

○ **Decision:** The Authority posted the matter for final arguments and orders on 16/10/2025 at 3.30p.m.

**Case No. 1.35**

**To decide on the Complaint form Pradeep Ghadi Amonkar against Surinder Kumar Khosla**

**Background** The office of GCZMA is in receipt of a complaint dated 21/12/2023 from Pradeep Ghadi Amonkar, R/o H. No. 4/138/H, Roshandep, Near Thivim Industrial Estate, Mapusa, Goa and Sunil D. Divkar, Shetye wado, Mapusa, Goa and complaint dated 14/01/2025 from Atmaram D. Gadekar, R/o H. No. 528, Canca Bandh Post, Parra, Bardez-Goa with regards to illegal construction in property bearing Survey No. 158/0 and 159/0 situated in Sankwadi, Arpora, Bardez-Goa carried out by Surinder Kumar Khosla, Arpora, Bardez-Goa.

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

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

Sr. No.	Name of the Party/alleged violator ,	Survey No./ Village	Type of Construction
1.	Surinder Kumar Khosla	Survey No. 158/1 and 159/1 of village Arpora, Bardez-Goa	<p>1) There exist one RCC G+1 structure in roughly hexagon shape of area approx. 550.00 sq. mtr. which is erected in the water body of ground floor is used as a kitchen and store room area and first floor with MS channels frames worl and coconut leaves roofing is used as restaurant area which runs under the title "Birch by Romeo Lane".</p> <p>2) On the eastern side of the property there is entrance area through which the bridge is constructed for a length of approx. 25.00 mtr of width approx. 1.50 mtr and on the western side there exist one hotel property which falls outside CRZ area through which a bridge is constructed of length approx. 23.00 mtr.</p> <p>3) On the eastern side of the property in the water body there are 4 nos of temporary seat out area which are erected on permanent base.</p> <p>4) Adjacent to the RCC structure there exist one passage way from the eastern boundary supported on the laterite masonry pillars and a 2 nos circular structure in the water body which is erected on the permanent plinth and</p>



			the passage way is supported on the laterite masonry pillars. 5) On the northern side of the property 13 nos of RCC GF structures/shops are erected adjacent to the entrance of the property.
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The Meeting scheduled on 03/06/2025 was cancelled and matters were rescheduled to 03/07/2025 at 3.30p.m.

The Meeting scheduled on 03/07/2025 was cancelled and matters were rescheduled to 17/07/2025 at 3.30p.m.

The matter was taken up in the 466<sup>th</sup> GCZMA Meeting the Proceeding: Complainant absent. Adv Gosavi present for Respondent and sought for time to file reply. The Authority's Decision: The Authority posted the matter on 05/08/2025 at 3.30p.m.

The matter was taken up in the 470<sup>th</sup> GCZMA Meeting the Proceeding: Complainant absent Adv Kerkar present for the Respondent. The Authority's Decision: The Authority posted the matter on 19/08/2025 at 3.30p.m.

The matter was taken up in the 475<sup>th</sup> GCZMA Meeting the Proceeding: Complainant absent. Adv for the Respondent present. Adv for the Respondent stated that all the structures are outside the CRZ area. The Authority's Decision: The Authority posted the matter for orders on 04/09/2025 at 3.30p.m.

The matter was taken up in the 477<sup>th</sup> GCZMA Meeting the Proceeding: Complainant absent. Adv Gosavi present for the Respondent. The Authority's Decision The Authority posted the matter on 25/09/2025 at 3.30p.m.

The matter was taken up in the 483<sup>rd</sup> GCZMA Meeting the Proceeding: Adv H D Naik present for Complainant. Adv for Respondent present. Adv H.D.Naik sought for time to file rejoinder The Authority's Decision: The Authority posted the matter on 09/10/2025 at 3.30p.m.

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

**Decision: The matter at hand is arising from complaint dated 21/12/2023 from Pradeep G Amonkar & ors alleging illegal construction in the property bearing Survey No.158/0 and 159/0 of Arpora, Bardez-Goa.**

***The Authority conducted site inspection on 13/05/2024 to verify the allegations made by the complainants. The said site inspection has interalia noted that the property bearing Survey No. 159/1 Arpora is shown as water body RCC permanent structure is located in the said water body.***

***The Authority proceeded in the matter by issuing show cause notice dated 01/04/2025 to the respondent violator. The said show cause notice dated 01/04/2025 was duly replied by the Respondent.***

***The case of the respondent violator can be briefly seen as under:-***

- The said Show Cause Notice is wholly without jurisdiction.***
- The said structures are completely legal.***
- There is no violation of CRZ Notification in as much as the structures in question fall beyond the CRZ area of Creek/river.***

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  - d) That there no environment cause, as there a civil litigation between them and complainant since year 2005
  - e) There considerable delay and laches on the part of the complainant as they were much aware of the existence of the present subject matter structures.
  - f) The respondent relied upon N.O.C dated 31/10/1996 issued by Village Panchayat of Arpora-Nagoa to construct restaurant, staff quarters, compound wall and retaining wall.
  - g) The respondent further relied upon another permission/N.O.C dated 12/08/2004 for renovation existing restaurant.

*The Authority perused the various complaints and replies filed by the Respondent along with documents and arguments advanced by the Respondent.*

*The Authority noted that CZMP for the State of Goa already been notified. The CZMP 2011 indicates that the subject matter G+1 RCC structure is outside CRZ area. It is settled law that the Authority cannot have jurisdiction in areas not declared and/or notified as CRZ areas.*

*The Authority thus considering the status of the property and after perusing the documents decided to discharge the show cause notice and drop the proceedings.*

#### Case No.1.36

**To decide on the Complaint form Alex Fernandes against Planet Goa Beach Bar and Restaurant.**

**Background:** The office of the GCZMA is in receipt of Complaint dated 13/06/2025 from Alex Fernandes R/o H. No. 140, Umta Vaddo, Calangute, Bardez-Goa with regards to illegal construction and operating in the name and style “Planet Goa Beach Bar and Restaurant” constructed in the property bearing Sy. No. 200/2 of village Calangute, Bardez-Goa.

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

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

Sr. No.	Name of the Party/alleged violator	Survey No./ Village	Type of Construction
1.	Planet Goa Beach Bar and Restaurant, Calangute beach, Calangute- Bardez-Goa.	Survey No. 200/2-A of village Calangute, Bardez-Goa.	- The restaurant comprises both temporary and permanent components, constructed primarily using mild steel sections, and includes a partial mezzanine floor configuration covered with GI-sheet roofing.

