

Ref.TPB/797/TCP/17/ 1682
Office of the Senior Town Planner
Town & Country Planning Dept.,
North Goa District office,
302, Govt. Building Complex,
Mapusa - Goa.
Dated: 12/06/2017.



OFFICE OF THE SENIOR TOWN PLANNER, MAPUSA GOA.
TECHNICAL CLEARANCE ORDER

Ref No: Inward No. 5157

Dated: 8/12/2016

Technical Clearance is hereby granted for carrying out the **proposed construction of residential building blocks A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Club house, Swimming pool, and compound wall (Revised plan)** as per the enclosed approved plans in the property Zones as **Settlement (S2) Zone in Outline Development Plan for Panaji (Porvorim part)** and situated in Survey No. 361/1(plotA) at Socorro Village, Bardez- Goa, with the following conditions:-


1. Construction shall be strictly as per the approved plans. No change shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
3. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
4. The Developer/applicant should display a sign board of minimum size 1.00 mts. X 0.50 mts. with writing in black color on a white background at the site, as required under the Regulations.
5. The applicant shall obtain conversion Sanad under the Goa Land Revenue Code, 1968 before the commencement of any development/construction as per the permission granted by this order.
6. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
7. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
8. Completion Certificate has to be obtained from the Authority before applying for Occupancy Certificate from the licensing authority.
9. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
10. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
11. In case of any cutting of sloppy land or filling of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town & Country Planning Act, 1974.
12. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.
13. The area on stilt if any should not be enclosed in any fashion at any stage & shall be used for parking of vehicles for residents of the building only.

14. Panchayat shall verify the infrastructural requirements such as water and power supply before issue of construction license.
15. Adequate storm water network shall be developed up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
16. The Village Panchayat shall take cognizance of any issue in case of any complaints/ court orders before issuing of construction license.
17. The area on stilt should not be enclosed in any fashion at any stage & shall be used for parking of vehicles for residents of the building only.
18. Open parking area should be effectively developed.
19. Applicant shall make his own arrangement for swimming pool.
20. Internal roads as shown on the site plan shall be effectively developed.
21. This Technical clearance order is issued in partial modification to the earlier Technical clearance order vide no. TPB/797/TCP-15/856 dtd.5/3/2015. All the conditions laid down in the said Technical Clearance order shall be adhered to.
22. This Technical Clearance is issued based on the Government approval obtained vide note bearing no.TPB/797/TCP-17/901 dtd.6/4/2017.

NOTE:

- a) The above technical clearance order is issued based on the order issued by Chief Town Planner vide no. **29/8/TCP/2012-13/RPG-21/Status/1803** dated **04/06/2012** pertaining to guide line for processing various application.
- b) An engineer who designs the RCC structure, of the project proponent is liable for structural designs and stability of the project, structural liability certificate issued by an engineer **Eng. Prakash S. R. Lawande** dtd.**26/11/2016** TCP Reg. No. **SE/0006/2010**.
- c) This order is issued with reference to the application dated **8/12/2016** from **Mr.Michael Pinto de Andrade & others**.

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE.OF CONSTRUCTION LICENCE PROVIDED THE CONSTRUCTION LICENCE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.


(S. P. Surlakar)
Dy. Town Planner

To,
✓ **Mr.Michael Pinto de Andrade & others**
Through POA holder Devashri Real Estate Developers
7th Floor, Dempo Tower, Patto, Panaji-Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of **Socorro**,
Bardez - Goa.

Applicant has paid additional infrastructure tax **Rs.2,19,846/- (Rupees Two lakh Nineteen Thousand Eight Hundred Forty Six Only)** vide challan no.105 dated **8/6/2017**.

The permission is granted subject to the provision of Town & Country Planning Act 1974 and the rules & Regulation framed there under.



Government of Goa
Directorate of Health Services
Primary Health Centre Porvorim

Tel. 0832-2411991

Email ID: phcporvorim-heal.goa@nic.in

No. PHCP/Post Facto NOC-Const/2017-18/ 89)

Date: 11/09/2017

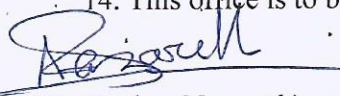
To,

Mr. Michael Pinto de Andrade & Others,
C/O Devashri Real Estate Developers,
7th Floor, Dempo Tower,
Patto, Panaji- Goa.

Sub: Post-Facto Issue of NOC from sanitary point of view for proposed construction of residential building blocks A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Club house, swimming pool and compound wall (revised plan) in Survey 361/1 (Plot A), situated at Village Socorro, Bardez Goa.

