

MINUTES OF THE 124TH GOA STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY (GOA-SEIAA) MEETING HELD ON 06/06//2024 AT 11:00 A.M. IN THE CONFERENCE HALL OF THE DEPARTMENT OF ENVIRONMENT & CLIMATE CHANGE, 4TH FLOOR, DEMPO TOWER, PATTO, PANAJI-GOA.

The 124th meeting of the Goa - SEIAA (*hereinafter referred as 'Authority'*) was held on 06th June 2024 at 11:00 am in the conference room, of the Department of Environment & Climate Change, 4th floor, Dempo Tower, Patto, Panaji. The list of members present during the meeting is annexed (*refer Annexure - 1*).

At the outset, Chairman welcomed Authority members and briefed about the agenda items (*refer Annexure - 2*) to be taken up for discussion / deliberations and appropriate decision. Accordingly, the same were considered as detailed below.

1. To decide on application received for ToR from Third Eye Distillery Holdings Private Limited for proposed distillery unit for the production of Malt Spirit(1.5 KLPD), Gin Spirit(1.6 KLPD), Rum Spirit(1.5 KLPD) and Vermouths, Liqueurs, Bitters(2 KLPD) at plot No. 15 and 16 of Survey No. 185 of Sancoale Industrial Estate, Mormugao taluka, South Goa.

The representative of Third Eye Distillery Holdings Private Limited Ms. Charnelle Martins along with her consultant Mrunal Sakte appeared before the Authority and explained the details of the project.

Decision: After discussion and considering recommendation by the Goa-SEAC the Authority, members unanimously decided to grant the following ToR for conducting Environment Impact Assessment Study with public hearing.

STANDARD TERMS OF REFERENCE FOR CONDUCTING ENVIRONMENT IMPACT ASSESSMENT STUDY FOR DISTILLERIES AND INFORMATION TO BE INCLUDED IN EIA/EMP REPORT

A. STANDARD TERMS OF REFERENCE

1) Executive Summary

2) Introduction

- i. Details of the EIA Consultant including NABET accreditation
- ii. Information about the project proponent
- iii. Importance and benefits of the project

3) Project Description

- i. Cost of project and time of completion.



- ii. Products with capacities for the proposed project.
- iii. If expansion project, details of existing products with capacities and whether adequate land is available for expansion, reference of earlier EC if any.
- iv. List of raw materials required and their source along with mode of transportation.
- v. Other chemicals and materials required with quantities and storage capacities
- vi. Details of Emission, effluents, hazardous waste generation and their management.
- vii. Requirement of water, power, with source of supply, status of approval, water balance diagram, man-power requirement (regular and contract)
- viii. Process description along with major equipments and machineries, process flow sheet (quantitative) from raw material to products to be provided
- ix. Hazard identification and details of proposed safety systems.
- x. Expansion/modernization proposals:
 - a. Copy of all the Environmental Clearance(s) including Amendments thereto obtained for the project from MOEF/SEIAA shall be attached as an Annexure. A certified copy of the latest Monitoring Report of the Regional Office of the Ministry of Environment and Forests as per circular dated 30th May, 2012 on the status of compliance of conditions stipulated in all the existing environmental clearances including Amendments shall be provided. In addition, status of compliance of Consent to Operate for the ongoing lexisiting operation of the project from SPCB shall be attached with the EIA-EMP report.
 - b. In case the existing project has not obtained environmental clearance, reasons for not taking EC under the provisions of the EIA Notification 1994 and/or EIA Notification 2006 shall be provided. Copies of Consent to Establish/No Objection Certificate and Consent to Operate (in case of units operating prior to EIA Notification 2006, CTE and CTO of FY 2005-2006) obtained from the SPCB shall be submitted. Further, compliance report to the conditions of consents from the SPCB shall be submitted.

