant belongs to local community - applicant may be allowed to construct.
- (6) Authority to decide.

R.M. Dhume

INFORMATION ISSUED UNDER RTI ACT, 2005

11/C

Application format for proposed
Projects/Constructions/Repairs in CRZ

Member Secretary
G.C.Z.M.A.

Inward No. 1710/F
Date 19/07/16

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

Eelso Fernandes
Agenda-60a

To:
The Member Secretary,
West Coastal Zone Management Authority,
Dennis Tower, 3rd Floor,
Patto, Panaji-Goa.

Subject: NOC for proposed for residential House

Sir,

I intend to carry out the under-mentioned development in the plot of land under Survey no 100/10 (Chalta No. _____ P.T. Sheet No. _____) of Agenda Village/Town. Perna Long Taluka, in accordance with the Coastal Regulation Zone (CRZ) Notification dated 19th February 1991 and 6th January 2011 as amended subsequently

(Please give particulars of the proposed development)

I am enclosing herewith the following documents.

1. Ownership documents.
2. Form I & XIV.
3. ~~3~~ Certified copy of Survey Plan issued by Directorate of Settlements & Land Records. (Showing 200 meter to 500 meter line (compulsory))
4. ~~4~~ Map/Plan showing the existing and proposed developments (duly coloured as per colour CHANGE and countersigned by the Owner and Architect/Engineer/Town Planner registered with AMR respective associations.
5. ~~5~~ One copy of the detailed plans of the proposed developments countersigned by the Owner and Architect/Engineer/Town Planner registered with their respective associations.
6. Contour Plan of the plot with 50 cm. Counter interval (Not applicable in case of re-construction and repair)
7. CRZ Clearances questionnaire duly completed (Form "A")
8. Environmental Impact Assessment (EIA) Report (Not applicable for compound walls, re-construction, repair and single dwelling units).
9. Existing and proposed vegetation plan (Not applicable for compound walls, re-construction and repair).
10. Photographs of the property from all sides showing the existing landscape, structure etc
11. This NOC will be issued subsequent to the payment of fees by the applicant of Rs. 2000 /- vide D.D. No. 734439 dated / / . In favour of Goa Coastal Zone Management Authority payable at Panjim. Dues

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

Date: 7/12/16

APD
Signature of the Owner

INFORMATION ISSUED UNDER RTI ACT, 2005



18/07/2010

(Regd. No. 14)

16/c
D. G. Moura,
P.O. Moura,
Jero Incho Top In Area,
P. O. Box 207
MARGAO,
GOA. 403601
Phone No.: 2715446

Ref.

AGTTA/96/10/1208

CERTIFICATE

This is to certify that Mr. Selso A. P. Fernandes son of late Mr. Pedro A. Fernandes and late Mrs. Maria F. Fernandes Resident of HNo. 439, Ward Val, Village Agonda, Taluka of Canacona, Sub Division South Goa District, in the State of Goa Belongs to the "CHRISTIAN RENDERS" COMMUNITY/CLASS Which is recognized as OTHER BACKWARD CLASS for the State of Goa vide Govt. Notification no. 13/13/2003-SWD/1740 dtd 22.6.2009.



for ALL GOA TODDY TAPPERS' ASSOCIATION

(Signature)
PRESIDENT

MARGAO-GOIA.
6th July, 2010.



INFORMATION ISSUED UNDER RTI ACT, 2005

ale

Ph. No. : 2647357



OFFICE OF THE VILLAGE PANCHAYAT

Agonda - Canacona - S. Goa

ग्राम पंचायत आगोंदा

काणकोण - गोवा

Ref No. : VPA/CANI/2016-17) 329

Date: 3/6/2016

CERTIFICATE

This is to certify that, House No. 439, was assessed for house tax in the name of Smt. Maria Fernandes, since the year 1980-81 to 2004-05 and in the year 2005-06 the said house was transferred in the name of Shri Selso A. P. Fernandes as per Village Panchayat Assessment Register and he is paying said house tax regularly till date in the name of Selso A.P. Fernandes.

This certificate has been issued on the request of Selso A.P. Fernandes r/o Vall Agonda, Canacona Goa, in order to produce before Tourism Department Panaji Goa.



(Navanita N, Naik Gaunkar)

SARPANCH
VILLAGE PANCHAYAT
V.P. Agonda
AGONDA, CANACONA-GOA

810



Handwritten: 'THIS COPY' with an arrow pointing to the right.

Form No. 4

RECEIPT

Receipt Book No. 168

Receipt No. 82

The Village Panchayat

V.P. Agarda

Received with thanks from

Maria Fernandez

Rupees (

₹-1 Five only

on account of

House tax of H.N. 439 for the

Date

30/01/1991 year 1990-91 to, 1991-92

Reference to cash entry

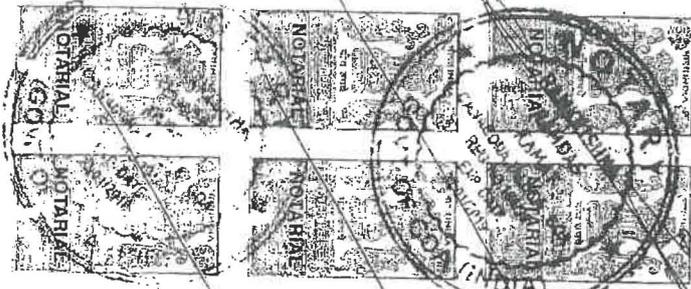
Book

Signature and Designation of

Page No.

Issuing officer

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



CERTIFIED COPY OF THE RECEIPT

Handwritten: 'Maria Fernandez', 'NOTARY', 'CHIVACOMA TALUKA', 'STATE OF GOA (INDIA)', 'REG NO. 933', 'GATE'.

Handwritten: '28/01/2015', '2015'.

INFORMATION ISSUED UNDER RTI ACT, 2005

#10



TRUE COPY

Form No. 4
RECEIPT

Receipt Book No. 123

Receipt No. 35

The Village Panchayat of Agonda

Received with thanks from Maria Fernandes

Rupees (4/-) four and

on account of House tax of H.N. 439 for the year 1981-82

Date 28/11/1982

Reference to cash entry

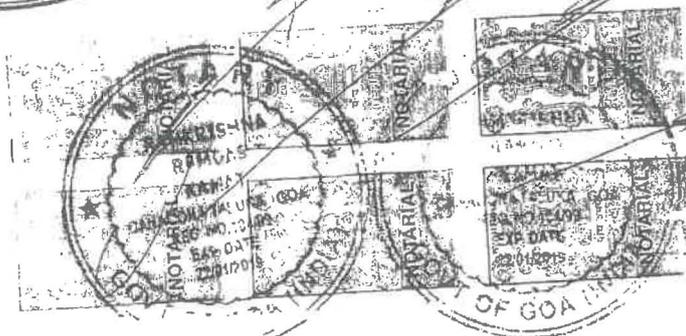
Book

Page No

VILLAGE PANCHAYAT AGONDA

Secretary
Village Panchayat
Secretary

The seal of the fund shall be affixed to each Receipt before it is issued. ONLY GOA
The original copy shall be retained and the duplicate issued.



CERTIFIED TO BE TRUE COPY OF THE ORIGINAL

NOTARY
STATE OF GOA
REG. NO. 997 of 2015
DATE 06/05/2015

INFORMATION ISSUED UNDER RTI ACT, 2005

6/c



TRUE COPY

V.P.

Original

FORM No. 4

RECEIPT

Receipt Book No. 144 Receipt No. 56

The V.P. Agonda

Received with thanks from Maria Pemanaly

Rupees Thirteen 9 (Rs. 131)

on account of House tax of Rs. 439 for

Date 20/1/86 the year 1982-83 to

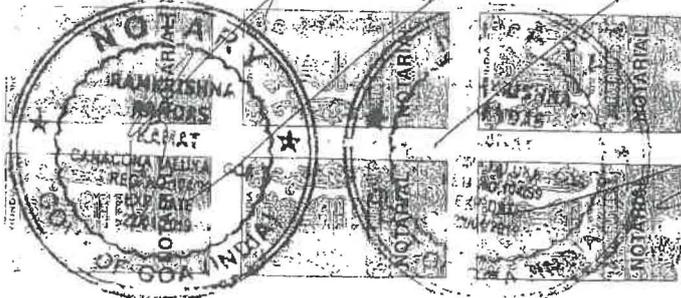
Reference to cash entry

Book

Page No.



Signature and Designation of issuing Officer, VILLAGE PANCHAYAT AGONDA, CANACONA GOA



CERTIFIED TO BE TRUE COPY OF THE ORIGINAL

NOTARY, CANACONA, STATE OF GOA, REG. NO. 104/89, DATE 06-05-2015

INFORMATION ISSUED UNDER RTI ACT, 2005

5/6



FORM No. 4

vap

Original

Rs. 2.50

RECEIPT

Receipt Book No. 146.....

Receipt No. 60.....

The v.p. Agonds

Received with thanks from Maria Fernandes

Rupees 1.00 and paise fifty of

on account of house tax of Rs. 439 for

Date 13/11/87 the year 1986-87

Reference to cash entry

Book

Page No.

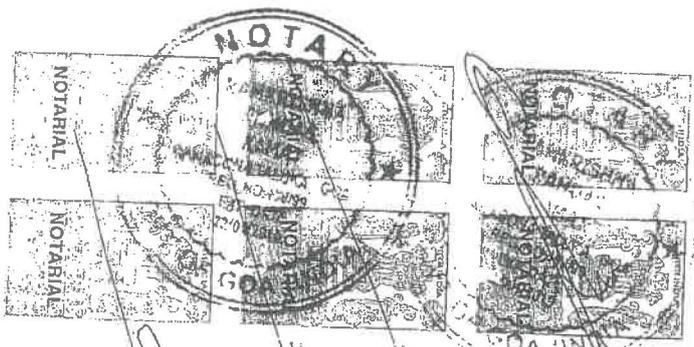
[Handwritten Signature]

Signature and Designation of issuing Officer

Govt. Ptg. Press, Panaji-Goa — 618/5,000 Bk. 5/1984

Secretary

VILLAGE PANCHAYAT AGONDA
CANALONIA GOA



CERTIFIED TO BE TRUE COPY OF THE ORIGINAL

SANKRISHNA KAMAT
NOTARY
CANALONIA
STATE OF GOA
REG. NO. 915
DATE

13/11/87

INFORMATION ISSUED UNDER RTI ACT, 2005



FORM I & XIV

नमुना नं १ व १४

100005732521

Date : 01/09/2016

Page 1 of 1

Taluka	CANACONA	Survey No.	100
तालुका		सर्वे नंबर	
Village	Agonda	Sub Div. No.	10
गांव		हिस्सा नंबर	
Name of the Field	Val	Tenure	
शेताचे नांव		सत्ता प्रकार	

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop	Garden	Rice	Khajan	Ker	Morad	Total Cultivable Area
जिरायत	बागायत	हरी	खाजन	केर	मोरड	एकूण लागण क्षेत्र
0000.00.00	0000.52.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.52.50

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब			Remarks	शेरा
Class (a)	Class (b)	Total Un-Cultivable Area	Grand Total	
वर्ग (अ)	वर्ग (ब)	एकूण नापिक जमीन	एकूण	
0000.01.00	0000.00.00	0000.01.00	0000.53.50	

Assessment :	Rs. 0.00	Foro	Rs. 0.00	Predial	Rs. 0.00	Rent	Rs. 0.00
आकार		फोर		प्रेदियाल		रेंट	

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks	शेरा
	कब्जेदाराचे नांव	खाते नंबर	फेरफार नं		
1	Janki Devappa Dessai One				

S.No.	Name of the Tenant	Khata No.	Mutation No.	Remarks	शेरा
	कुळाचे नांव	खाते नंबर	फेरफार नं		
1	Nil				

Other Rights इतर हक्क	Mutation No.	Remarks
Name of Person holding rights and nature of rights:	फेरफार नं	शेरा
इतर हक्क धारक नांव व हक्क प्रकार		
House belongs to:		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	Land not Available for cultivation	Source of Irrigation	Remarks
वर्ष	लागण करणाऱ्याचे नांव	रीत	मौसम	पिकाचे नांव	बागायत	जिरायत	नसणिक जमीन	सिंचनाचा स्रोत	शेरा
					Ha.Ars.Sq.Mts	Ha.Ars.Sq.Mts	Nature	लिचनांचा स्रोत	
					हे. आर. चौ. मी.	हे. आर. चौ. मी.	प्रकार	हे. आर. चौ. मी.	