With reference to your letter No. Nil, dated 30/08/2017, on the above mentioned subject, site inspection was conducted by the undersigned of this Primary Health Centre on 09/09/2017 and it is informed that **Post-Facto NOC from sanitary point of view is hereby issued for proposed construction of residential building blocks A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Club house, swimming pool and compound wall (revised plan) in Survey 361/1 (Plot A), situated at Village Socorro, Bardez Goa, subject to the following conditions:**

1. The construction is to be carried out as per the plan submitted.
2. Proper cleanliness is maintained in and around the construction site.
3. The sewage treatment plant should be at least 15 meters away from any drinking water source and should correspond with the Consent to Establish granted to M/S Devashri Real Estate Developers (Plot B) (Orange Category) by the Goa State Pollution Control Board vide Letter No. 5/4928/15-PCB/C.I-593 dt 10/04/2015 and corrigendum bearing No. 5/4928/15-PCB/Tech/8596 dt 4/08/2016.
4. No health hazard or any other environmental pollution is created in the surrounding area.
5. The owner/contractor shall co-operate with the health and pollution control authorities whenever they visit the site for sanitary inspection.
6. This office is not responsible for any court litigation regarding the ownership and area of the house.
7. If any complaint comes from the sanitary point, the N.O.C. will be revoked.
8. As per section 75A of Goa Public Health Act all labourers should possess health cards and should renew them once in three months. Whoever contravenes the provision of the Public Health Act shall be punishable with fine as specified in the Act and amendments published in the official Gazette Government of Goa, Series 1 No.26 (Extraordinary No.3)
9. Health cards should be available at the site and should be produced to the Health Authorities on demand.
10. Final N.O.C. from Health Authorities to be obtained prior to issuance of occupancy certificate.
11. The N.O.C. is liable to be withdrawn if the conditions stipulated above are not complied with.
14. This office is to be informed at the commencement of the construction.


(Dr. Roshan Nazareth)

Medical Officer I/C
Primary Health Centre
Village Socorro, Bardez - Goa

Copy to:-

1. The Secretary/Sarpanch, Village Panchayat Socorro, Bardez, Goa.
2. Office file
3. Guard File





OFFICE OF THE VILLAGE PANCHAYAT

SOCORRO
P.O. PORVORIM
BARDEZ - GOA 403 501

Ref. No.: VP/SOC/ 716 | 2017- 2018

Date 20/6/2017

CONSTRUCTION LICENSE

Mr. Michael Pinto de Andrade & Others, through Affidavit cum Declaration filed Shri. K.S. Hegde, C.E.O. Devashri Real Estate Developers is hereby granted permission for construction of Residential building blocks A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Club House, Swimming Pool, and Compound wall (Revised Plan) in survey no. 361/1 (plot A) at Socorro, Bardez, Goa, in terms of resolution No.1 of the meeting dated 16/6/2017 held by the Administrator of the V.P. Socorro & thereafter consent given by the Block Development Officer, Mapusa Bardez Goa With the following conditions.

1. The applicant shall strictly comply all the conditions imposed in the Technical Clearance Order No TPB/797/TCP/17/1682 dated 12/06/2017 issued by the Town and Country Planning Department Mapusa.
2. The applicant shall notify the Panchayat for giving the alignment of the building.
3. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
4. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the structural Liability Certificate submitted to the Panchayat.
5. NO material for construction or earth from excavation or any other construction material shall be stacked on the Public roads.
6. The Building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
7. The construction license shall be revoked if the construction work is not executed as per the approved plans and the statements therein and whenever there is any false statement or misrepresentation of any material passed, approved or shown in the application on which the permit was based.
8. The applicant should construct a separate soak pit in order to derivate in the sullage water.





OFFICE OF THE VILLAGE PANCHAYAT

SOCORRO

P.O. PORVORIM

BARDEZ - GOA 403 501



Ref. No.:VP/SOC/

Date _____

9. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
10. The ventilation pipe of the septic tank should be provided with a mosquito net.
11. The Applicant should connect the pipelines from their latrines/WC's to the sewerage line at their own cost, when the sewerage line is commissioned.
12. The applicant should fix a board at a prominent place whenever the construction is started, indicating the number, the date and the authority for which the license for development work has been granted.
13. All the building material and other rubbish should be cleared from the construction site before applying for the occupancy certificate.
14. Water storage tanks shall be provided with mosquito proof lids and overflow pipes. The tanks should be provided with access ladders wherever necessary.
15. The drains surrounding the plot is any should be constructed with PCC and should be covered with Removable RCC slabs of sufficient thickness.
16. The area under road widening shall be deemed to be public road and shall not be enclosed/encroach.
17. The applicant should plaster and paint the building internally as well as externally before applying for Occupancy Certificate. Exposed brick/laterite/concrete/stone/ashlars masonry finish to building will also be permitted.
18. The applicant should provide a dustbin at a convenient place accessible for the Panchayat vehicle for collection of garbage
19. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
20. Garages and Parking areas shown in the approved plan shall be strictly used for parking purposes only and should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.
21. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
22. Space for parking of vehicles is clearly demarcated on the ground.



