

GOA STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Constituted by the Ministry of Environment, Forest and Climate Change,
Government of India

C/o Department of Environment and Climate Change
4th Floor, Dempo Towers, Patto Panaji Goa - 403001.
e-mail: goaseac@gmail.com

No:SIA/GA/MIS/2281218/2021/144

Date:24/12/2021

To,

M/s Alcon Constructions (Goa) Pvt. Ltd.,

Sukerkar Mansion,

1st Floor, M.G. Road,

Panaji, Goa – 403 001.

Sub.: Prior Environmental Clearance for proposed residential development activity in survey no. 112/1, 112/2, in Taleigao village, Tiswadi taluka, North Goa -reg.

Sir / Madam,

I am directed to refer to your application dated 17/09/2021 on Parivesh Portal seeking prior environmental clearance (EC) for the above project under the EIA Notification, 2006 (*as amended*). Accordingly, the above proposed has been screened and appraised under Category 8 (a), building & Construction project on the basis of the documents enclosed with application viz. Form 1, Form 1A, Conceptual plan as well as additional clarifications furnished in response to the observations made by the Goa State Expert Appraisal Committee (*hereinafter referred as "Goa-SEAC"*) and site inspection dated 11/08/2021. Further the Goa-SEAC in its 138th meeting held on 22nd September 2021 decided to recommend the said proposal to Authority for grant of Environmental Clearance under the provision of EIA Notification 2006 (*as amended*).

The Goa State Environment Impact Assessment Authority (Goa-SEIAA) in its 64th meeting held on 05th October 2021 after considering documents submitted by Project proponent viz –a viz recommendation by Goa SEAC, the



Authority decided to inspect the site on 13/10/2021 to identify site specific conditions. Further in its 65th Goa-SEIAA meeting held on 26/10/2021, Authority decided to grant Environmental Clearance under the provision of EIA Notification 2006 (as amended) till date .

Project details and salient features of the proposed developmental activity is as under:

Sr.No	Description	Details
1	Name of the project Proponent	Mr. Aakash Khaunte
2	Address for Communication	Sukerkar Mansion, First Floor, M.G.Road Panaji ,Goa (India) 0832-2224451/52
	Name & location of the project	Proposed expansion in Residential development (Phase II) at Survey No 112/1 and 112/2 (part) Taleigao Village, Taluka Tiswadi , District - North Goa Village Taleigao, Goa
4	Plot Area	Plot Area Phase II- 5393.67sq.m
5	Net plot Area	Net plot area Phase II 4074.67 sq mtr
6	FSI Area Non-FSI Area Total construction Area Building configuration & Height of the building	Phase II- 10724.96 8453.59 19,178.55 sq.m Basement+Stilt+ 8 floors Height of Building -24 M
7	No. of shops	Number Of Flats-112
8	Total water requirement(Construction / operation phase)	Construction Phase-9 cmd Operation Phase - 90cmd
9	Sewage generation	64 cmd
10	STP Capacity / Proposed Technology	Site is located adjacent to the STP at Tonca of PWD. The PP will lay a direct line for disposal of sewage to the STP at Tonca of PWD. The PP will also lay a line for drawal of treated sewage upto 20 kld for reuse for flushing, gardening, floor washing and car washing. The PP will

		construct a treated water tank and also install a Ultra filtration unit for ensuring reuse of treated water.
11	Total Solid Waste Quantities	Solid waste-136 kg/day
13	Energy Efficiency	19.46 %
14	Parking 4 W and 2W	Four Wheeler:-159 Nos Two Wheeler:-15 Nos
15	Power requirement	Connected Load: -10940 KVA Transformers: -2 x 63 0 KVA
16	D.G set Capacity	Power back up for : - 100 KVA
17	RWH tank capacity	Proposed Phase II RWHT OF 55 KLD
18	EMP cost (including DMP cost)	EMP Cost:124 Lakhs DMP Cost:30 Lakhs
19	No. of tress on site	Nil
20	No. of trees to be cut	Nil
21	No. of tress to be planted on site	61 Number of trees to be planted
22	CRZ status	Not Applicable

1. Further, the Authority has decided that PP needs to comply to the following

“General Conditions”:-

- a. The PP should use Ready-Mixed Concrete (RMC) to minimize air/ water/ land pollution and water usage during the construction phase.
- b. **Solar power generation** - Every major consumer of conventional power will have to generate and opt for certain percentage of power generation from the non-conventional sources. In this context, Project Proponent (PP) should necessarily make appropriate provision while constructing the roof-tops at the time of construction stage only to enable installation of solar panels as and when made applicable in future. In addition, south-facing walls to be utilized to install solar panels to harness optimum solar energy. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heater system. PP should install, after checking feasibility, solar-plus-hybrid non-conventional source as source of energy.
- c. PP should adopt roof-top rainwater harvesting/ conservation measures to optimally utilize the water availability by constructing sumps for collection of rainwater as per the site-specific location details provided.