4) Site Details

- i. Location of the project site covering village, Taluka/Tehsil, District and State, Justification for selecting the site, whether other sites were considered.
- ii. A toposheet of the study area of radius of 10km and site location on 1:50,000/1:25,000 scale on an A3/A2 sheet. (including all eco-sensitive areas and environmentally sensitive places)
- iii. Details w.r.t. option analysis for selection of site
- iv. Co-ordinates (lat-long) of all four corners of the site.
- v. Google map-Earth downloaded of the project site.
- vi. Layout maps indicating existing unit as well as proposed unit indicating storage area, plant area, greenbelt area, utilities etc. If located within an Industrial area/Estate/Complex, layout of Industrial Area indicating location of unit within the Industrial area/Estate.
- vii. Photographs of the proposed and existing (if applicable) plant site. If existing, show photographs of plantation/greenbelt, in particular.
- viii. Landuse break-up of total land of the project site (identified and acquired), government/private - agricultural, forest, wasteland, water bodies, settlements, etc shall be included. (not required for industrial area)







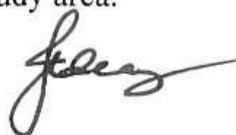
- ix. A list of major industries with name and type within study area (10km radius) shall be incorporated. Land use details of the study area
- x. Geological features and Geo-hydrological status of the study area shall be included.
- xi. Details of Drainage of the project upto 5km radius of study area. If the site is within 1 km radius of any major river, peak and lean season river discharge as well as flood occurrence frequency based on peak rainfall data of the past 30 years. Details of Flood Level of the project site and maximum Flood Level of the river shall also be provided. (mega green field projects)
- xii. Status of acquisition of land. If acquisition is not complete, stage of the acquisition process and expected time of complete possession of the land.
- xiii. R&R details in respect of land in line with state Government policy

5) Forest and wildlife related issues (if applicable):

- i. Permission and approval for the use of forest land (forestry clearance), if any, and recommendations of the State Forest Department. (if applicable)
- ii. Land use map based on High resolution satellite imagery (GPS) of the proposed site delineating the forestland (*in case of projects involving forest land more than 40 ha*)
- iii. Status of Application submitted for obtaining the stage I forestry clearance along with latest status shall be submitted.
- iv. The projects to be located within 10 km of the National Parks, Sanctuaries, Biosphere Reserves, Migratory Corridors of Wild Animals, the project proponent shall submit the map duly authenticated by Chief Wildlife Warden showing these features vis-à-vis the project location and the recommendations or comments of the Chief Wildlife Warden thereon
- v. Wildlife Conservation Plan duly authenticated by the Chief Wildlife Warden of the State Government for conservation of Schedule I fauna, if any exists in the study area
- vi. Copy of application submitted for clearance under the Wildlife (Protection) Act, 1972, to the Standing Committee of the National Board for Wildlife

6) Environmental Status

- i. Determination of atmospheric inversion level at the project site and site-specific micro-meteorological data using temperature, relative humidity, hourly wind speed and direction and rainfall.
- ii. AAQ data (except monsoon) at 8 locations for PM10, PM2.5, SO2, NOX, CO and other parameters relevant to the project shall be collected. The monitoring stations shall be based CPCB guidelines and take into account the pre-dominant wind direction, population zone and sensitive receptors including reserved forests.
- iii. Raw data of all AAQ measurement for 12 weeks of all stations as per frequency given in the NAQPM Notification of Nov. 2009 along with - min., max., average and 98% values for each of the AAQ parameters from data of all AAQ stations should be provided as an annexure to the EIA Report.
- iv. Surface water quality of nearby River (100m upstream and downstream of discharge point) and other surface drains at eight locations as per CPCB/MoEF&CC guidelines.
- v. Whether the site falls near to polluted stretch of river identified by the CPCB/MoEF&CC, if yes give details.
- vi. Ground water monitoring at minimum at 8 locations shall be included.
- vii. Noise levels monitoring at 8 locations within the study area.



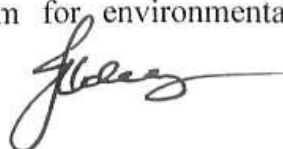
PPD



- viii. Soil Characteristic as per CPCB guidelines.
- ix. Traffic study of the area, type of vehicles, frequency of vehicles for transportation of materials, additional traffic due to proposed project, parking arrangement etc.
- x. Detailed description of flora and fauna (terrestrial and aquatic) existing in the study area shall be given with special reference to rare, endemic and endangered species. If Schedule-I fauna are found within the study area, a Wildlife Conservation Plan shall be prepared and furnished.
- xi. Socio-economic status of the study area.