OFFICE OF THE VILLAGE PANCHAYAT

SOCORRO
P.O. PORVORIM
BARDEZ - GOA 403 501

Ref. No.:VP/SOC/

Date _____

23. Applicant has to submit the valid conversion sanad before issue of occupancy certificate
24. No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
25. No commercial activities will be permitted in the shops unless separate permission is obtained from this panchayat.
26. All Temporary sheds/Existing buildings shown to be demolished in the plan are demolished before applying for occupancy certificate.
27. Fire Escape staircase, is applicable shall be constructed as indicated in the approved plans.
28. All internal courtyards should be provided with drainage outlet.
29. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
30. No soak pit or other structures should come in the road widening area.
31. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
32. In case of compound wall the gate shall open inwards only & traditional access if any passing through the property shall not be block.
33. Application shall make his own arrangement for water for swimming pool.

This permission shall be valid for a period of three years from 20/6/2017 to 19/6/2020 & revised license fees is **Rs.1,12,200/-** paid Vide receipt no. 10/1359 dated 20/6/2017.

This carries the embossed seal of this Panchayat Office Socorro.




Shri. Chetan C. Shirodkar

V. P. Secretary

V. P. Socorro

Copy to:

- 1) The Town Planner Town & Country Planning Dept. Mapusa, for information.
- 2) The Health Officer Primary Health Centre, Porvorim Bardez Goa for information



OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA
Revenue Branch, Collectorate Bldg., Panaji - Goa - 403001.
Phone Nos: 2225383, 2225083, 2225383 (EPBX)
Fax No:- 2427690/2225083/2225383 (Ext. No.210 & 212)
Email:- dycrev-north.goa@nic.in

No. RB/CNV/BAR/COLL/47/2014

Date: 7/11/2014

Read: Application dated 14/07/2014 of Mr. Michael Pinto De Andrade & others r/o. H.No.871/3, Fotquirem, Alto, Porvorim, Bardez, Goa.

**SANAD
SCHEDULE-II**

(See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1969).

Whereas an application has been made to the Collector of North Goa (hereinafter referred to as "the Collector" which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under Section 32 of the Goa, Daman and Diu Land Revenue Code, 1968 (hereinafter referred to as "the said code" which expression shall, where the context so admits, include the rules and orders thereunder) by Mr. Michael Pinto De Andrade, Lucilla Pinto De Andrade, Carl Pinto De Andrade & Rosalie Shrivastava being the occupants of Survey No. 361/1 (Plot A) known as Fotkirem in the village of Socorro, Bardez Taluka (hereinafter referred to as "the applicant", which expression shall, where the context so admits, include his/her heirs, executors, administrators and assignees) for permission to use the plots of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, forming a part of Survey No.361/1 (Plot A) admeasuring 39882.00 Square Metres, be the same a little more or less, for the purpose of Residential.

Now, this is to certify that the permission to use for the said plots is hereby granted, subject to the provisions of the said Code, and rules thereunder, and on the following conditions, namely:-

1. Levelling and clearing of the land - The applicants shall be bound to level and clear the land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted, to prevent insanitary conditions.

2. Assessment - The applicants shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules thereunder with effect from the date of this Sanad.

3. Use - The applicants shall not use the said land and building erected thereon for any purpose other than Residential without the sanction of the Collector.

4. Liability for rates - The applicants shall pay all taxes, rates and cesses payable on the said land.

5. Penalty clause - (a) If the applicants contravene any of the foregoing conditions, the Collector may, without prejudice to any other penalty to which the applicants may be liable under the provisions of the said Code, continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(b) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out, recover the cost of carrying out the same from the applicant as arrears of land revenue.

