

F.No.11-32/2014-IA-III
Government of India
Ministry of Environment, Forests & Climate Change
(IA.III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road,
New Delhi - 110 003

Dated: 9th December, 2014

To
The General Manager-Projects,
M/s Leading Hotels Ltd.,
La Campala, Road No.4, Miramar,
Panaji, Goa – 403 001
Email: p.ravi@theleadinghotels.in

Subject: CRZ Clearance for setting up of 18 hole PGA Golf Course and Eco-Tourism Resort in Survey No. 2 to 13 (part) of Tiracol Village in Pernem Taluka of North Goa District, Goa by M/s Leading Hotels Ltd. - Reg.

This has reference to your proposal forwarded by Member Secretary (GCZMA) & Director, Dept. of Environment, Goa vide letter No: GCZMA/N/12-13/73/512 dated 13.06.2014 and your letter dated 22.07.2014 seeking prior CRZ Clearance for the above project under the Coastal Regulation Zone (CRZ) Notification, 2011. The proposal has been appraised as per prescribed procedure in the light of provisions under the Coastal Regulation Zone Notification, 2011 on the basis of the mandatory documents enclosed with the application viz., the Questionnaire, EIA, recommendation of State Coastal Zone Management Authority and the additional clarifications furnished in response to the observations of the Expert Appraisal Committee constituted by the competent authority in its meetings held on 30th July, 2014 - 1st August, 2014.

2. It is inter alia, noted that the proposal is for setting up of 18 hole PGA Golf Course and Eco-Tourism Resort at Survey No. 2 to 13 (part) of Tiracol Village in Pernem Taluka of North Goa District, Goa. The project is located in North Goa bordering the State of Maharashtra. The project consists of a Resort with 140 Standard Villas, 58 Premium Villas and a US PGA standard championship Golf Course spread over a built-up area of around 95,638 sqm. The total development is spread over an area of 9,90,000 sq.m (244.62 acres). Area allocated for Golf Course is 562,536 Sqm, for Standard Resort Vilas & Resort Public Spaces is 202,350 sqm, for premium resort villas-129,504 sqm. and for Engineering utilities and back of house maintenance is 95.610 sqm. The total solid waste from resort is 520 kg/day (Biodegradable waste-260kg/day and Non biodegradable waste -260kg/day). The waste water generated in the resort will be segregated into Grey and Black water. Grey water comprises water from "showers/wash basins" etc., which will be treated by an Ultra Filtration Plant. The Black water (from toilets & urinals) will be treated separately using MBR Technology. Treated sewage water will be used within the Resort for flushing, landscaping and/or for golf course irrigation. The total water requirement is 1500 cum/day. The total power requirement is 4500 kVA and will be sourced from Goa Electricity. 45 nos. of Recharge wells proposed to recharge the existing aquifers. The total cost of the project is Rs. 505 crores.

Leading hotel_CRZ



3. The delineation of HTL/LTL has been undertaken by the Institute of Remote Sensing-Anna University, Chennai. The project area of 145.6 acres falls in Coastal Regulation Zone- III. The land area allocated for Golf between 0 – 100 m (along river) is 31,000 sqm, between 0 – 200 m is 2,10,000 sq.m, between 200 –500 m is 1,90,000 sqm and beyond 500m is 1,31,500 sqm. The land area allocated for Resort between 200 – 500m is 1,50,000 sq.m and beyond 500m is 2,77,500 sqm. According to Project Proponent, no sand dunes are present in the site. The Goa Coastal Zone Management Authority (GCZMA) has recommended the project vide letter no. GCZMA/N/12-13/73/512 dated 13.06.2014.