7) Impact and Environment Management Plan

- i. Assessment of ground level concentration of pollutants from the stack emission based on site-specific meteorological features. In case the project is located on a hilly terrain, the AQIP Modelling shall be done using inputs of the specific terrain characteristics for determining the potential impacts of the project on the AAQ. Cumulative impact of all sources of emissions (including transportation) on the AAQ of the area shall be assessed. Details of the model used and the input data used for modelling shall also be provided. The air quality contours shall be plotted on a location map showing the location of project site, habitation nearby, sensitive receptors, if any.
- ii. Water Quality modelling - in case of discharge in water body
- iii. Impact of the transport of the raw materials and end products on the surrounding environment shall be assessed and provided. In this regard, options for transport of raw materials and finished products and wastes (large quantities) by rail or rail-cum road transport or conveyor- cum-rail transport shall be examined.
- iv. A note on treatment of wastewater from different plant operations, extent recycled and reused for different purposes shall be included. Complete scheme of effluent treatment. Characteristics of untreated and treated effluent to meet the prescribed standards of discharge under E(P) Rules.
- v. Details of stack emission and action plan for control of emissions to meet standards.
- vi. Measures for fugitive emission control
- vii. Details of hazardous waste generation and their storage, utilization and management. Copies of MOU regarding utilization of solid and hazardous waste in cement plant shall also be included. EMP shall include the concept of waste-minimization, recycle/reuse/recover techniques, Energy conservation, and natural resource conservation.
- viii. Proper utilization of fly ash shall be ensured as per Fly Ash Notification, 2009. A detailed plan of action shall be provided.
- ix. Action plan for the green belt development plan in 33 % area i.e. land with not less than 1,500 trees per ha. Giving details of species, width of plantation, planning schedule etc. shall be included. The green belt shall be around the project boundary and a scheme for greening of the roads used for the project shall also be incorporated.
- x. Action plan for rainwater harvesting measures at plant site shall be submitted to harvest rainwater from the roof tops and storm water drains to recharge the ground water and also to use for the various activities at the project site to conserve fresh water and reduce the water requirement from other sources.
- xi. Total capital cost and recurring cost/annum for environmental pollution control



measures shall be included.

- xii. Action plan for post-project environmental monitoring shall be submitted.
- xiii. Onsite and Offsite Disaster (natural and Man-made) Preparedness and Emergency Management Plan including Risk Assessment and damage control. Disaster management plan should be linked with District Disaster Management Plan.

8) Occupational health

- i. Plan and fund allocation to ensure the occupational health & safety of all contract and casual workers
- ii. Details of exposure specific health status evaluation of worker. If the workers' health is being evaluated by pre designed format, chest x rays, Audiometry, Spirometry, Vision testing (Far & Near vision, colour vision and any other ocular defect) ECG, during pre placement and periodical examinations give the details of the same. Details regarding last month analyzed data of above mentioned parameters as per age, sex, duration of exposure and department wise.
- iii. Details of existing Occupational & Safety Hazards. What are the exposure levels of hazards and whether they are within Permissible Exposure level (PEL). If these are not within PEL, what measures the company has adopted to keep them within PEL so that health of the workers can be preserved,
- iv. Annual report of health status of workers with special reference to Occupational Health and Safety.

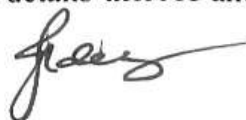
9) Corporate Environment Policy

- i. Does the company have a well laid down Environment Policy approved by its Board of Directors? If so, it may be detailed in the EIA report.
 - ii. Does the Environment Policy prescribe for standard operating process / procedures to bring into focus any infringement / deviation / violation of the environmental or forest norms / conditions? If so, it may be detailed in the EIA.
 - iii. What is the hierarchical system or Administrative order of the company to deal with the environmental issues and for ensuring compliance with the environmental clearance conditions? Details of this system may be given.
 - iv. Does the company have system of reporting of non compliances / violations of environmental norms to the Board of Directors of the company and / or shareholders or stakeholders at large? This reporting mechanism shall be detailed in the EIA report
- 10) Details regarding infrastructure facilities such as sanitation, fuel, restroom etc. to be provided to the labour force during construction as well as to the casual workers including truck drivers during operation phase.

