

Visit to **M/s. KCT Realton Pvt. Ltd.**
Agarwado, Pernem
29/11/2019

A report

The Member Secretary vide his letter No.GCZMA/N/ILLE/CMPL/17-18/56/1818 dated 20/11/2019 issued Notice of site inspection cum personal hearing the matter pertaining to M/S. KCT Realton Pvt. Ltd.

The Member Secretary had directed the undersigned and Mr. Mahesh Patil Memembr (Expert), expert member GCZMA and Mr. Devendra Gaonkar, Field Surveyor, GCZMA to visit the site and observe compliance and ground reality and report to the authority. As per the directives, undersigned along with Mr Devendra Gaonkar visited the site. Mr. Mahesh Patil could not accompany.

We reached the site around 12:30 pm and interacted with the following members. Following which a site visit was undertaken.



M/s. KCT Realton Pvt. Ltd.

- Col. J S Chandel
- Mr. Sanjiv Mishra
- Adv. Sunil Sirsat
- Mr. M D. Manke
- Mr. Abhinandan Choudhary
- Mr. Virendra Prakash

Local

Mr. Joao Mascarenhas R/o. Agarvado Pernem-Goa

No one from Goa Foundation accompanied for the site visit

General Observations

1. The site in question has been surveyed and assessed for its CRZ status and ecological sensitivity by the National Centre for Sustainable Coastal Management (NCSCM), Chennai. The undersigned agrees with report and its finding and confirms that there exists various ecological sensitive area such as *Khazan*, mangroves, salt pans, river (estuarine areas) with tidal influence etc.



2. Dr. Prabhakar Shirodkar Ex-Member (Expert), GCZMA too has observed above ecological features and recommended strict compliance under CRZ Notification, 2011.
3. The KCT Realton Pvt. Ltd in its application to the Panchyat sought permission for reconstruction of Existing structure and bio-fencing in the survey No. 20/7. The same has been recorded in the judgement of Dy. Director Panchayat (North) as well as Addl. Director Panchayat.
4. Subsequently, KCT Realton Pvt. Ltd got the permission from GCZMA to erect the chain link fence covering their entire property. The chain link fence has no role but on the contrary may hinder the easy access of wild species and blocks traditional access if any as claimed by the locals.
5. At two places, it is observed that KCT Realton Pvt. Ltd has constructed a culvert connecting two water bodies using cement lateritic stones. It is not known whether permission for such structures has been obtained from the GCZMA. Cement structures in ecologically sensitive areas are not permissible activity.



6. Near the gate, where the Nallah flows, KCT Realton has constructed a cement basement to erect the chain link fence. Mr. Joao Mascarenhas claims that the structure has stopped water flow down the line and is causing problem.



7. Upon asking who gave the permission to construct the cement basement, Adv. Sirsat informed that this is part of chain link fencing. However the GCZMA order only mention erection of chain link fencing.
8. Since the area falls under CRZ I as per the report of NCSCM and Dr. Prabhakar Shirodkar, construction activities using cement is non permissible activity. The same need to be removed.

9. It is observed that all along the property (along the chain link fence), a mud pathway has been constructed and ornamental plants have been planted. The representatives claim that the pathway/bund was pre-existed. However, by seeing this, it seems to have been constructed recently.



10. It is observed the behavior of the representatives of KCT Pvt. Ltd towards locals and Mr. Joao Mascarenhas was rude. It looks that the representative see locals as problem creator.

Regarding traditional access:

1. Few villagers who were using the access through the Survey No. 20/7 wanted to enter the property to show the undersigned the existence of traditional access pathway, but the KCT Pvt. Ltd representative prevented them from entering the site citing the letter which is marked only to RCT Pvt. Ltd, Mr. Joao Mascarenhas, Goa Foundation and Member and Official from GCZMA.
2. The undersigned told KCT representatives to allow them to enter in so that proper decision on the access pathway can be taken. This was not heard by the KCT realton Pvt. Ltd. They cited the letter issued by the Member Secretary.
3. I feel, in order to ascertain the existence of traditional use of pathway to reach Sluice gates, salt pan, agriculture fields and river adjoining to the RCT Realton Property, it is important

that the villagers be allowed to enter and show the member exact way so that the same can be plotted on to the site map.

4. The representative of the KCT Realto Pvt. Ltd have completely denied the existence of traditional access through their property by citing location map issued by the Dy. Collector and Town and Country Planning. It is to note that areas of common use in the village for the purpose agriculture, fishery, toddy tapping etc have never been traditionally marked on any land use survey map of any village but is often used as a customary practice. By mere citing map issued by the Dy. Collector and Town and Country Planning is not sufficient to deny the claim of the locals. It is suggested that a participatory exercise involving village elders be undertaken so as to plot the access path along the Survey no. 20/7 to the places of their choice for livelihood purpose.
5. It is suggested that KCT Pvt. Ltd as a good will undertake this consultative exercise in the presence of Members GCZMA, Panchayat and officials from Dy. Collectors' office Pernem and Goa Foundation. This not only lead to peaceful co-existence approach, but also enhances faith among each other
6. The cement structure built to erect the chain link fence must be removed as the same has been constructed in the water body.

- Along the nallah in question, after the KCT Realton Pvt. Ltd property ends, there exists a sluice gate and a bund along the river and salt pans. Mr. Joao Mascarenhas informed that they use to access this sluice gate through the survey number 20/7 to catch the fish and walk into the salt pans and agriculture field. Part of the KCT Pvt. Ltd property, traditionally been used for agriculture cultivation. Now the same area is converted into bunds.



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Goa Coastal Zone Management Authority