4. As regards complaint from Goa Foundation that several of the survey numbers are lands covered under the Goa Daman & Diu Agricultural Tenancy Act, 1964, No Land so declared under the Agricultural Tenancy Act can be utilized for any purpose other than agriculture, There is a specific law which prohibits such diversion (Goa Land Use Regulation Act, 1991) and there is a specific judgment of the Bombay High Court on this very aspect dated 27.6.2000. The Board, by granting the consent order, has violated both the provisions of the Regulation Act as well as the High Court's Judgment. EAC noted that the issue is a State subject, hence should be dealt at the state level. However, suggested the Project Proponent (PP) to submit their response to the Ministry for the record. Accordingly, PP submitted their response in the Ministry on the complaint vide letter dated 25.08.2014. It is noted from PP's letter dated 28.07.2014 and 25.08.2014 that LHL has obtained so far two conversion SANAD dated 30.12.2011 and 03.05.2013 respectively. The final project site approved by the Government in February, 2013 is 9,90,000 sqmts. Obtaining conversion SANAD and Planning permissions from the Government indicated that the project zone is Tenancy/Encumbrance free. Conversion SANAD is issued only after a full-fledged inquiry by the Collector pertaining to the Tenancy aspects of the land. Further PP stated that Goa foundation has put up similar complaints in the Goa State Pollution Control Board and State Level Environmental Impact Assessment Authority. The same was also clarified at the State level & hence the Consent to Establish and Environmental Clearance were obtained.

5. Goa Coastal Zone Management Authority (GCZMA) recommended the proposal of M/s Leading Hotels Ltd in terms of the Policy No. GCZMA-H/Court matter/07/656/Part IV/311 dated 10.06.2011 framed and notified in pursuance to the order dated 10.06.2011 of Hon'ble High Court of Bombay in W.P. No. 422 of 1998 and W.P. No.99 of 1999, for consideration and granting CRZ clearance.

6. The Expert Appraisal Committee, after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations, have recommended for the grant of CRZ Clearance for the project. Accordingly, the Ministry hereby accords necessary CRZ Clearance for the above project as per the provisions of Coastal Regulation Zone Notification, 2011, subject to strict compliance of the terms and conditions as follows:

A. SPECIFIC CONDITIONS:

- (i) Setting up of 18 hole PGA Golf Course and Eco-Tourism Resort in Survey No. 2 to 13 (part) of Tiracol Village in Pernem Taluka of North Goa District, Goa by M/s Leading Hotels Ltd shall be in strict compliance with the order dated 13.10.2006 of Hon'ble High Court of Bombay in W.P. No. 422 of 1998 and W.P. No.99 of 1999 as well as the hotel policy No. GCZMA-H/Court

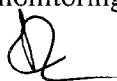
matter/07/656/Part IV/311 dated 10.06.2011 as notified by the Government of Goa and all other connected court cases.

- (ii) The CRZ clearance is subject to the outcome of the connected court cases, if any.
- (iii) "Consent for Establishment" shall be obtained from State Pollution Control Board under Air and Water Act and a copy shall be submitted to the Ministry before start of any construction work at the site.
- (iv) All constructions shall be beyond the hazard line of 200 m from HTL of Sea and 100m from HTL of Creek whichever is more.
- (v) Approval of the State or Union territory Tourism Department shall be obtained.
- (vi) The project proponent shall not undertake any construction within 200 metres in the landward side of High Tide Line and within the area between Low Tide Line and High Tide Line.
- (vii) There shall be no ground water drawal in the no development zone of CRZ area. Between 200-500m from HTL, the water can be tapped with the approval of the State Ground Water Authority.
- (viii) Necessary arrangements for the treatment of the effluents and solid wastes must be made and it must be ensured that the untreated effluents and solid wastes are not discharged into the water or on the beach; and no effluent or solid waste shall be discharged on the beach
- (ix) The quality of treated effluents, solid wastes, emissions and noise levels and the like, from the project area must conform to the standards laid down by the competent authorities including the Central or State Pollution Control Board and under the Environment (Protection) Act, 1986.
- (x) The total covered area on all floors shall not exceed 33 percent of the plot size i.e., the Floor Space Index shall not exceed 0.33 and the open area shall be suitably landscaped with appropriate vegetal cover;
- (xi) The overall height of construction upto the highest ridge of the roof, shall not exceed 9metres and the construction shall not be more than two floors (ground floor plus one upper floor);
- (xii) Live fencing and barbed wire fencing with vegetative cover may be allowed around private properties subject to the condition that such fencing shall in no way hamper public access to the beach; to allow public access to the beach, at least a gap of 20metres width shall be provided if the width of the plot is more than 500 metres.
- (xiii) There shall be no extraction of sand, levelling or digging of sandy stretches except for structural foundation of building, swimming pool.
- (xiv) No flattening of sand dunes shall be carried out.