11) Enterprise Social Commitment (ESC)

Adequate funds (at least 2.5 % of the project cost) shall be earmarked towards the Enterprise Social Commitment based on Public Hearing issues and item-wise details along with time bound action plan shall be included. Socio-economic development activities need to be elaborated upon.

- 12) Any litigation pending against the project and/or any direction/order passed by any Court of Law against the project, if so, details thereof shall also be included. Has the unit received any notice under the Section 5 of Environment (Protection) Act, 1986 or relevant Sections of Air and Water Acts? If so, details thereof and compliance/ATR to



the notice(s) and present status of the case.

13) 'A tabular chart with index for point wise compliance of above TOR.

A. SPECIFIC TERMS OF REFERENCE FOR EIA STUDIES FOR DISTILLERIES

1. List of existing distillery units in the study area along with their capacity and sourcing of raw material.
2. Number of working days of the distillery unit.
3. Details of raw materials such as molasses/grains, their source with availability.
4. Details of the use of steam from the boiler.
5. Surface and Ground water quality around proposed spent wash storage lagoon, and compost yard.
6. Plan to reduce spent wash generation within 6-8 KL/KL of alcohol produced.
7. Proposed effluent treatment system for molasses/grain based distillery (spent wash, spent lees, condensate and utilities) as well as domestic sewage and scheme for achieving zero effluent discharge (ZLD).
8. Proposed action to restrict fresh water consumption within 10 KL/KL of alcohol production.
9. Details about capacity of spent wash holding tank, material used, design consideration. No. of peizometers to be proposed around spent wash holding tank.
10. Action plan to control ground water pollution.
11. Details of solid waste management including management of boiler ash, yeast, etc. Details of incinerated spent wash ash generation and its disposal.
12. Details of bio-composting yard (if applicable).
13. Action plan to control odour pollution. Arrangements for installation of continuous online monitoring system (24x7 monitoring device).

Additional Terms of Reference

- i. Details of source of water along with the water sample testing report.
- ii. Details of Effluent Treatment Plant (ETP) vendor along with the details of existing ETP of any other project by the same vendor.
- iii. PP shall collect air, noise, surface water and ground water monitoring data for the period of September-October.
- iv. Details of emergency exit incase of fire.

2. Any other matter with permission of the chair.

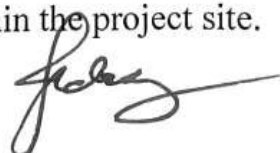
- i. **Issuance of combined CRZ and Environmental Clearance for proposed construction of 5 star resort at village Anjuna Bardez Goa by Goa Tourism Development Corporation (GTDC) as per Office Memorandum issued by moefcc dated 26/04/2022.**



Decision: After perusing the letter No. 11/19/2024-IA.III dated 04/06/2024 by MoEF&CC, the Authority decided to grant the combined Environmental and CRZ Clearance as per para 4.2 of the CRZ Notification 2011 with following conditions.

1. Project Proponent needs to comply to the following “General Conditions” during construction phase:

- a. The Project Proponent should use Ready-Mixed Concrete (RMC) to minimize air / water/ land pollution and water usage during the construction phase.
- b. Project Proponent 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.
- c. **Project Proponent should not disturb the natural drainage and as far as possible maintain the original topography while designing for landscape development by planting local plant species and which are not alien to the prevailing environment.**
- d. Project Proponent 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 landuse categorization/ zoning.
- e. The construction gross built up area of proposed construction is **26362.26** 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.
- f. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- g. ‘Consent to Establish’ shall be obtained from the Goa State Pollution Control Board (GSPCB) under Air Act and Water Act, as applicable, failing which the Environmental Clearance herein shall be deemed to be withdrawn and a copy shall be submitted to the Authority within 30 days of starting construction work at site.
- h. 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 needs to inform this Authority.
- i. 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. The safe disposal of waste water and solid waste generated during the construction phase should be ensured.
- j. Arrangements shall be made that waste water and storm water do not get mixed.
- k. All the top soil excavated during construction activities should be stored if or use in horticulture/ landscape development within the project site.