End of Report

For any further inquiries, please contact the Mamlatdar of the concerned Taluka.

Copy ready on

Copy delivered

Fees charged

C.A.R. RI. No.

Date

Mamlatdar of Canacona Taluka
Canacona Taluka

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INFORMATION ISSUED UNDER RTI ACT, 2005

316



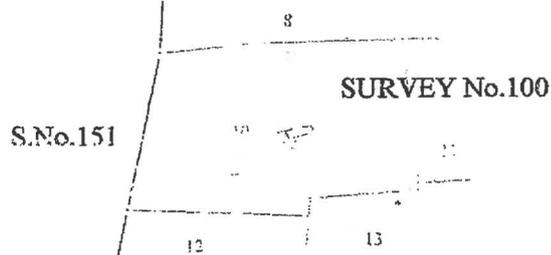
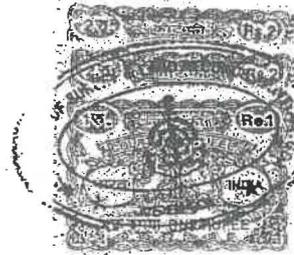
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
QUEPEM-GOA



Inward No: 4056

Plan Showing plots situated at
Village : AGONDA
Taluka : CANACONA
Survey No./Subdivision No. : 100/ 10.
Scale : 1:2000

[Signature]
Inspector of Survey & Land Records.



[Signature]
Generated By : Dinesh Naik (D,Man Gr. II.)
On : 01-09-2016.

[Signature]
01/09/16
Compared By:

INFORMATION ISSUED UNDER RTI ACT, 2005



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
QUEPEM-GOA



Inward No: 4056

Plat: Showing plots situated at
Village : AGONDA
Taluka : CANACONA
Survey No. Subdivision No. : 100/
Scale : 1:2000

[Signature]
Inspector of Survey & Land Records.



SURVEY No.100

S.No.151



[Signature]
Generated By : Dinesh Naik (D,Man Gr. II.)
On : 01-09-2016.

[Signature]
Compared By: 01/09/16

16/c

GOA COASTAL ZONE MANAGEMENT AUTHORITY

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

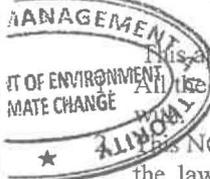
Ref. No. GCZMA/S/16-17/70/35

Dated: 04/04/2017

To,
Mr. Selso Fernandes
Agonda-Canacona

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

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



This approval is subject to the compliance of following conditions:

Certified Copy of The Document
Available in Office Records

All the provisions of the CRZ Notification 2011, as amended should be strictly complied ..

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

Yours faithfully,

(Agnelo Fernandes)

Member Secretary (GCZMA)

Encl: As above

Copy to:

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

INFORMATION ISSUED UNDER RTI ACT, 2005

Member Secretary
G.C.Z.M.A.
Inward No. 4952/L
Date 14/03/17

10/c

To,

GCZMA

Porvorim – Goa

Fictive

Ref:No.GCZMA/S/16-17/69/2372 Dated: 16/03/2017.

Sub: Clearance for proposed reconstruction Hno 438 Bearing
Survey no 100/10 Agonda village Canacona Taluka.

Sir,

With reference with the above cited subject and decision taken by your authority in the 137th GCZMA meeting on 24th Jan 2017. I am here to submit that I am from the traditional toddy tapper community. And i am here by submitting my new plans for only the ground floor.

Kindly oblige with the matter

ENVIRONMENT
CHANGE

★Thanking You

Selso Fernandes



Enclosed Plans 5 copies

EXTRACT OF THE MINUTES OF THE 144TH GCZMA MEETING HELD ON 21/03/2017

Case No. 4.3

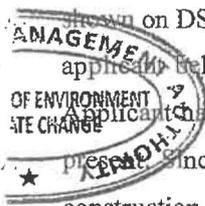
Clearance for proposed reconstruction of house bearing H. No. 438 located in the property bearing Sy. No. 100/10, Agonda, Canacona Taluka by Mr. Celso Fernandes.

Background: The applicant has sought clearance for proposed reconstruction of house bearing H. No. 438 located in the property bearing Sy. No. 100/10, Agonda, Canacona – Goa. The applicant has submitted a copy of Certificate issued by the Village Panchayat of Agonda wherein it is stated that the said house was assessed for house tax in the name of Smt. Conceicao Fernandes since the year 1990-91 to 2000-01 and the same was transferred in the name of Selso Fernandes in the year 2001-02 and has also submitted a certified copies of house tax receipts for the year 1981-82 to 1994-95, a copy of plan issued by DSLR wherein the structure is reflected and a copy of Certificate issued by the Toddy Tappers Association stating that Mr. Selso Fernandes, S/o. Late Mr. Pedro Fernandes and Maria Fernandes belongs to the “Christian Renders” Community / Class which is recognised as OBC. The name of Applicant’s mother i.e. Maria Fernandes is reflected in the column of other rights.

Site Inspection Report: The site was inspected by Shri.Ragunath Dhume, the then Expert Member of the GCZMA. The inspection report indicated that the existing land has residential houses. There exists an access. There exists ornamental trees within the plot. The proposed plot is within 200 m of HTL. There exists an old house. The house is shown on DSLR plan. The name of Applicant’s mother is reflected in Form I & XIV. The applicant belong to a toddy tappers community, Certificate is enclosed to the file. The Applicant has a Certificate of Panchayat stating that the house tax is paid from 1991 to present since the Applicant belong to local community Applicant may be allowed for construction.

The said proposal was placed in the 137th GCZMA meeting held on 24/01/2017 wherein the Authority observed that the said proposal is for construction of a First floor on existing ground floor as could be seen from the plan attached to the Application. The said plot is located in the No Development Zone (NDZ) i.e. within 200m from the HTL.

As provided in para 8 III. A (ii) “No construction shall be permitted within NDZ except for repairs and reconstruction of the existing authorized structure not exceeding the Floor Space Index, existing plinth area and existing density. In case of traditional coastal communities including fisherfolks constructions and reconstructions is permissible for dwelling units between 100 to 200 m from the HTL along the seafront in accordance with



the comprehensive plan prepared by the State Government in consultation with traditional coastal communities including fisherfolks and incorporating necessary disaster management provision as recommended by State Coastal Zone Management Authority to the National Coastal Zone Management authority for approval of Ministry of Environment and Forests ”

The Authority noted that a comprehensive plan as required under para 8 III A (ii) is not yet formulated and approved by the MoEF and hence the Authority decided that the present Application for proposed construction of first floor on existing ground floor cannot be considered and the Applicant may be informed accordingly.

Now, the Applicant has submitted revised plans in respect of ground floor on the existing plinth.

Area of the plinth = 217.60 sq. m

Proposed Ground floor area = 217.60 sq. m

Decision: The Authority noted that the Applicant has now submitted revised plans only in respect to the ground floor by maintaining the existing plinth. As such the Authority after detailed discussion and due deliberation and on considering the site inspection report of the then Expert members of the GCZMA, decided to approve the said proposal of reconstruction of house bearing H. No. 438 located in the property bearing Sy. No. 100/10, Agonda, Canacona – Goa in terms of the CRZ Notification, 2011, as amended.



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GOA COASTAL ZONE MANAGEMENT AUTHORITY

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

Ref. No. GCZMA/S/16-17/70/2371

Dated: 10/03/2017

To,
 Mr. Selso Fernandes
 Agonda-Canacona

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

Certified Copy of The Document
 Available in Office Records

Sir,

With reference to your application on the above mentioned subject, it is hereby conveyed that the Goa Coastal Zone Management Authority (GCZMA) has examined your proposal in the 137th GCZMA Meeting held on 24/01/2017. The Authority noted that a comprehensive plan as required under para 8 III A(ii) not yet formulated and approved by the Ministry of Environment and Forests and hence the Authority decided that the present application for proposed construction of first floor on existing ground floor cannot be considered.

This is for your information.



Encl: As above

Yours faithfully,

(Agnelo Fernandes)

Member Secretary (GCZMA)

012

P.A to Secretary (Environment) / Chairman (GCZMA), Secretariat, Porvorim.....for kind information

INFORMATION ISSUED UNDER RTI ACT, 2005

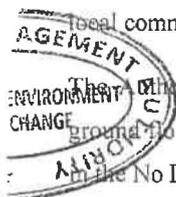
11/c

EXTRACT OF THE MINUTES OF THE 137TH GCZMA MEETING HELD ON 24/01/2017Case No. 2.3

Clearance for proposed reconstruction of house bearing H. No. 438 located in the property bearing Sy. No. 100/10, Agonda, Canacona Taluka by Mr. Celso Fernandes.

Background: The applicant has sought clearance for proposed reconstruction of house bearing H. No. 438 located in the property bearing Sy. No. 100/10, Agonda, Canacona – Goa. The applicant has submitted a copy of Certificate issued by the Village Panchayat of Agonda wherein it is stated that the said house was assessed for house tax in the name of Smt. Conceicao Fernandes since the year 1990-91 to 2000-01 and the same was transferred in the name of Selso Fernandes in the year 2001-02 and has also submitted a certified copies of house tax receipts for the year 1981-82 to 1994-95, a copy of plan issued by DSLR wherein the structure is reflected and a copy of Certificate issued by the Toddy Tapers Association stating that Mr. Selso Fernandes, S/o. Late Mr. Pedro Fernandes and Maria Fernandes belongs to the “Christian Renders” Community / Class which is recognised as OBC. The name of Applicant’s mother i.e. Maria Fernandes is reflected in the column of other rights.

Site Inspection Report: The site was inspected by Shri.Ragunath Dhume,the then Expert Member of the GCZMA. The inspection report indicated that the existing land has residential houses. There exists an access. There exists ornamental trees within the plot. The proposed plot is within 200 m of HTL. There exists an old house. The house is shown on DSLR plan. The name of Applicant’s mother is reflected in Form I & XIV. The applicant belong to a toddy tappers community, Certificate is enclosed to the file. The Applicant has a Certificate of Panchayat stating that the house tax is paid from 1991 to present. Since the Applicant belong to local community Applicant may be allowed for construction.



The Authority observed that the said proposal is for construction of a First floor on existing ground floor as could be seen from the plan attached to the Application. The said plot is located in the No Development Zone (NDZ) i.e. within 200m from the HTL.

As provided in para 8 III. A (ii) “No construction shall be permitted within NDZ except for repairs and reconstruction of the existing authorized structure not exceeding the Floor Space Index, existing plinth area and existing density. In case of traditional coastal communities including fisherfolks constructions and reconstructions is permissible for dwelling units between 100 to 200 m from the HTL along the seafront in accordance with the comprehensive plan prepared by the State Government in consultation with traditional coastal communities including fisherfolks and incorporating necessary disaster management provision as recommended by State Coastal Zone Management Authority to the National Coastal Zone Management authority for approval of Ministry of Environment and Forests ”

Decision: The Authority noted that a comprehensive plan as required under para 8 III A (ii) not yet formulated and approved by the MoEF and hence the Authority decided that the present

INFORMATION ISSUED UNDER RTI ACT, 2005

10/c

Application for proposed construction of first floor on existing ground floor cannot be considered and the Applicant may be informed accordingly.



