

**Minutes of the 177<sup>th</sup> Meeting of Goa State Expert Appraisal Committee (Goa-SEAC) held on the 03<sup>rd</sup> May 2023 at 03.30 p.m. in the conference hall, 4<sup>th</sup> Floor, Dempo Towers, Patto - Panaji, Goa.**

The 177<sup>th</sup> meeting of the Goa-SEAC was held on 12<sup>th</sup> May 2023 in the Conference room 4<sup>th</sup> floor of the Dempo Towers, Patto-Panaji at 03.30 p.m. under the Chairmanship of Shri. Gautam Desai. The list of members who attended the meeting is at "Annexure - 1".

The meeting has been conducted at conference hall as well as virtual mode through Google meet. The Chairman welcomed the members and requested to proceed as per the agenda items (refer Annexure - 2).

1. To decide on application received from Goa Tourism Development Corporation Limited for development of five star resort project locating at Survey No. 206/1-H, 210/5-A, 211/1, 211/2, 211/3, 211/4, 211/5, 211/6, 211/7, 211/8, 212/1, 212/2, 212/3, 212/4 & 212/6, in Anjuna village Bardez Goa for prior Environment Clearance..

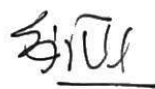
The representative of Goa Tourism Development Corporation Limited shri Kundan Naik along with his consultant appeared before the Committee and explained the details of the project.

**Decision:** After Scrutinizing the documents submitted by the Project Proponent and going through the presentation, the Committee decided to recommend the Authority for grant of prior Environmental Clearance under following **General and Specific** conditions.

**1. Proponent needs to comply to the following "General Conditions" during construction phase:**

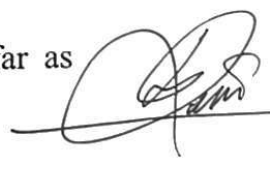
- a. The Project Proponent (PP) should use Ready-Mixed Concrete (RMC) to minimize air / water/ land pollution and water usage during the construction phase.
- b. Project Proponent should adopt roof-top rainwater harvesting/ conservation measures to optimally utilize the water availability by constructing 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





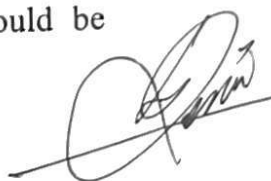






possible maintain the original topography while designing for landscape development by planting local plant species and which are not alien to the prevailing environment.

- 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-a-vis its land use 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 leveling 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 authorization of the GSPCB.
- n. Vehicles used 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.



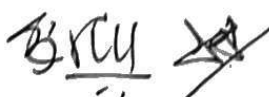
- o. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution load on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level construction phase, 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.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.
- aa. 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.
- ab. The Project Proponent shall make suitable provision for sewage disposal by providing Sewage Treatment Plant on site. The STP should be certified by independent expert and adequacy report in this regard should be submitted to GSPCB before the project is commissioned for operation. Necessary measures to be made to mitigate the odour problem from STP. Sewage Treatment Plant should be with operation and maintenance after commissioning/ completion of project with minimum period of 5 years.
- 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 fulfill 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 Project Proponent 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-SIIAA 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). No excavation of soil shall be carried out without adequate mitigation measures in place.
- b) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- c) Wind-breakers of appropriate height i.e 1/3<sup>rd</sup> of the building height and maximum upto 10 meters shall be provided.
- d) Water sprinkling system shall be put in place.
- e) Dust mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- f) Mandatory implementation of dust mitigation measures for all construction and demolition activities, to be undertaken.
- g) Grinding and cutting of building materials in open area shall be prohibited.
- h) Construction material and waste should be stored only within earmarked area and roads side storage of construction material and waste shall be prohibited.
- i) No uncovered vehicles carrying construction material and waste shall be









permitted.

- j) 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 break-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, SO<sub>2</sub> and NO<sub>x</sub> (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 shall 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.







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- 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. 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.
- 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 installed 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 atleast 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,



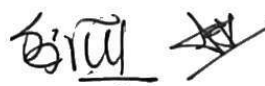
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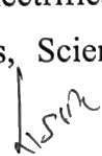


Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any, from time to time. Judgments / Orders issued by Hon'ble High Court, NGT, Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified by the competent authorities.

- 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. **Green Building norms should be followed with a minimum 3 star GRIHA/IGBC/ASSOCHAM GEM rating and Gold rating should be followed up.**
- t. 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.
- u. 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.
- v. Project Proponent should install Bio-gas plant to treat the Bio degradable waste.
- w. Building should be constructed as per National Building Code 2016 part-IV.
- x. Project Proponent should do Corporate Social Responsibility and Corporate Environmental Responsibility as recommended / approved by Goa - SEAC/ Goa SEIAA.
- y. As per office memorandum issued by MoEF&CC dated 1<sup>st</sup> 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.

- z. E-waste generated in the complex should be managed as per CPCB guidelines on E-waste management.
- aa. 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.

2. Any other matter with permission of the chair.

1. To decide on proposal submitted by Mr. Rajendra Tamba for proposed Laterite Stone Quarry bearing survey No.50/5, Fatorpa, Quepem - Goa.

**Decision:-** The Committee decided to inspect the site in order to appraise the cost of the project and total turnover in order to issue ex-post facto Environmental clearance



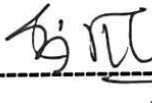

**Shri. Sanjay Amonkar**

**Dr. Subhash H. Bhosale**

**Dr. Chandrashekher U. Rivonker**

**Shri. Gautam Vikas Desai**  
(Chairman Goa-SEAC)

Place: Patto-Panaji  
Date: 12<sup>th</sup> May 2023

  
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**Shri. Sanjeev Joglekar**  
(Member Secretary Goa-SEAC)

### Annexure – 1

The list of members who attended the meeting

Shri Gautam Vikas Desai	Chairman(Goa –SEAC)
Shri. Sanjeev Joglekar	Member Secretary(Goa –SEAC)
Shri.Sanjay Amonkar	Expert Member (Goa –SEAC)
Dr. Subhash H. Bhosale	Expert Member (Goa –SEAC)
Dr. Chandrashekher U. Rivonker	Expert Member (Goa –SEAC)

### Annexure - 2

1. To decide on application received from Goa Tourism Development Corporation Limited for development of five star resort project locating at Survey No. 206/1-H, 210/5-A, 211/1, 211/2, 211/3, 211/4, 211/5, 211/6, 211/7, 211/8, 212/1, 212/2, 212/3, 212/4 & 212/6, in Anjuna village Bardez Goa for prior Environment Clearance.
2. Any other matter with permission of the chair.