- (xv) The construction shall be consistent with the surrounding landscape and local architectural style.
- (xvi) Installation and operation of DG set if any shall comply with the guidelines of CPCB. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
- (xvii) There shall be no man-made beach development.
- (xviii) No permanent structures for sports facilities shall be permitted except construction of goal posts, net posts and lamp posts.
- (xix) The construction shall be consistent with the surrounding landscape and local architectural style.
- (xx) Extraction of sand, leveling or digging of sandy stretches except for structural foundation of building, swimming pool shall not be permitted within 500metres of the High Tide Line.
- (xxi) There shall be no disposal of waste into the coastal area. All the solid waste shall be handled as per the Solid Waste Management Rules.
- (xxii) Construction activity shall be carried out strictly as per the provisions of CRZ Notification, 2011. No construction work other than those permitted in Coastal Regulation Zone Notification shall be carried out in Coastal Regulation Zone area.
- (xxiii) The project shall be executed in such a manner that there shall not be any disturbance to the fishing activity.
- (xxiv) It shall be ensured that there is no displacement of people, houses or fishing activity as a result of the project.
- (xxv) The project proponent shall set up separate environmental management cell for effective implementation of the stipulated environmental safeguards under the supervision of a Senior Executive.
- (xxvi) The funds earmarked for environment management plan shall be included in the budget and this shall not be diverted for any other purposes.

B. GENERAL CONDITIONS:

- (i) Adequate provision for infrastructure facilities including water supply fuel and sanitation must be ensured for construction workers during the construction phase of the project to avoid any damage to the environment.
- (ii) Full support shall be extended to the officers of this Ministry/Regional Office at Bangaluru by the project proponent during inspection of the project for monitoring purposes by furnishing full details and action plan including action



taken reports in respect of mitigation measures and other environmental protection activities.

- (iii) A six-Monthly monitoring report shall need to be submitted by the project proponents to the Regional Office of this Ministry at Bangaluru regarding the implementation of the stipulated conditions.
- (iv) Ministry of Environment, Forests & Climate Change or any other competent authority may stipulate any additional conditions or modify the existing ones, if necessary in the interest of environment and the same shall be complied with.
- (v) The Ministry reserves the right to revoke this clearance if any of the conditions stipulated are not complied with the satisfaction of the Ministry.
- (vi) In the event of a change in project profile or change in the implementation agency, a fresh reference shall be made to the Ministry of Environment, Forests & Climate Change.
- (vii) The project proponents shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities and the date of start of land development work.
- (viii) A copy of the clearance letter shall be marked to concerned Panchayat/local NGO, if any, from whom any suggestion/ representation has been made received while processing the proposal.
- (ix) State Pollution Control Board shall display a copy of the clearance letter at the Regional Office, District Industries Center and Collector's Office/Tehsildar's office for 30 days.

7. 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 1994, including the amendments and rules made thereafter.

8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.

9. The project proponent shall advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded CRZ Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forests & Climate Change at <http://www.envfor.nic.in>. The advertisement should be made within 10 days from the date of receipt of the Clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Bangaluru.



10. This Clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.

11. Any appeal against this clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

12. Status of compliance to the various stipulated environmental conditions and environmental safeguards will be uploaded by the project proponent in its website.

13. A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parisad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.

14. The proponent shall upload the status of compliance of the stipulated Clearance conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB.

15. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of Clearance conditions and shall also be sent to the respective Regional Offices of MoEF&CC by e-mail.


(Dr. Manoranjan Hota)
Director

Copy to:

1. The Secretary (Environment), Department of Science, Technology & Environment, Government of Goa, Panjim, Goa.
2. The Chairman, CPCB, Parivesh Bhawan, CBD-cum-Office Complex, East Arjun Nagar, Delhi – 32.
3. The Chairman, GCZMA, C/o Dept. of Science, Tech. & Environment, Govt. of Goa. Opp. Saligao Seminary, P.O. Saligao, Bardez, Goa – 403 511.
4. The Chairman, Goa State Pollution Control Board, Dempo Towers, EDC Plaza, Patta, Panaji - 403 001, Goa.
5. The CCF, MoEF&CC, RO (SZ), Kendriya Sadan, 4th Floor, E&F Wings, 17th Main Road, II Block, Koranmangala, Bangalore – 560 034.
6. Guard File.
7. Monitoring Cell.


(Dr. Manoranjan Hota)
Director