INFORMATION ISSUED UNDER RTI ACT, 2009

9/c

SITE INSPECTION REPORT

1. Date & time of inspection:
2. Name of the project: No c for proposed reconstruction of Existing house
3. Location:
Survey No. 100/10 Village: Agonda Taluka: Canoura
Chalta No. _____ P.T.S. No: _____ Town: _____
4. Detailed description of status of adjoining properties:
Residential / Vacant.
5. Existing Land Use: Residential house
6. Accessibility: Yes.
7. Topography:
Type of soil: Sandy, Rocky, Clay, Lateritic etc.
Topography: Plain, Undulating, Gently sloping, Cliff etc.
Existence of Sand dunes: Yes/No
If Yes, Number of dunes in the property:
Height of the dunes: NA
Slope:
Whether the dunes are virgin or tampered: Yes/No
If Yes, give details
NA
- Whether any lagoons, backwaters, or other water bodies exist in the plot.
NA
- (The location of sand dunes and water bodies should be marked on the site plan)
NA
8. Vegetation:
Pioneer vegetation like bushes, creepers and grasses:
Secondary vegetation like coconut, casuarina or other trees.
Mangroves: No
Any other vegetation or trees:
Ornamental trees.
9. Distance of seaward boundary from river/sea High Tide Line:
within 20mb of H.T.L



- 2 -

10. Existing structures within the plot:

old house

11. Whether any proposed work has been carried out at the site:
(a brief description of the type and extent of the work carries out)

No

12. Whether any traditional access through the plot exists:

No

13. * Any other information about the site that is relevant to the environment:

- (1) The house is shown on D.S.L.R plan.
- (2) The name of applicant ^{mother} is present on form I & IX.
- (3) The applicant belong to a toddy tapper community. Certificate is enclosed to the file.

Dated:
Place:Signature, Name and
Designation

- (4) The applicant has a certificate of purchase stating that the house tax is paid from 1980-1981 till 31/6/2016 regularly.
- (5) Since the applicant belong to ^{local} ~~tribe~~ community applicant may be allowed ^{for} ~~the~~ construction.
- (6) Authority may decide.

R. M. Sharma

INFORMATION ISSUED UNDER RTI ACT, 2005

7/c

Member Secretary
C.C.Z.M.A.
Invt. No. 1710/F
Date 19/07/16.

Application format for proposed
Projects/Constructions/Repairs in CRZ

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

Seelo Fernandes
Agenda - Goa

To:
The Member Secretary,
Goa Coastal Zone Management Authority,
Dempo Tower, 3rd Floor,
Pano, Panaji-Goa.

Subject: NOC for proposed reconstruction of existing House
Sir,

I intend to carry out the under-mentioned development in the plot of land under Survey No. 100/10 (Challa No. _____ P.T. Sheet No. _____) of Agenda Village/Town. Comaleng Taluka, in accordance with the Coastal Regulation Zone (CRZ) Notification dated 19th February 1991 and 6th January 2011 as amended subsequently

(Please give particulars of the proposed development)

I am enclosing herewith the following documents.

1. Ownership documents.
2. Form I & XIV.
3. Certified copy of Survey Plan issued by Directorate of Settlements & Land Records. (Showing 200 meter to 500 meter line (compulsory))
4. Site Plan showing the existing and proposed developments (duly coloured as per colour code) countersigned by the Owner and Architect/Engineer/Town Planner registered with their respective associations.
5. One copy of the detailed plans of the proposed developments countersigned by the Owner and Architect/Engineer/Town Planner registered with their respective associations.
6. Contour Plan of the plot with 50 cm. Counter interval (Not applicable in case of reconstruction and repair)
7. CRZ Clearances questionnaire duly completed (Form "A")
8. Environmental Impact Assessment (EIA) Report (Not applicable for compound walls, reconstruction, repair and single dwelling units).
9. Existing and proposed vegetation plan (Not applicable for compound walls, reconstruction and repair).
10. Photographs of the property from all sides showing the existing landscape, structure etc
11. This NOC will be issued subsequent to the payment of fees by the applicant of Rs. 2000 vide D.D. No. 734938 dated 17/07/2016 in favour of Goa Coastal Zone Management Authority payable at Panjim.

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

Date: 07/12/16

ABC
Signature of the Owner

INFORMATION ISSUED UNDER RTI ACT, 2005



Ref.

AGTTA/96/10/1208

CERTIFICATE

This is to certify that Mr. Selso A. P. Fernandes son of late Mr. Pedro A. Fernandes and late Mrs. Maria F. Fernandes Resident of HNo. 439, Ward Val, Village Agonda, Taluka of Canacona, Sub Division South Goa District, in the State of Goa Belongs to the "CHRISTIAN RENDERS" COMMUNITY/CLASS Which is recognized as OTHER BACKWARD CLASS for the State of Goa vide Govt. Notification no. 13/13/2003-SWD/1740 dtd 22.6.2009.



for ALL GOA TODDY TAPPERS' ASSOCIATION

[Signature]
PRESIDENT

MARGAO-GOA.
6th July, 2010.



INFORMATION ISSUED UNDER RTI ACT, 2005


OFFICE OF THE VILLAGE PANCHAYAT

Agonda - Canacona - S. Goa

ग्राम पंचायत आगोंदा

काणकोण - गोंदा

Ph. No. : 2647357

Ref. No. : VPA/CAN/ 2016-17/1011

Date: 14/9/16

CERTIFICATE

This is to certify that the Premises No. 438 situated at Val Agonda was registered in the name of Smt. Conceicao Fernandes from the year 1990-91 to 2000-01 and from the year 2001-02, to till date the said house has been transferred in the name of Shri Selso A. P. Fernandes as per Panchayat Assessment Register and he is paying said house tax regularly till date in the name of Shri Selso A. P. Fernandes.

This certificate has been issued at the request of applicant Shri Selso A.P. Fernandes in order to produce the same before CRZ authority.



[Signature]
SARPANCH
 VILLAGE PANCHAYAT
 AGONDA, CANACONA, GOA

INFORMATION ISSUED UNDER RTI ACT, 2005

etc



TRULY COPY

Val- Agramut

Form No. 4 RECEIPT



Receipt Book No. 228

The Village Panchayat V.P. Agonda

Received with thanks from Conceicao Fernandes

Rupees (35/-) Rupees Thirty five

on account of House tax of house no 438 for the

Date 8-10-99

Year 1981-82 to 94-95



reference to cash entry

Book

Page No.

Signature and Designation of Issuing Officer

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



IDENTIFIED TO BE TRUE COPY OF THE ORIGINAL

Signature of Ramkrishna Ramdas Kamat, Notary Public, Taluka Goa, State of Goa, India, Reg. No. 103856, Date 06-05-2015

3/c



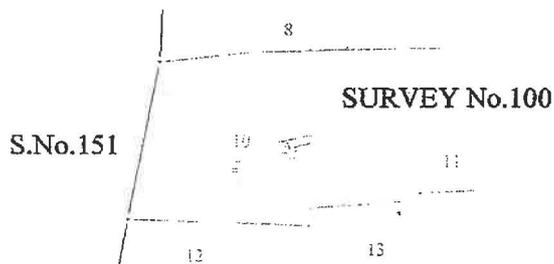
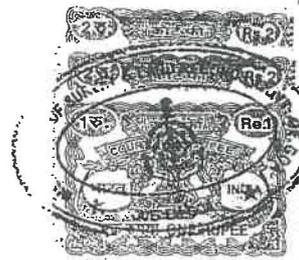
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
QUEPEM-GOA

Inward No: 4056



Plan Showing plots situated at
Village : AGONDA
Taluka : CANACONA
Survey No./Subdivision No. : 100/ 10.
Scale : 1:2000

[Signature]
Inspector of Survey & Land Records.



Generated By : Dinesh Naik (D,Man Gr. II.)
On : 01-09-2016.

[Signature]
01/09/16
Compared By:

INFORMATION ISSUED UNDER RTI ACT, 2003

100005732521



FORM I & XIV

समुना नं १ व १४

Date : 01/09/2016

Page 1 of 1

Taluka	CANACONA	Survey No.	100
तालुका		सर्वे नंबर	
Village	Agonda	Sub Div. No.	10
गांव		हिस्सा नंबर	
Name of the Field	Val	Tenure	
शेताचे नांव		सत्ता प्रकार	

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.52.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.52.50

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण	Remarks शेरा
0000.01.00	0000.00.00	0000.01.00	0000.53.50	

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
----------------------	----------	-------------	----------	----------------------	----------	--------------	----------

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Janki Devappa Dessai One			

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
House belongs to: Maria Fernandes		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील											
Year	Name of the Cultivator	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated वागायत Ha.Ars.Sq.Ms हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Ms हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार		Area क्षेत्र Ha.Ars.Sq.Ms हे. आर. चौ. मी.	Source of Irrigation सिंचनाचा प्रति	Remarks शेरा
		Nil									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

Copy ready on
Copy retained
Fees charge
A.S. RL No.
11/9/2016

Mamlatdar of Canacona Taluka
Canacon

True copy

EXHIBIT A-2

From

Adv Jayant Karn

5th floor, Satt Adhar Chambers

Patto Panaji Goa

9284472599

23.05.2023

To

The Public Information Officer

Village Panchayat of Agonda

Agonda Canacona Goa

Sub: Information under RTI Act, 2005

Sir/Ma'am

Be pleased to provide me with the following information:

1. In whose name is the House Tax registered for the house bearing H. No. 438 and 439 in the village of Agonda?
2. Whether any permissions/licenses/ NOC have been issued or applied for with respect to the construction/reconstruction/repair in the property bearing survey no. 100/10 of Agonda village?
3. Kindly inform whether has Mr. Selso Fernandes and/or Ms. Concecao Fernades have obtained any

True Copy

license for carrying out construction/reconstruction/repair in the survey no. 100/10 of Agonda Village for the house bearing H. No. 438 and 439. If any such license/permission is granted, kindly furnish a copy of the said license/permission.

4. Copy of technical clearance by Department of Town and Country Planning, if any, furnished by Mr. Selso Fernandes and/or Ms. Concecao Fernades or any other person to the Village Panchayat of Agonda in connection with the House bearing No. 438 and 439 in village Agonda.
5. Copy of any NOC from the Health Department, if any, furnished by Mr. Selso Fernandes and/or Ms. Concecao Fernades or any other person to the Village Panchayat of Agonda in connection with the House bearing No. 438 and 439 in village Agonda?
6. Copy of plans, if any, submitted by Mr. Selso Fernandes and/or Ms. Concecao Fernades or any other person for approval to the Village Panchayat of Agonda in connection with said construction. i.e. House bearing No. 438 and 439.

7. Documents submitted by Mr. Selso Fernandes for availing any permission/license with respect to any structures in Survey No. 100/10 of Village Agonda.
8. Whether Mr. Selso Fernandes, M/s. Dream Discovery has been permitted to carry out any commercial activity in any structures in Survey No. 100/10 of Village Agonda?

The information referred to above may be given on urgent basis as the same is required to be produced in Court.

I shall pay the necessary charges as and when called upon to do so. I am an Indian citizen, and permanent resident of Panaji Goa.