- d. PP should prioritize the issues related to health and hygiene in complying with the matters related to waste disposal and treatment/ air and water pollution / waste-water management.
- e. PP should not disturb the natural drainage and as far as possible and maintain the original topography while designing for landscape development by planting local plant species and which are not alien to the prevailing environment.
- f. PP should clarify any issue related to public objections, if any, and should not conceal the scientific facts in light of the proposed developmental activity vis-à-vis its land use categorization/ zoning.
- g. PP should submit half-yearly compliance report(s) in hard as well as soft copy format to the Authority for the period upto project completion.
- h. This environmental clearance is issued subject to land use verification. Local authority/ planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any, from time to time. Judgements/ Orders issued by Hon'ble High Court, NGT, Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified by the competent authorities.
- i. PP should ensure and ascertain that '**civil plans**' which were submitted to the Committee/ Authority during the process of project appraisal be submitted to other line Departments/ agencies concerned while seeking NOC/ Consents/ Permissions, as applicable. If any discrepancy is found in the plans submitted or details provided may be reported to this Authority. This environmental clearance is issued with respect to the environmental considerations and it does not mean that Goa-SEIAA approved the proposed land.
- j. PP needs to ensure that no treated water or any waste sewage shall be discharged into any water body. The PP will lay a direct line for disposal of sewage to the STP at Tonca of PWD. The PP will also lay a line for drawal of treated sewage upto 20 kld for reuse for flushing, gardening, floor washing and car washing. The PP will construct a treated water tank and also install a Ultra filtration unit for ensuring reuse of treated water.

- k. E-waste if any shall be disposed through Authorised vendor as per E-waste (*Management & Transboundary Movement*) Rules, 2016.
 - l. This environmental clearance is issued subject to obtaining NOC from the Forestry & Wildlife angle including clearance from the Standing Committee of the National Board for wildlife, if applicable. The grant of environmental clearance does not necessarily imply that Forestry & Wildlife clearance has been granted to the project, which has to be dealt separately by the competent authorities in accordance with law.
 - m. The height, construction gross built up area of proposed construction is **19,178.55 Sq.mts** shall be in accordance with the existing FSI/ FAR norms of the local body and planning authorities and it should ensure the same along with survey number before approving layout plan and before according commencement certificate to proposed work, Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
 - n. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
2. Further, the PP is required to comply with the following **“General Conditions” during construction phase:-**
- a. ‘Consent to Establish’ shall be obtained from the Goa State Pollution Control Board (GSPCB) under Air Act and Water Act, as applicable and a copy shall be submitted to the Authority within 30 days of starting construction work at site.
 - b. Permission to draw groundwater, as applicable, shall be obtained from the Groundwater Cell of the Water Resources Department (WRD) Government of Goa.
 - c. Project proponent shall not make any change in the Surface Layout Plan/ Civil Plan submitted to the Authority without its prior permission. **In case of any change(s) in the scope of the project and/or otherwise, the project proponent need to inform this Authority.**
 - d. Project proponent shall make suitable provisions for sewage/ wastewater disposal and storm water release independently.

- e. CNG powered generating sets to be used during construction.
- f. The PP will lay a direct line for disposal of sewage to the STP at Tonca of PWD. The PP will also lay a line for drawal of treated sewage upto 20 kld for reuse for flushing, gardening, floor washing and car washing. The PP will construct a treated water tank and also install a Ultra filtration unit for ensuring reuse of treated water.
- g. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and first aid room etc.
- h. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of waste water and solid waste generated during the construction phase should be ensured.
- i. The solid waste generated should be properly segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- j. Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved site with the approval of competent authority.
- k. Arrangements shall be made that waste water and storm water do not get mixed.
- l. All the top soil excavated during construction activities should be stored if or use in horticulture/ landscape development within the project site.
- m. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- n. Green-belt development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the State Forest/ Agriculture Department.

- o. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- p. Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such materials must be secured so that they should not leach into ground water.
- q. Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary authorisation of the GSPCB.
- r. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standard and should be operated during non-peak hrs.
- s. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution load on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level construction phase, so as to conform to the stipulated standard by CPCB/ GSPCB.
- t. The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquakes, adequacy of fire fighting equipment etc. as per National Building Code (NBC) including measures from lighting.
- u. Storm water controlled and its re-use as per Central Ground Water Board (CGWB) and Bureau of Indian Standards (BIS) for various applications.
- v. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- w. The groundwater level and its quality should be monitored regularly in consultation with ground water authority of the Water Resources Department (WRD), Government of Goa.