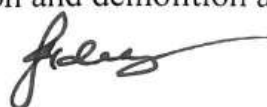
- l. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- m. Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary authorisation of the GSPCB.
- n. 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.
- o. 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.
- p. 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.
- q. Storm water controlled and its re-use as per Central Ground Water Board (CGWB) and Bureau of Indian Standards (BIS) for various applications.
- r. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- s. 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.
- t. Roof should meet prescriptive requirement as per energy conservation building code by using appropriate thermal insulation material.
- u. 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.
- v. 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.
- w. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided by providing separate entry and exit gate. Parking should be fully internalized and no public place should be utilized.



- x. The Project Proponent will lay a direct line for disposal to sewerage network of common STP or else Project Proponent shall make suitable provision for sewage disposal by providing Sewage Treatment Plant on site.
- y. The PP should install STP plant with tertiary treatment including IOT Based Multistage ultra filtration system with UV Treatment for recycling water for flushing etc. with the approval of GSPCB.
- z. PP shall install IOT Based system for monitoring operation of all the equipments and process of the STP and connect to GSPCB server.
- aa. 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 fulfill requirement.
- bb. The buildings should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- cc. 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.
- dd. Under the provisions of Environment Protection Act 1986, legal action shall be initiated against the Project Proponent if it was found that construction of the project has been started without obtaining EC.
- ee. Six monthly compliance reports should be submitted to the MoEF&CC with copy to the Goa-SEIAA and GSPCB in hard as well as soft copy format for the period upto the Project completion.

2. Project Proponent should implement Dust mitigation measures for construction activities such as:

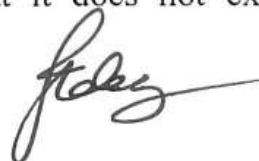
- a. Roads leading to or at construction sites must be paved and blacktopped (i.e metallic roads).
- b. No excavation of soil shall be carried out without adequate mitigation measures in place.
- c. No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- d. Wind-breakers of appropriate height i.e 1/3rd of the building height and maximum upto 10 meters shall be provided.
- e. Water sprinkling system shall be put in place.
- f. Dust mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- g. New serial No. '107' has been inserted which relates to mandatory implementation of dust mitigation measures for all construction and demolition activities.



- h. Grinding and cutting of building materials in open area shall be prohibited.
- i. Construction material and waste should be stored only within earmarked area and roads side storage of construction material and waste shall be prohibited.
- j. No uncovered vehicles carrying construction material and waste shall be permitted.
- k. Construction and demolition waste processing and disposal site shall be identified and required dust mitigation measures shall be notified at the site.

3. **Further**, the Committee decided to direct the Project Proponent to comply with the following “**General Conditions**” during post-construction phase:-

- a. 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.
- b. The Project Proponent 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.
- c. The Project Proponent should provide facilities for storage and segregation of waste generated in three separate streams i.e bio-degradable, Non bio-degradable and domestic hazardous waste in suitable bins and handover segregated wastes to authorized waste pickers or waste collectors as per the directions or notifications by the local Authorities and Goa State Pollution Control Board.
- d. 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.
- e. Project Proponent shall store separately construction and demolition waste, as and when generated, in their own premises and shall be disposed of as per the Construction and Demolition Waste Management Rules 2016.
- f. The Project Proponent store horticultural waste and garden waste in their own premises and shall be disposed as per the directions of the local bodies.
- g. The Project Proponent in partnership with local bodies shall ensure segregation of waste at source by the generators as prescribe in the rules, facilitate collection of segregated waste in separate streams, handover recyclable material to either the authorized waste pickers or the Authorized recyclers. The bio-degradable waste shall be processed, treated and disposed off through composting or bio-methanation within the premises as far as possible. The residual waste shall be given to the waste collector or agency as directed by the local body.
- h. Noise should be controlled to ensure that it does not exceed the prescribed standards both during day & night time.



- i. 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.
- j. 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.
- k. 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.
- l. 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.
- m. 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.