Thanking you

Yours faithfully


True Copy

18th December, 2002

609

EXHIBIT A-3 (Collly)



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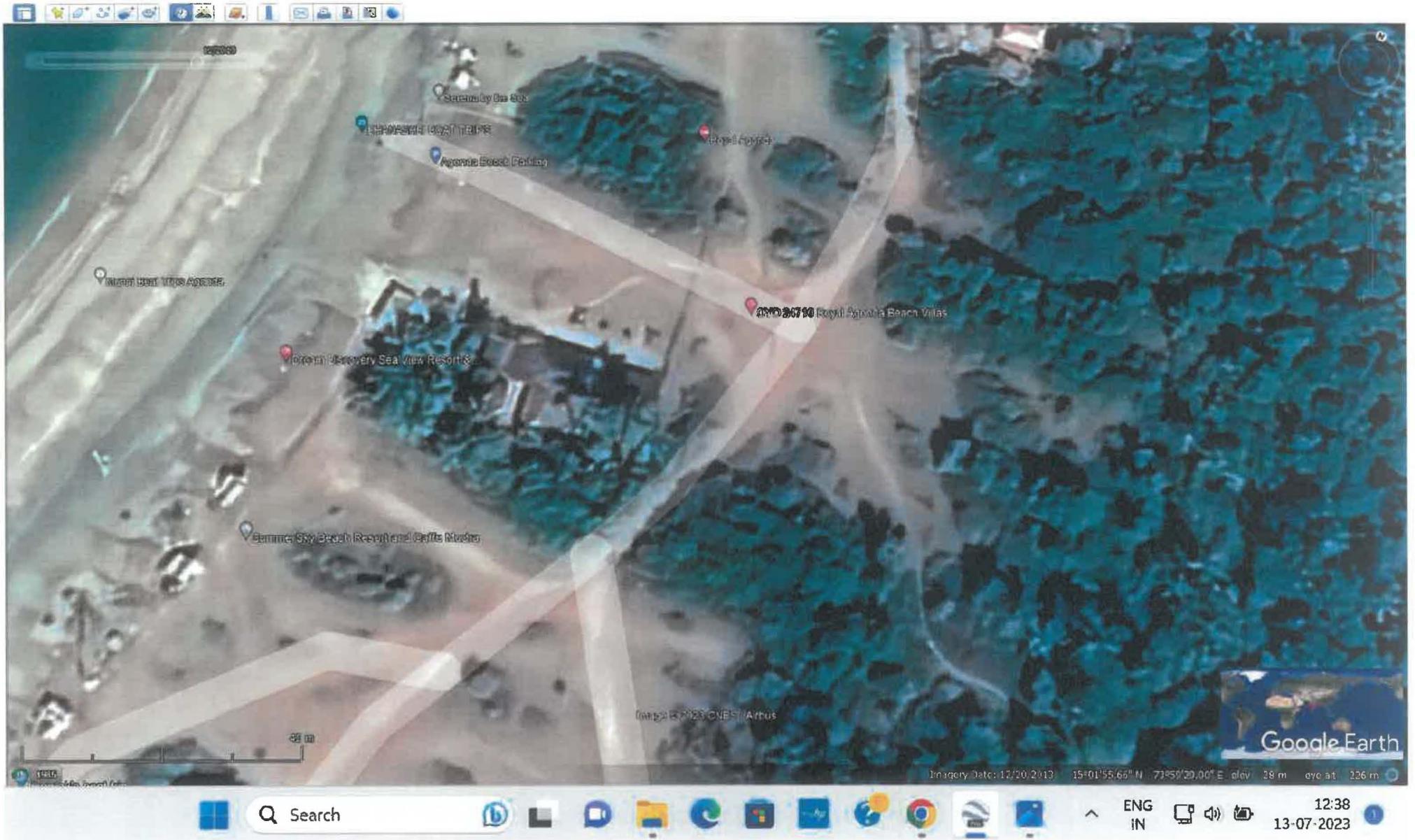
10th February, 2003