- x. Use of glass may be reduced upto 40% to reduce electricity consumption and load on air-conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- y. Roof should meet prescriptive requirement as per energy conservation building code by using appropriate thermal insulation material.
- z. Energy conservation measures like installation of only for LEDs' for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Used of LED's, if any, should be properly collected and disposed off / sent for recycling as per the prevailing guidelines / rules of the regulatory authority to avoid mercury contamination.
- aa. Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- ab. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalised and no public place should be utilised.
- ac. Opaque wall should meet prescriptive requirement as per energy conservation board which is proposed to mandatory for all air conditioned spaces while it is aspiration for non- air conditioned spaces by use of appropriate thermal insulation material to fulfil requirement.
- ad. The buildings should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- ae. Regular supervision of the above and other measures for monitoring should be in placed all through the construction phase, so as to avoid disturbance to the surroundings.
- af. Under the provisions of Environment Protection Act 1986, legal action shall be initiated against the PP if it was found that construction of the project has been started without obtaining EC.
- ag. Six monthly compliance reports should be submitted to the MoEF&CC with copy to the Goa-SEIAA and GSPCB.

3. Further, the Authority decided to direct the PP to comply with the following **"General Conditions" during post-construction phase:-**

- a. PP shall ensure completion of laying a direct line for disposal of sewage to the STP at Tonca of PWD. The PP will also ensure completion of line for drawal of treated sewage upto 20 kld for reuse for flushing, gardening, floor washing and car washing. The PP will construct a treated water tank and also install a Ultra filtration unit for ensuring reuse of treated water.al facility, green belt development prior to occupation of the buildings. No physical occupation of allotment will be given unless all above said environmental infra structure is installed and made functional including water requirement prior certification from appropriate authority shall be obtained.
- b. Biodegradable waste shall be treated in Biogas plant and the biogas shall be utilised for cooking within the residential complex. Local authority should ensure compliance to this.
- c. A complete set of all the documents submitted to Goa-SEIAA should be forwarded local authority, GSPCB and Planning authority.
- d. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by the Goa-SEIAA.
- e. Separate funds shall be allocated for implementation of environmental protection measures /EMP along with item wise breaks-up. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- f. A copy of the environmental clearance letter shall be sent by PP to the concerned Village Panchayat and planning authority as applicable, from which suggestions / representation, if any, were received while processing the proposal. The EC letter shall also be put on the company's website by PP within one week time period from date of issue of environmental clearance.
- g. The PP shall upload the status of the compliance of the stipulated EC conditions, including results of monitoring data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of the MoEF & CC, the respective Zonal office, CPCB

and the GSPCB. The pollutant levels in respect of SPM, RSPM, SO₂ and NO_x (*ambient levels as well as D.G. stack emissions*) shall be monitored.

- h. The environmental statement for each financial year ending 31st March in Form-V is to be submitted to the GSPCB as prescribed under the Environment (*Protection*) Rules 1986 (as amended) and subsequently shall also be put on the company's website along with the status of the compliance of the EC conditions and shall also be sent to the respective Regional Office of the MoEF & CC.
- i. Consent to Operate shall be obtained from GSPCB before operation, failing which the Environmental Clearance herein shall be deemed to be withdrawn.
- j. The PP should provide facilities for storage of dry waste, domestic hazardous waste in consultation with the local body and the Goa State Pollution Control Board.
- k. Noise should be controlled to ensure that it does not exceed the prescribed standards both during day & night time.
- l. The ground water drawl from existing/proposed bore wells if any should be done only with the prior permission of Ground Water Board. The ground water level and its quality should also be monitored regularly both during construction and operation phase in consultation with Ground Water Board.
- m. Traffic congestion near the entry and exit points from the roads adjoining the project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- n. Energy Conservation measures such as solar lighting for common area, solar water heating system, LED's for lighting of areas, LED lights for signage, solar inverters on the etc should be adopted.
- o. Used LED lights should be properly collected and disposed off/ sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.
- p. A Report on energy conservation measures conforming to energy conservation norms finalized by Bureau of energy Efficiency should be



prepared incorporating details about building materials and technology, R & U factors etc and submit to the State Expert Appraisal Committee and a copy to GSPCB in three months time.