6.a) If any information furnished by the applicant for obtaining the Sanad is found to be false at a later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

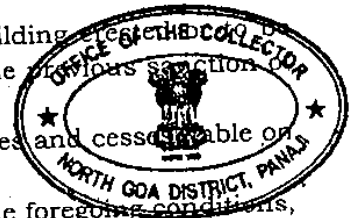
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be at the cost and risk of the applicants.

c) The necessary road widening set-back is to be maintained before any development in the land

d) Traditional access passing through the plot, if any, shall be maintained.

e) No trees shall be cut except with prior permission of the competent authority.

Contd....2



7. Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.

APPENDIX - I

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
249.80 Mts	128.95 Mts	39882 sq.mts	Survey No. 361/1(Part) Plot 'A'	Survey No. 361/1	Survey No. 362/1-B	Survey No. 361 Sub Div No. 1, Survey No. 357 Sub Div No. 5 & 6	S.No.359/1 & Survey No. 362/1-B	NIL

Village : Socorro
Taluka : Bardez


Remarks:-

1. The applicant has paid conversion fees of Rs.53,84,070/- and conversion fine of Rupees 54,810/- both amounting to Rupees 54,38,880/- (Rupees Fifty Four Lakhs Thirty Eight Thousand Eight Hundred Eighty Only) vide e- Challan No. 201400158149 & Ref. No. 86/14-15 dated 31/10/2014.
2. The Conversion has been approved by the Dy.Town Planner, Town and Country Planning Department, Mapusa vide his reports No. TPB/978/TCP-14/3024 dated 25/09/2014
3. The Asst. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide reports No. 5/CNV/BAR/DCFN/TECH/2014-15/704 dated 30/09/2014.
4. The development/construction in the plot shall be governed as per laws/rules in force.

In witness whereof the **COLLECTOR OF NORTH GOA** District, has hereunto set her hand and the seal of this Office on behalf of the Governor of Goa and **Mr. Michael Pinto De Andrade applicant & POA holder for Lucilla Pinto De Andrade, Carl Pinto De Andrade & Rosalie Shrivastava**, also hereunto sets her/his hands this 7th day of November, 2014.

M. P. de Andrade
(Michael Pinto De Andrade)
Applicant & POA holder

Nil Mohanan
(NILA MOHANAN IAS)
COLLECTOR NORTH



Signature & Designature of Witnesses

1. *Shree* Chief Executive (Operations) Kivan S. Hegde.
2. *Manoj* (Sr. manager) Rajesh N. Savant

Complete address of Witness

1. B-157, Alhobella W'ska, Sangolda, Bardez
2. B-201, Gopika Vihar, Taleigao, Tiswadi - GOA

We declare that **Mr. Michael Pinto De Andrade**, who has signed this Sanad is, to our personal knowledge, the person he/she represents to be, and that he/she has affixed his/her signature hereunto in our presence.