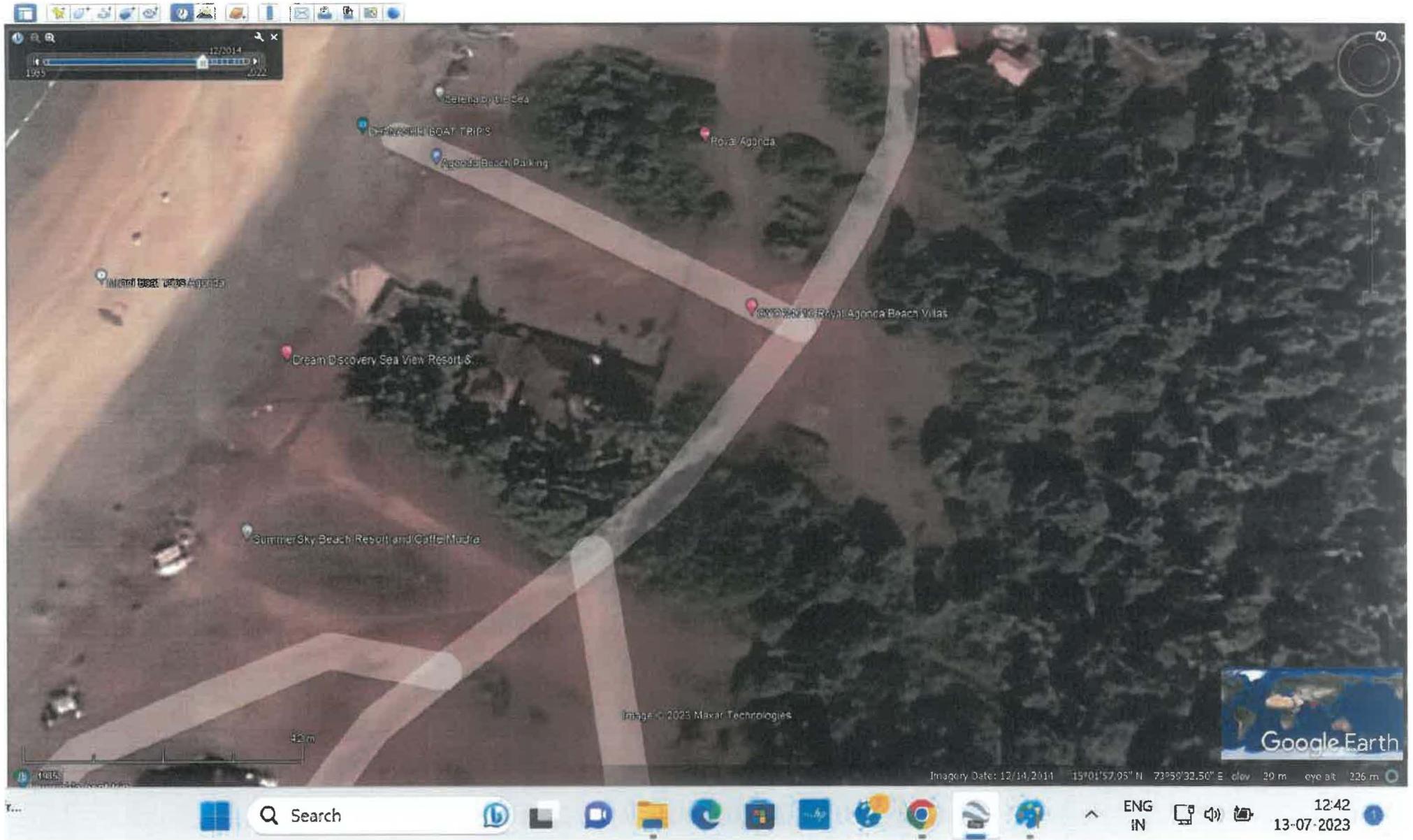
31st March, 2009



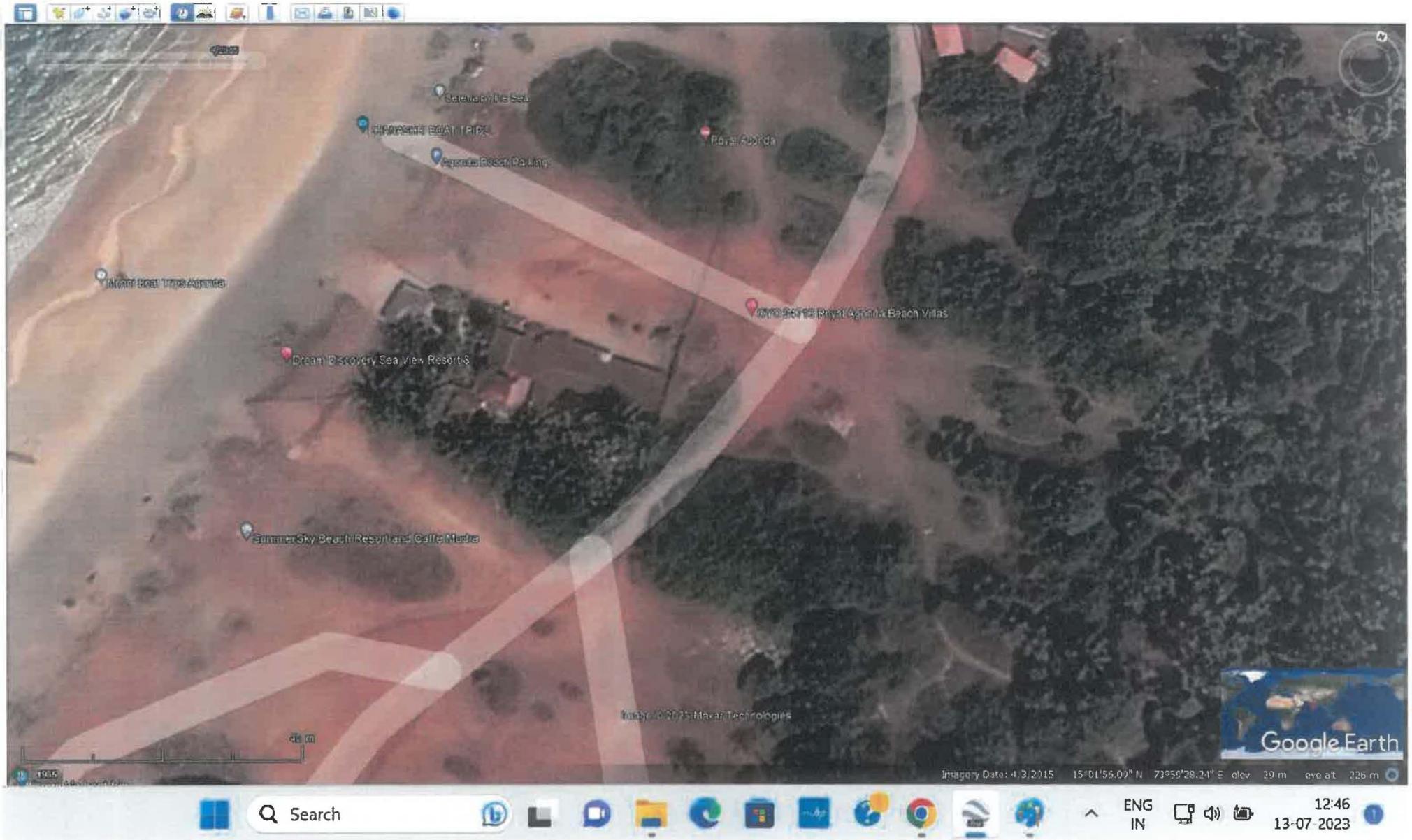
20th December, 2013



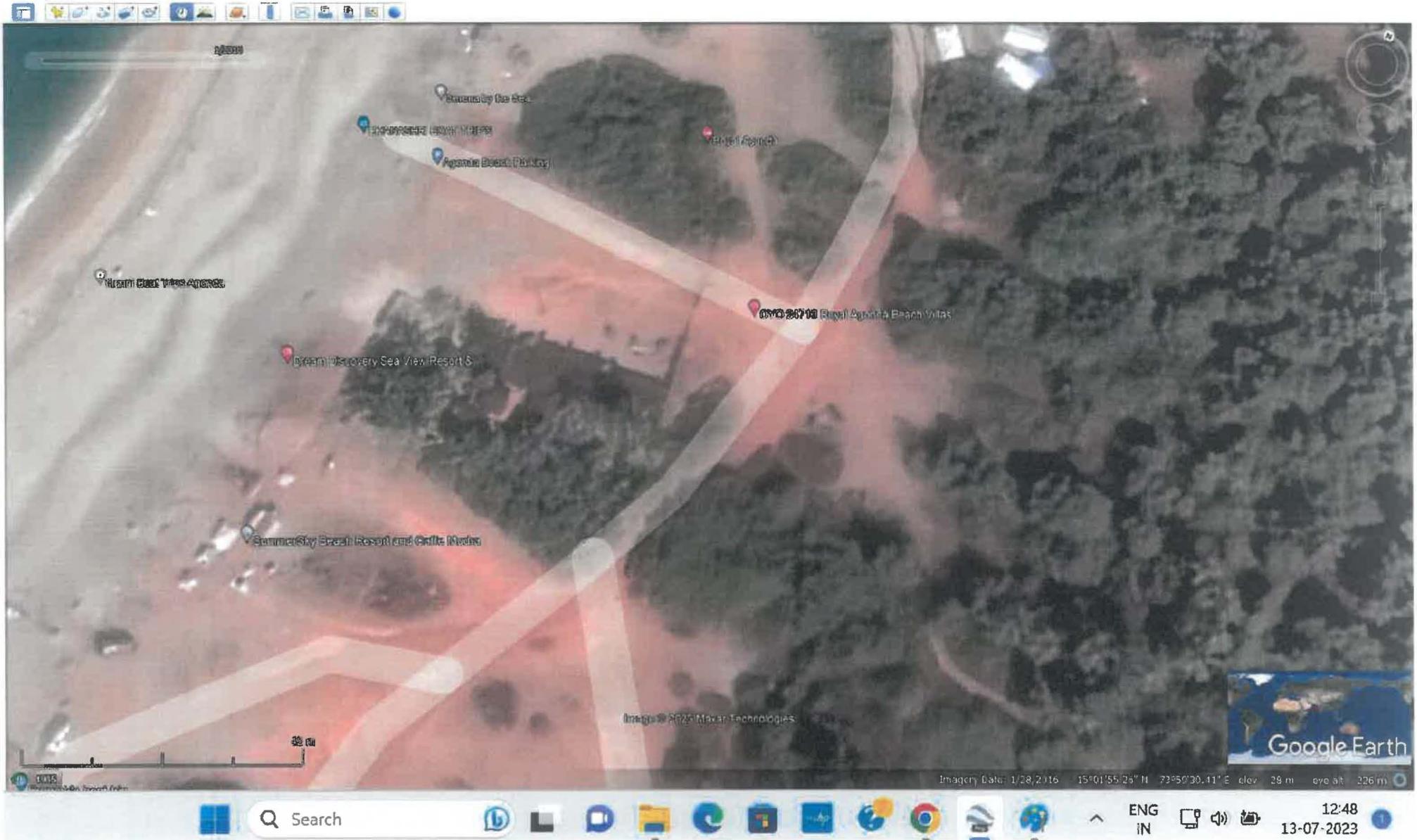
14th December, 2014



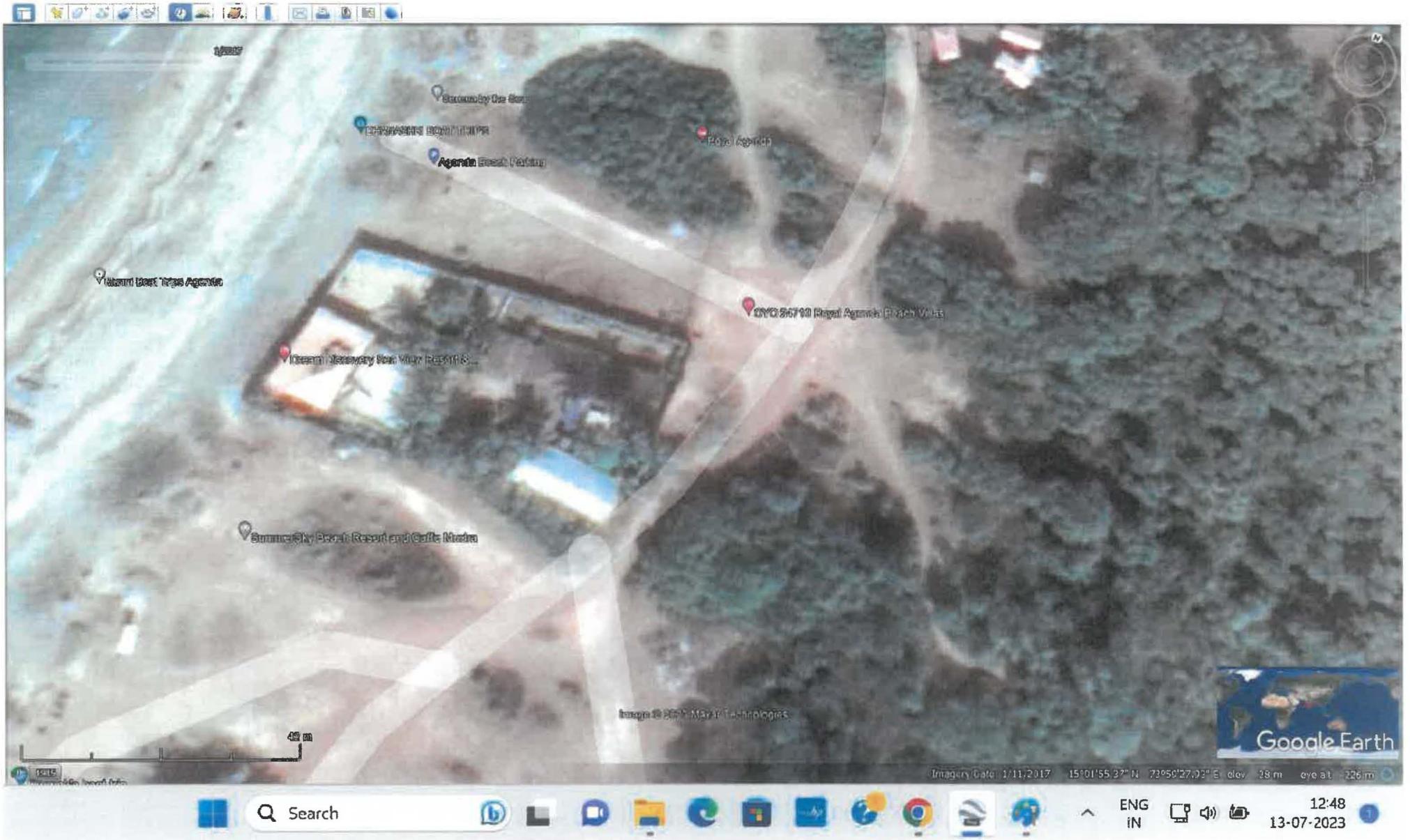
03rd April, 2015



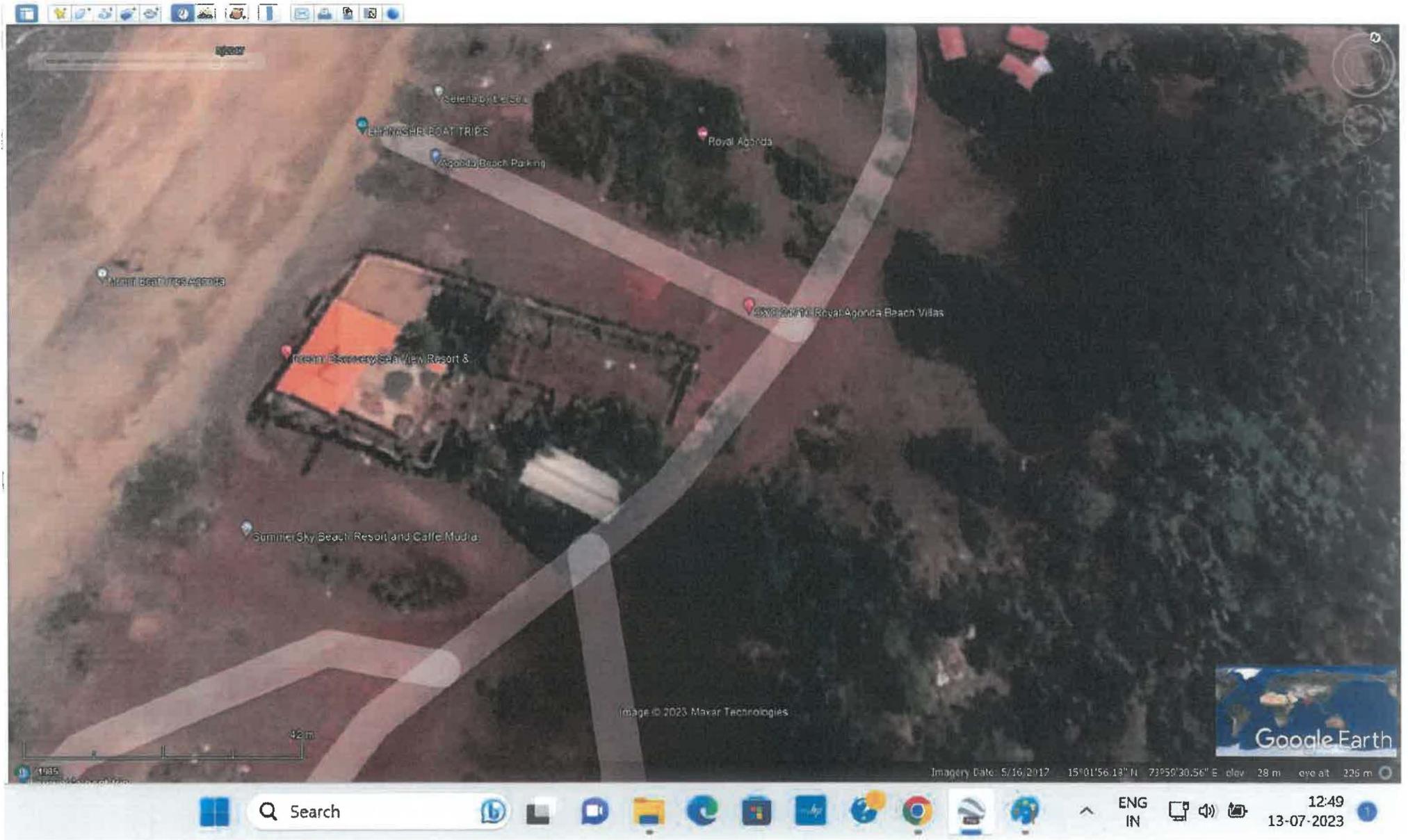