4. Further this EC is issued without prejudice to the action initiated in the Environment (*Protection*) Act or any court case pending in the court of law. As such, it does not mean that the PP has not violated any environmental laws in the past and whatever decision under the said Act by the Hon'ble Court will be binding on the PP. **Hence, this environmental clearance does not give immunity to the PP in the case complaint is filed against, if any, or action initiated under the said Act.**

5. **Specific Conditions**

- a. The approach road leading to the site should be constructed prior to commencement of any construction activity at site as per the regulations of the Town & Country Planning Department.
- b. PP has to put crash barrier along the Nallah/St. Inez Creek.
- c. PP should take a note that rainwater discharge should be allowed towards the downstream of the nallah.
- d. The PP should adhere to the Commitment on access road to be maintained during construction phase be prepared and submitted at the time of post-EC compliance.
- e. PP should take enough precaution for Disaster management Plan in case of urban flooding /Nallah flooding during monsoon.
- f. PP has to dispose of current dumped waste.
- g. PP should prioritize the issues related to health and hygiene in complying with the matters related to waste disposal and treatment / air and water pollution / waste-water management.
- h. PP needs to ensure that no treated water or any waste sewage shall be discharged into any water body. E-waste shall be disposed through Authorised vendor as per E-waste (*Management and Handling*) Rules, 2011.
- i. Project Proponent (PP) should necessarily make appropriate provision while constructing the roof-tops at the time of construction stage only to enable installation of solar panels towards south facing walls as and when made applicable in future.
- j. The Project Proponent shall utilise fly ash bricks in masonry works.

- k. The PP shall use construction debris for land filling wherever applicable.
- l. At least 20% of the open spaces as required by the local building bye-laws shall be previous. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as previous surface.
- m. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be LED. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- n. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- o. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning, etc. shall be done.
- p. The Project Proponent shall collect the treated water from PHE in view of STP plant and use the same for construction work, gardening and flushing.
- q. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- r. Solar based electric power shall be provided to each unit for at least two bulbs/light and one fan. As proposed, central lighting and street lighting shall also be based on solar power.
- s. The project proponent will provide landscape bed of 600mm wide X 600mm deep along the periphery of the plot to carry out plantation of trees. The treated water t will be pumped through high flow drips on these beds to prevent outflow of treated sewage water outside the premises.
- t. Areas which are marked as **No Development Zone (NDZ)** should be year marked on site and no construction shall be carried out in the said NDZ. Land Profile of NDZ shall not be altered.

- u. No construction shall be carried out in the property which is identified as private forest, if any.
- v. PP should obtain all the requisite permissions/NOCs/Licenses etc from all the competent authorities before commencement of any activity at site.

Further, progress will be reviewed after six months (*minimum 3 times in a year*) depending upon progress of the work. Further, the compliance to these conditions as and when submitted by PP will be verified /ascertained by the authority to propose additional conditions if any.

- 6. In case of submission of false document and non-compliance to any of the stipulated conditions, this Authority will revoke or suspend the EC without any intimation and initiate appropriate legal action under the Environment (*Protection*) Act, 1986 (*as amended till date*).
- 7. E-waste generated in the complex should be managed as per CPCB guidelines on E-waste management.
- 8. The Goa-SEIAA reserves their right to add any stringent condition or to revoke the environmental clearance, if conditions stipulated above are not implemented to the satisfaction of the Authority or for that matter, for any other administrative reasons.

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9. **In addition**, the following conditions shall be specifically complied with:

- I. Project proponent shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Konkani or Marathi language within **seven days** of receipt of this communication, informing that the proposed project has been accorded prior Environmental Clearance (EC) and the copies of the clearance letter will be available on the PP website.
- II. **Validity of the Environmental Clearance (EC) accorded shall be for a period of 07 (seven) years from the date of its issue.**
- III. These stipulations would be enforced among others under the provisions of Water (*Prevention and Control of Pollution*) Act, 1974, the Air (*Prevention and Control of Pollution*) Act 1981, the

Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.

- IV. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by State Environment Impact Assessment Authority.
- V. Status of compliance to the various stipulated environmental conditions and environmental safeguards will be uploaded by the project proponent in its website.
- VI. Any appeal against this prior environmental clearance shall lie with the National Green Tribunal (NGT), if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010 (*Central Act 19 of 2010*).

Yours faithfully,



24/12/2021

(Dasharath M Redkar)

**Director, (Environment),
Member Secretary, Goa-SEIAA**

Copy for favour of information to:

1. **Prof. Suhas Godse, (Chairman, Goa-SEIAA),** H. No. 5258, Saket, Nr. Pandurang Temple, Opp. Workshop Taleigao, Goa
2. **P. A. to Secretary (Environment),** Secretariat, Porvorim, Goa.
3. **P. S. to Additional Secretary,** Ministry of Environment & Forests (MoEF), Paryavaran Bhavan, C.G.O. Complex, Lodhi Road, New Delhi – 110 510.
4. **Addl. Director General (C),** Ministry of Environment & Forests (MoEF), Regional office (Southern Zone), Kendriya Sadan, IV floor, E

& F Wings, 17th main road, 11nd Block, Koramangala, Bengaluru-560034.

5. **Member Secretary**, Goa State Pollution Control Board (GSPCB),
Opp Saligao Seminary, Saligao, Bardez, Goa.