4. 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. Project Proponent 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.
- c. Project Proponent needs to ensure that no treated water or any waste sewage shall be discharged into any water body. E-waste shall be disposed through Authorized vendor as per E-waste (*Management and Handling*) Rules, 2011.
- d. 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.
- e. The Project Proponent shall utilise fly ash bricks in masonry works.
- f. 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.



- g. 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. 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.
- h. 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.
- i. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate re circulation lines for flushing by giving dual plumbing system be done.
- j. 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 will be pumped through high flow drips on these beds to prevent outflow of treated sewage water outside the premises.
- k. Areas which are marked as No Development Zone (NDZ) should be clearly marked on site and no construction shall be carried out in the said NDZ. Land Profile of NDZ shall not be altered.
- l. No construction shall be done over the portion of land, shown as open space in the site plan.
- m. Project Proponent should obtain all the requisite permissions / NOCs / Licenses etc from all the competent authorities before commencement of any activity at site.
- n. *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 to enable installation of solar panels including battery storage system. In addition south facing walls to be utilized to installed solar panels to harness optimum solar energy. Use of solar panels may be done to the extend possible like installing solar street lights. Project Proponent should install after checking feasibility solar plus hybrid conventional source as source of energy. PP should ensure storage of solar and release in the grid during peak hours.
- o. Solar based electric power shall be provided to each unit for at least two bulbs / lights and one fan. As proposed central lighting and street lighting shall also be based on solar power.
- p. 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. Judgments / 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.



- q. Project Proponent 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.
- r. A complete set of all the documents submitted to Goa-SEIAA should be forwarded local Authority, GSPCB and Planning authority.
- s. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by the Goa-SEIAA.
- t. **Green Building norms should be followed with a minimum 3 star GHIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.**
- u. The Project Proponent shall use construction debris for land filling wherever applicable and dispose the C & D waste in compliance to the Construction and Demolition Waste Management Rules.
- v. Bore well water is not to be used for construction phase, only used for drinking purpose and Project Proponent should maintain the meter reading on regular basis.
- w. Project Proponent should install Bio-gas plant to treat the Bio degradable waste.
- x. Building should be constructed as per National Building Code 2016 part-IV.
- y. Project Proponent should do Corporate Environmental Responsibility as recommended / approved by Goa - SEAC/ Goa SEIAA.
- z. As per office memorandum issued by MoEF&CC dated 1st May 2018, some of the activities which can be carried out in CER, are infrastructure creation for Drinking Water Supply, Sanitation, Health, Education, Skill Development, Roads, Cross Drains, Electrification including Solar Power, Solid Waste Management Facilities, Scientific Support and Awareness to Local Farmers to increase yield of crop and fodder, Rain Water Harvesting, Soil Moisture Conservation Works, Avenue Plantation, Plantation in Community areas, etc.
- aa. E-waste generated in the complex should be managed as per CPCB guidelines on E-waste management.
- bb. 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.
- cc. The project Proponent has to replace all acacia trees from the site by following due procedure; also plant local varieties of trees in No Development Zone (NDZ) of the property.



- dd. The Project proponent has to maintain the natural drains existing on the site.
- ee. The slope towards sea to be conserved and not to undertake any undue development work along the slop.
- ff. 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 Project Proponent will be verified / ascertained by the authority to propose additional conditions if any.
- gg. 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*).
- hh. PP should make suitable provisions to construct a Vertical garden.
- ii. PP should install Hybrid Thermal Solar System for energy saving for air conditioner.

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

- a. 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.
- b. **Validity of the Environmental Clearance (EC) accorded shall be for a period of 07 (seven) years from the date of its issue.**
- c. 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.
- d. 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.
- e. Status of compliance to the various stipulated environmental conditions and environmental safeguards will be uploaded by the project proponent in its website.
- f. 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*).

6. Further, the Project Proponent needs to comply with the following recommendations by MoEF&CC.

- i. The proposed construction should be as per extant norms given at Annexure-III of the CRZ Notification, 2011 and as amended from time to time and SCZMA shall ensure that no work has been commenced in CRZ area prior to obtaining combined EC+ CRZ Clearance.