28th January, 2016



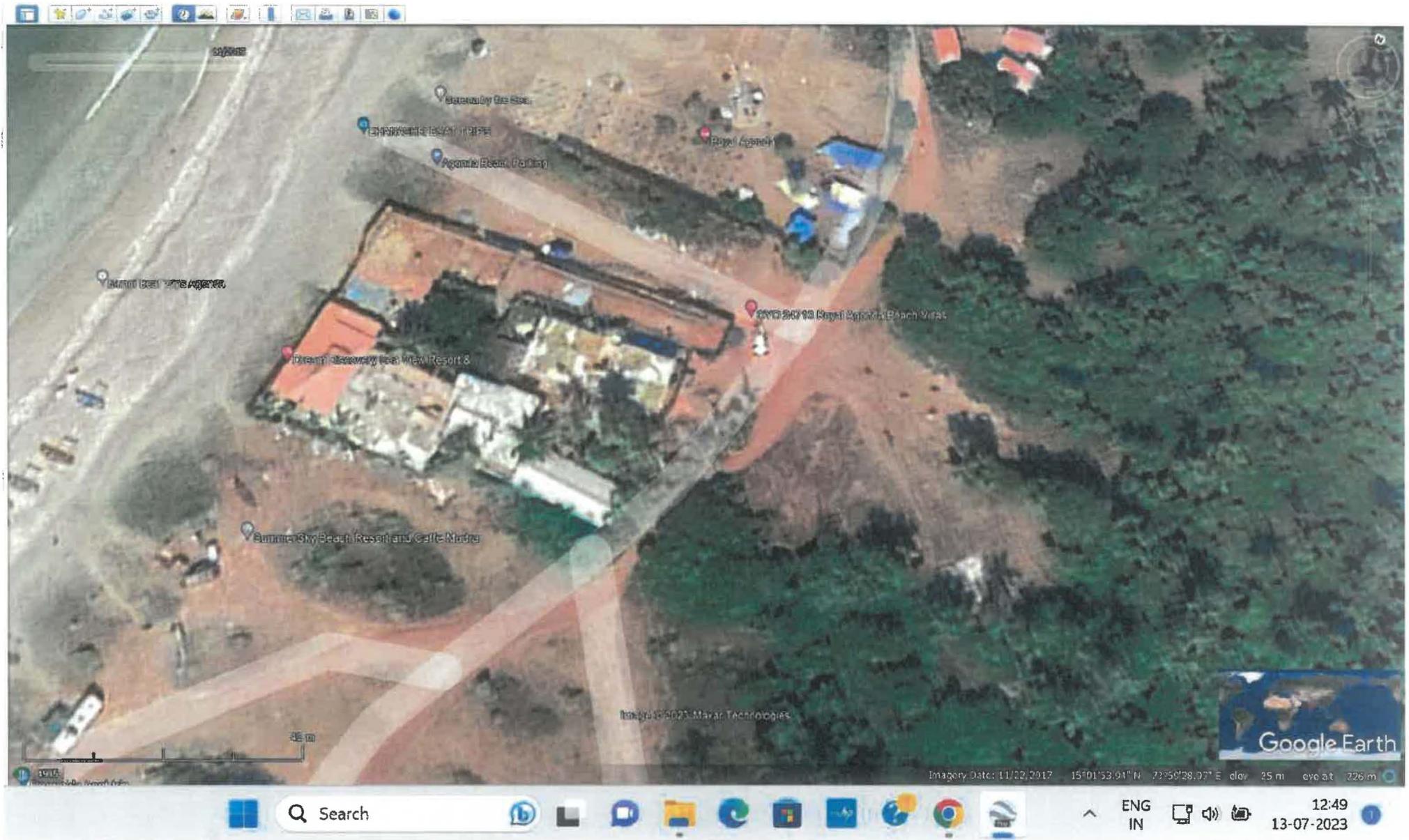
11th January, 2017



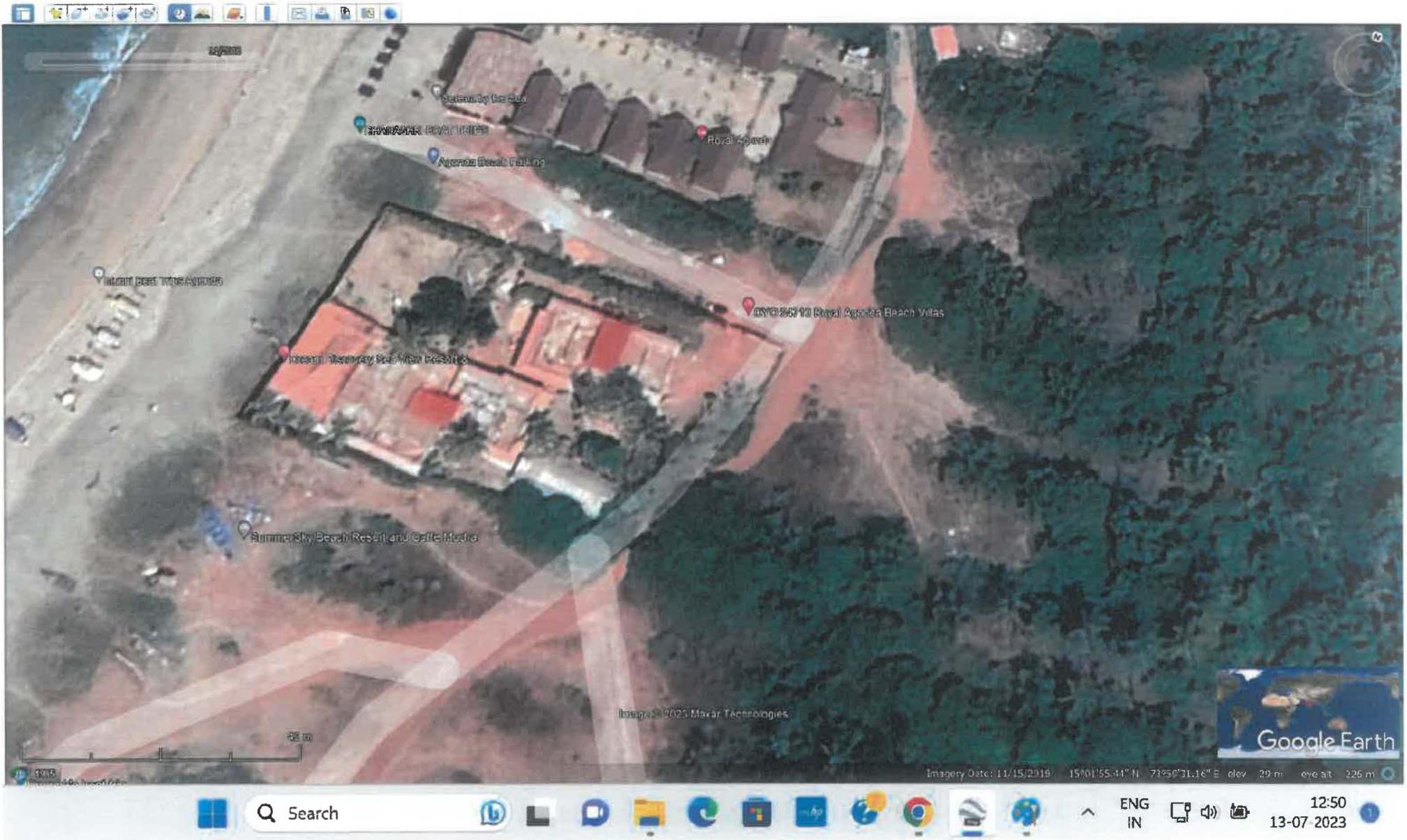
16th May, 2017



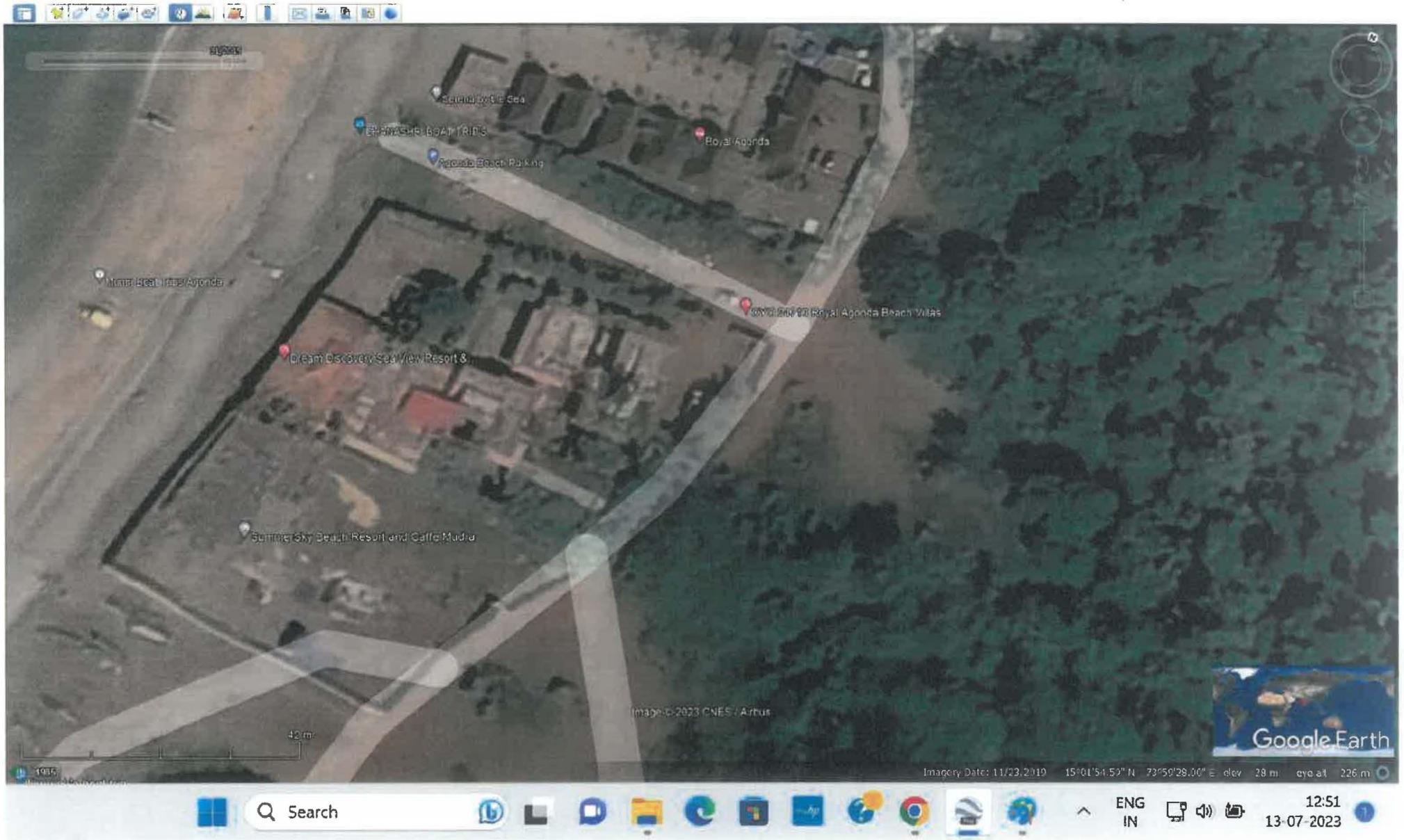
22nd November, 2017



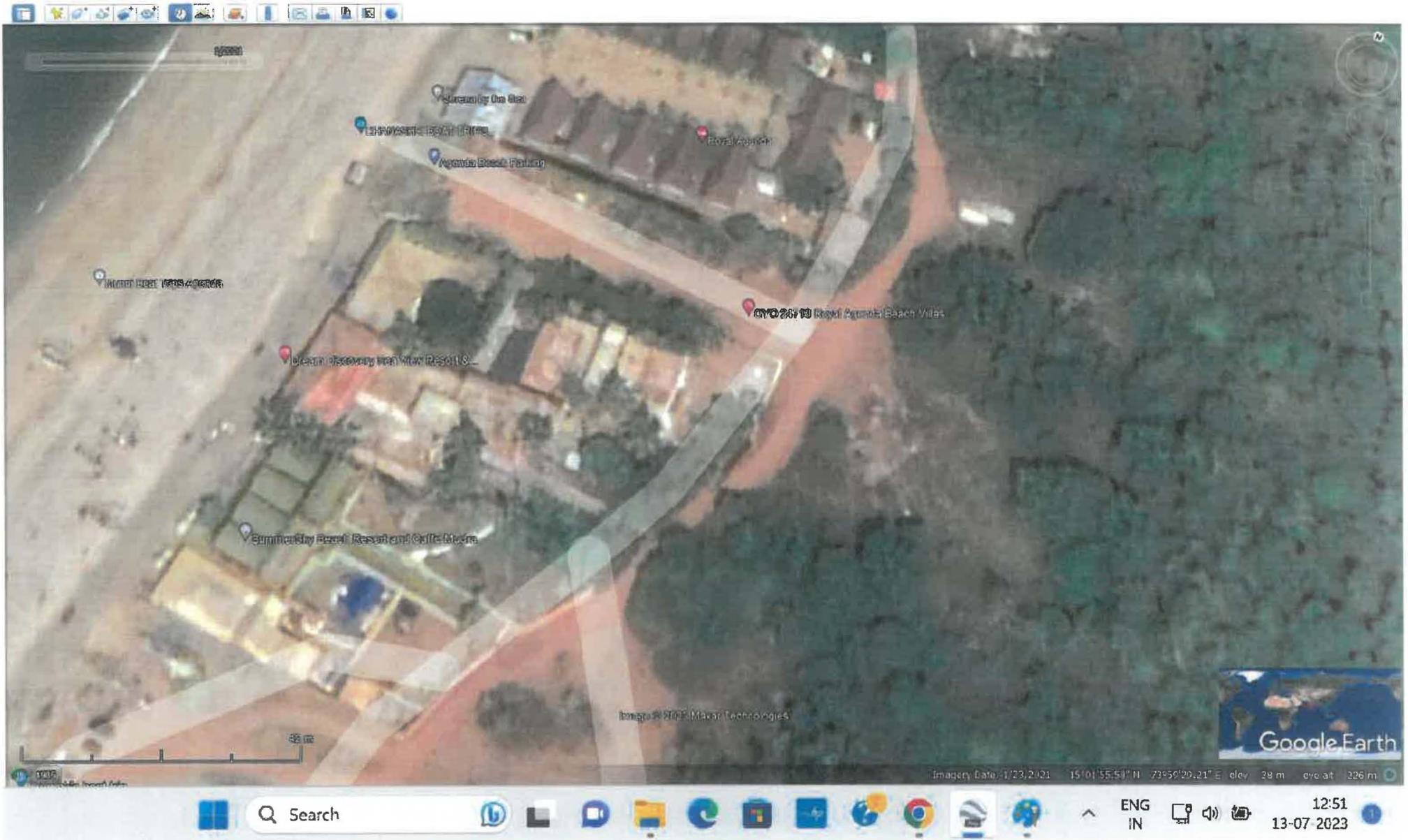
15th November, 2018



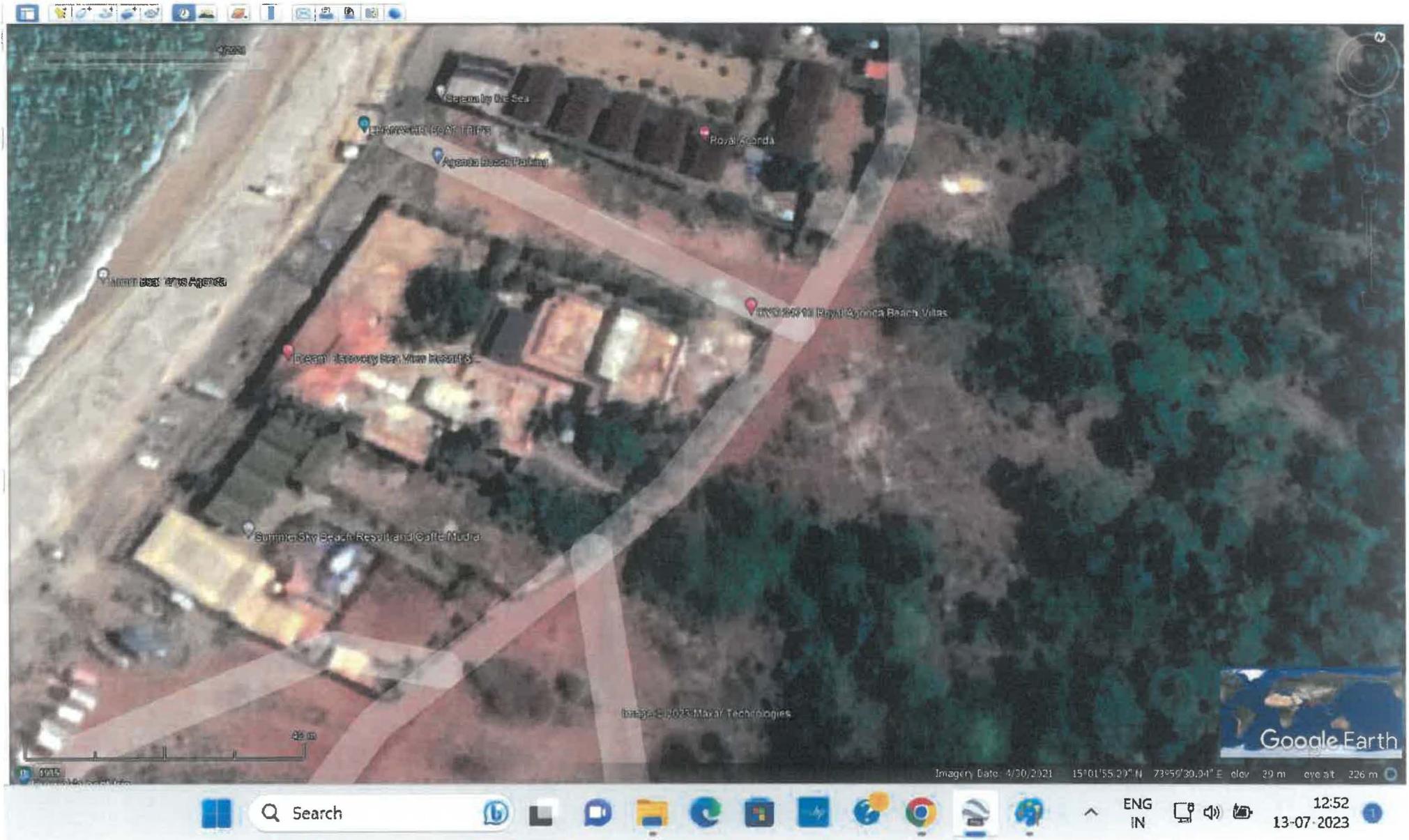
23rd November, 2019



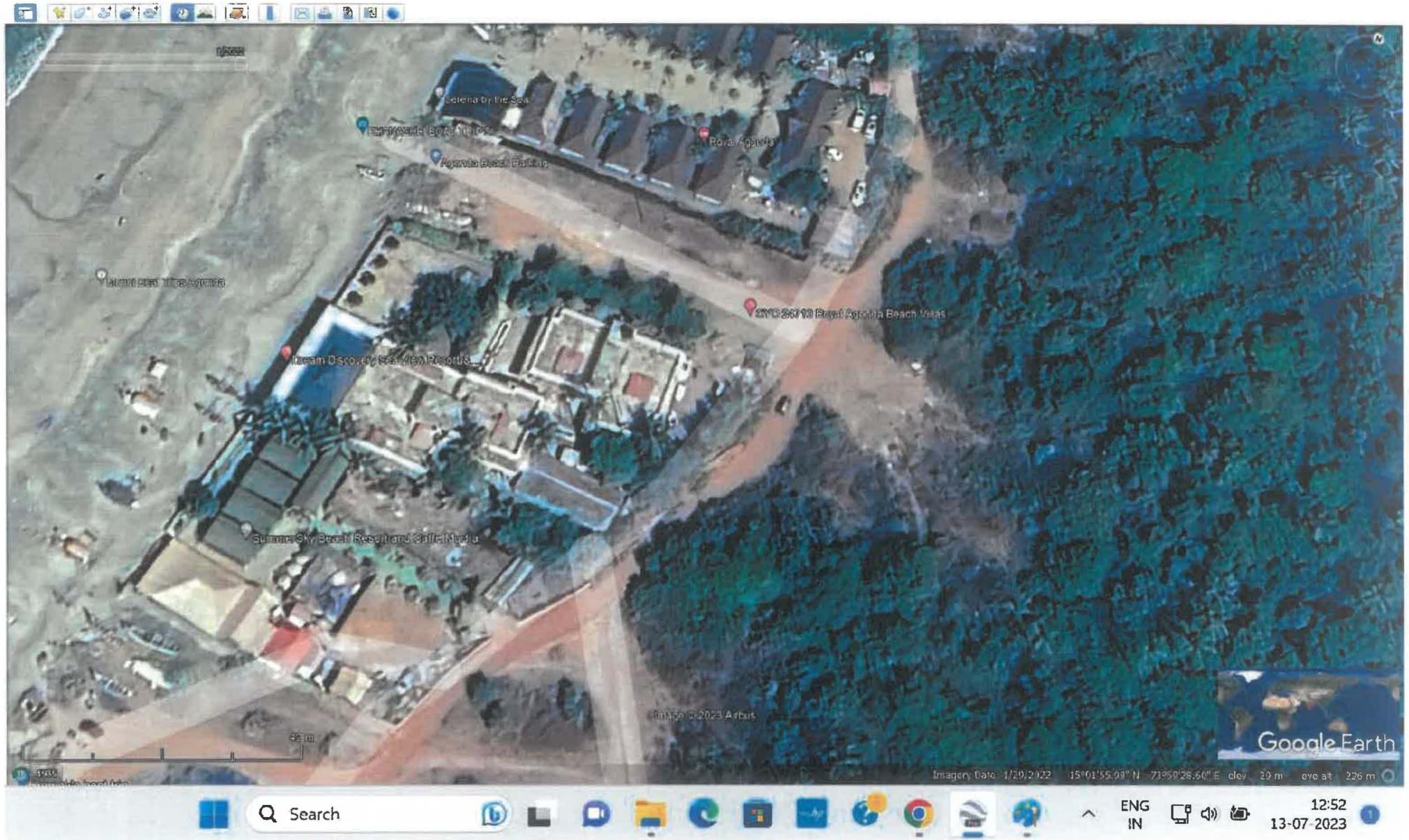
23rd January, 2021



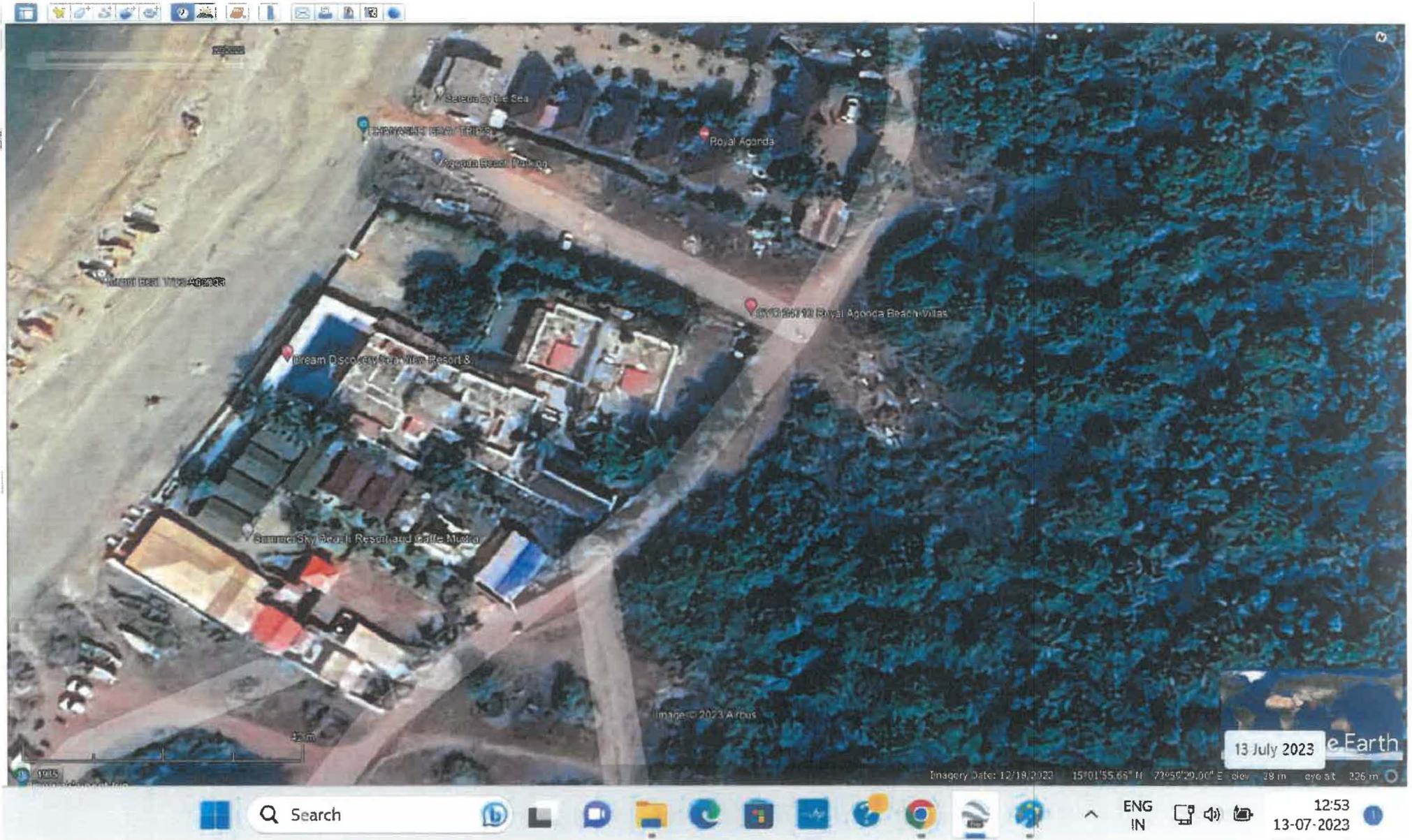
30th April, 2021



29th January, 2022



18th December, 2022



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EXHIBIT A-4 (colly)