- ii. Entire NDZ area of the project site should be developed as multi layered green belt with suitable tree species, no lawn area shall be developed in NDZ. Proponent should prepare 10 year plan for proper maintenance of proposed green belt. Accordingly, and cost for green belt development should be increased in consultation with Forest Department and same should be submitted concern IRO.
- iii. The overall height of the construction upto the highest ridge of the roof shall not exceed 9 meters and the construction shall not be more than two floors(Ground floor+ One Upper floor)..
- iv. The total covered area on all floors shall not exceed 33% of the plot size i.e. the Floor Space Index shall not exceed 0.33.
- v. A minimum of 10% of the total electricity requirement shall be achieved through the installation of the solar panels in the resort.
- vi. No ground water shall be extracted within the CRZ area to meet the water requirements during the construction and / or operation phase of the project and Rainwater Harvesting Plan shall be prepared and implemented.
- vii. Permanent labour camp , machinery and material storage shall not be set up in the CRZ area.
- viii. Top soil excavated during construction activities shall be stored for use in horticulture/landscape development etc. within the project site.
- ix. Construction material and structures/scaffoldings erected for construction at site shall be cleared immediately after finishing construction and it shall be ensured that no construction waste, garbage and machinery or equipment are left post construction.
- x. All the conditions stipulated by the Gujarat Coastal Zone Management Authority for CRZ Clearance under CRZ Notification, 2011 vide its letter No. ENV-10-2022-64-T, dated 04/01/2024 and commitments made by the Project Proponent before the GCZMA and EAC shall be followed in letter and spirit.
- xi. All the necessary clearance from the concerned Authorities as may be applicable should be obtained prior to commencement of the project or activity.

ii. To decide on Complaint against the illegality going on at Manohar International Airport, Mopa Goa received from the Department of Environment & Climate Change vide Letter No. 2-13-2018/ENV/T/MISC/Vol.VI/287 dated 24/05/2024.

Decision: After scrutinizing the above mentioned letter, the Authority decided to inspect the site to verify the site conditions.

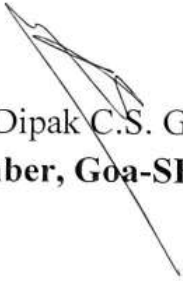
iii. To decide on Complaint received from Prakash Agrawal against Environment Clearance granted to Mathias Construction Pvt. Ltd. for the

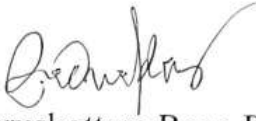


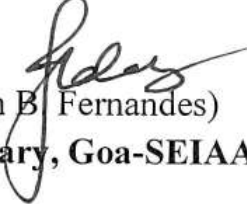
**Residential Apartments and Commercial Shops project "Ocean Park" in
Survey No. 249/1-A, Taleigao Goa**

Decision: After scrutinizing the above mentioned matter and the letters sent by the complainant the Authority decided to inspect the site to verify the same.

The meeting ended with thanks to chair.


(Dr. Dipak C.S. Gaitonde)
Member, Goa-SEIAA


(Dr. Purushottam Raya Pednekar.)
Chairman, Goa-SEIAA


(Shri. Johnson B. Fernandes)
Member Secretary, Goa-SEIAA

Place: Patto-Panaji
Date: 06th June 2024

Annexure - 1

Dr. Purushottam Raya Pednekar.	Chairman, Goa-SEIAA
Shri. Johnson B. Fernandes	Member Secretary, Goa-SEIAA
Dr. Dipak C.S. Gaitonde	Member, Goa-SEIAA

Annexure – 2

AGENDA OF THE 124TH GOA STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY (GOA-SEIAA) MEETING ON 06/06/2024 AT 11.00 A.M. IN THE CONFERENCE ROOM OF THE 4TH FLOOR, DEMPO TOWER, PATTO, PANAJI-GOA.

1. To decide on application received for ToR from Third Eye Distillery Holdings Private Limited for proposed distillery unit for the production of Malt Spirit(1.5 KLPD), Gin Spirit(1.6 KLPD), Rum Spirit(1.5 KLPD) and Vermouths, Liqueurs, Bitters(2 KLPD) at plot No. 15 and 16 of Survey No. 185 of Sancoale Industrial Estate, Mormugao taluka, South Goa.
2. Any other matter with permission of the chair.