Tina Colly























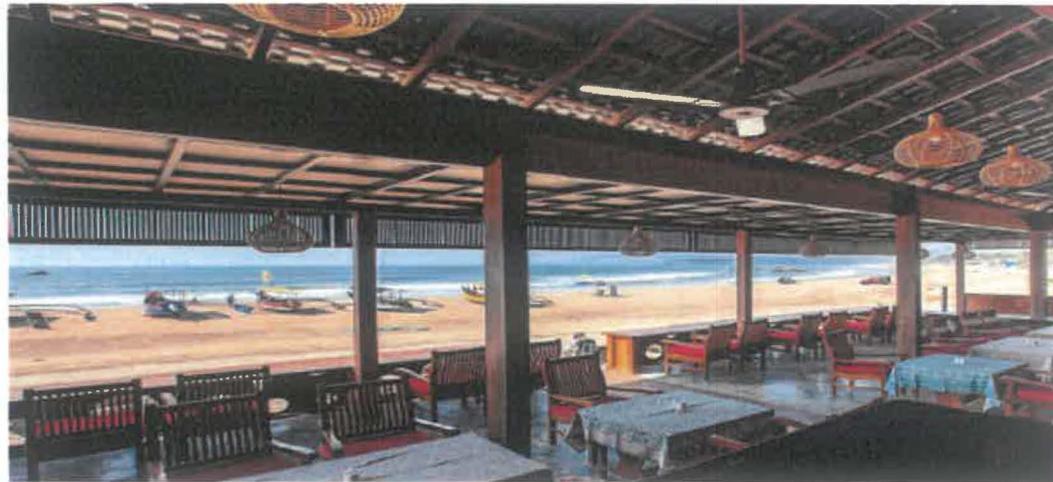
Tamil Nadu

EXHIBIT A-5 (copy)



Welcome To
DREAM DISCOVERY
 BEACH CAFE
 SEAFOOD | INDIAN | CONTINENTAL | CHINESE

Our Beach Front Cafe gives stunning view of Famous Agonda Beach where one can enjoy the meal/drink overlooking beautiful Arabian Sea. We can proudly tell that one can enjoy stunning sunset from restaurant. We serve Indian, Continental, Chinese, etc & our speciality is Sea Food. We also serve all kind of Liqour . To experience our restaurant please click below



View From Restaurant

1 2 3 4 5 6 7 8 9 10



[ABOUT US](#)

[CANCELLATION POLICY](#)

[TERMS & CONDITIONS](#)

[PRIVACY POLICY](#)

[MANAGE MY BOOKING](#)



Name Message
 Email
 Subject



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- HOME
- STAY
- EAT
- RELAX
- GALLERY
- CONTACT US

BOOK NOW



About Us

Finding Inspiration in Every Turn

Dream Discovery group is a registered company under Partnership Act of Govt Of India . Our Company is also recognised by Tourism Department , Govt. of Goa.We started a journey in December 2020 with Sea Facing beach cafe and then exactly after two years that is in December 2022 we opened as a full fledged resort . We are located right on the world famous Agonda Beach which is also known as Turtle Beach.Our moto is to cater world class service to our guest who will visit our resort for their holiday.Our Resort offers Five star category Accomodations mouth watering food in our sea facing beach cafe . For further details or enquiry please feel free to contact us through email ,phone call or whatsapp.



Our Partners



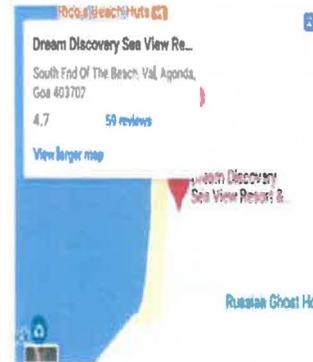
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CANCELLATION POLICY

TERMS & CONDITIONS

PRIVACY POLICY

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Subject



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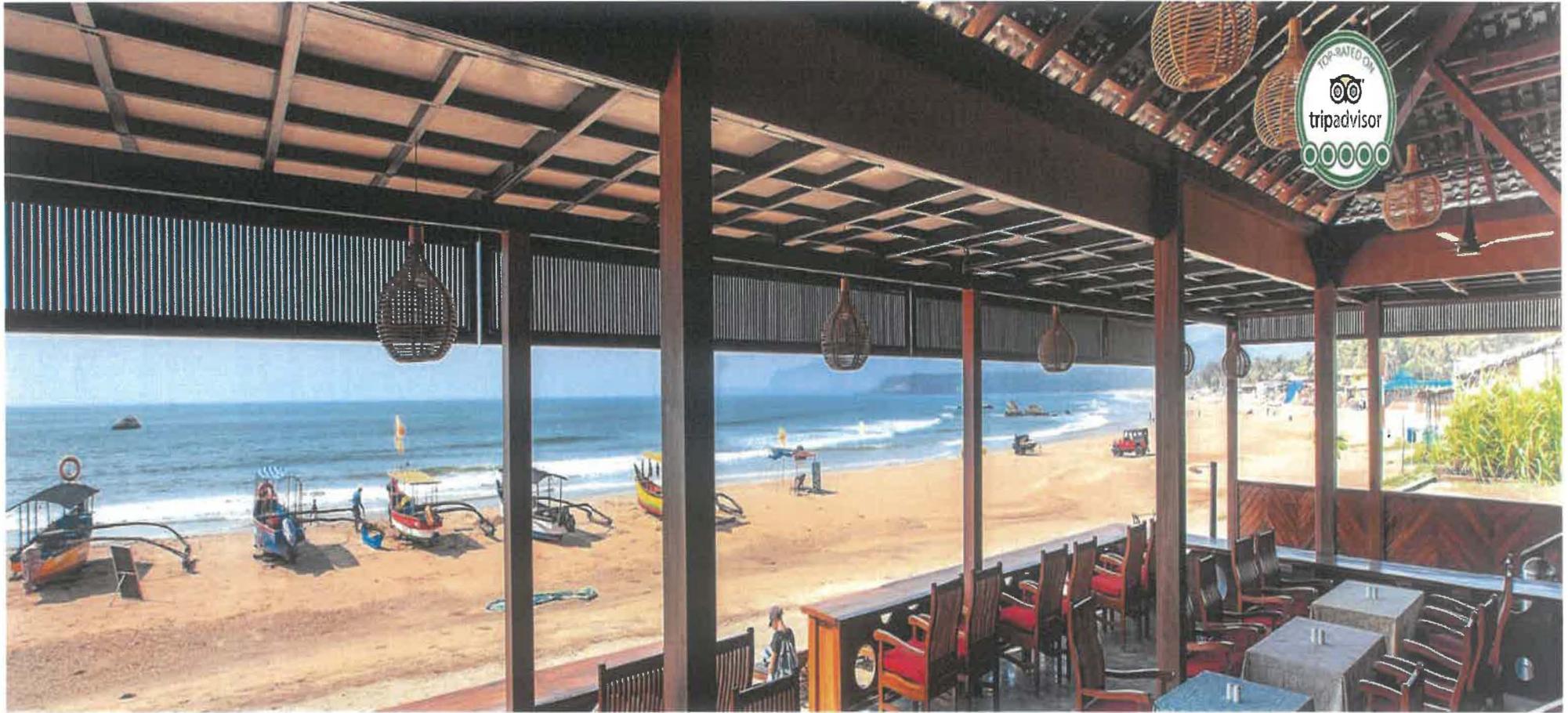
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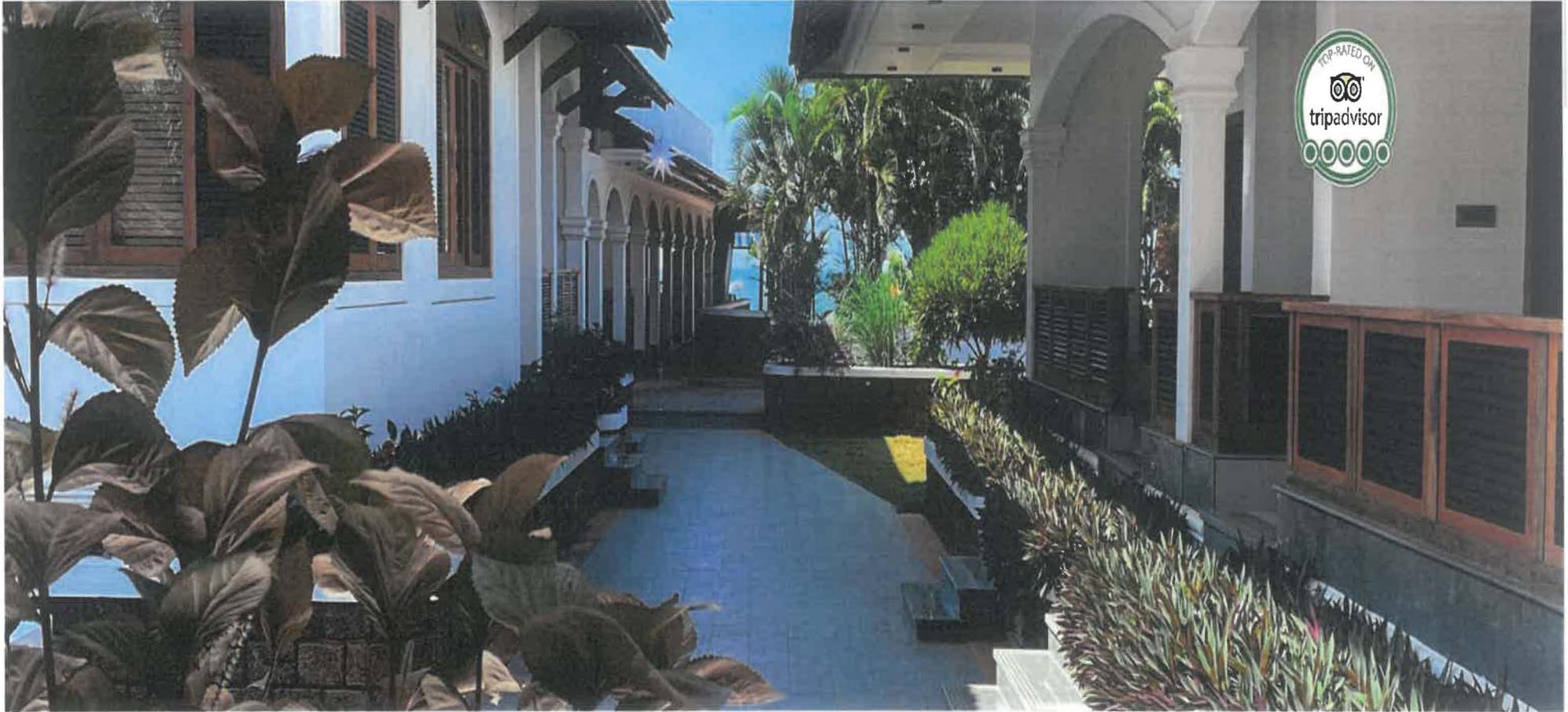
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Property Exterior





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