1. *Shree*
2. *Manoj*

To,

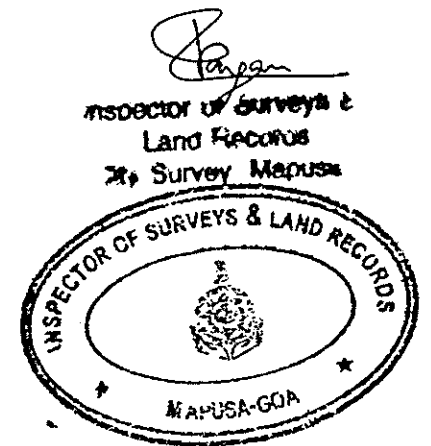
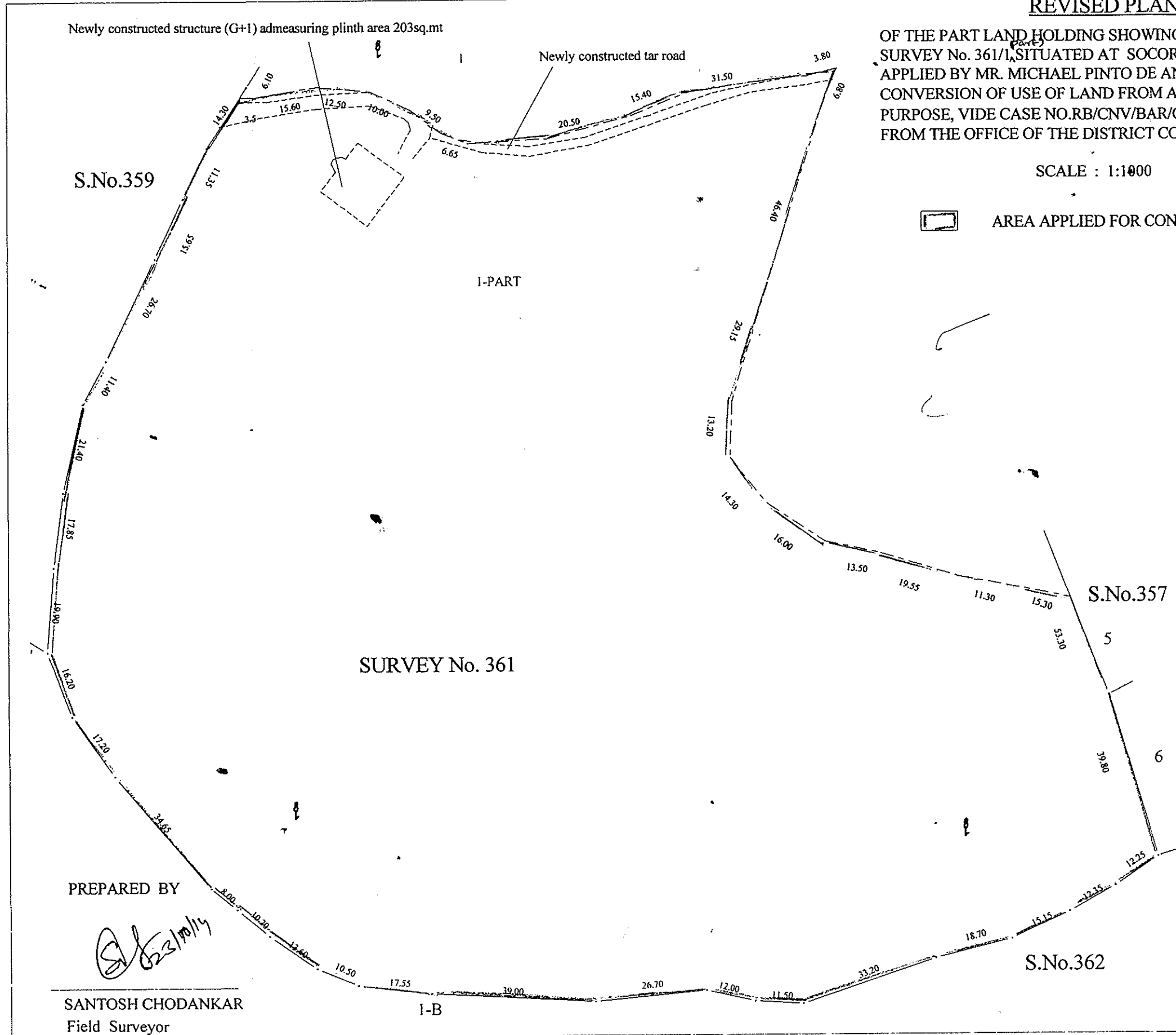
1. The Town Planner, Town and Country Planning Department Mapusa.
2. The Mamlatdar of Bardez Taluka.
3. The Inspector of Survey and Land Records, Mapusa - Goa.
4. The Sarpanch, Village Panchayat, Socorro, Bardez-Goa.

REVISED PLAN

OF THE PART LAND HOLDING SHOWING 'PLOT A' PORTION UNDER SURVEY No. 361/1, SITUATED AT SOCORRO VILLAGE OF BARDEZ TALUKA APPLIED BY MR. MICHAEL PINTO DE ANDRADE & OTHERS CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO.RB/CNV/BAR/COLL/47/2014 DATED 08-10-2014 FROM THE OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA DISTRICT, PANAJI.

SCALE : 1:1000

 AREA APPLIED FOR CONVERSION. 39882 Sq. Mts.



PREPARED BY

Santosh Chodankar
13/10/14

SANTOSH CHODANKAR
Field Surveyor

VERIFIED BY:

Yogesh B. Mashelkar

YOGESH B. MASHELKAR
Head Surveyor

SURVEYED ON: 13/10/2014

FILE NO: 8/CNV/MAP/270/14

GOA STATE POLLUTION CONTROL BOARD

गोंय राज्य प्रदुशण नियंत्रण मंडळ

(An ISO 9001-2008 Certified Board)

Phone Nos : 91-832-2438567, 2438528
2438563, 2438550

Tel / Fax No. : 0832-2438528



Email id's :

Member Secretary, GSPCB - ms-gspcb.goa@nic.in
Environment Engineer, GSPCB - ee-gspcb.goa@nic.in
Scientist, GSPCB - scientist-gspcb.goa@nic.in
Asst. Env Engineer, GSPCB - aee-gspcb.goa@nic.in
Asst. Law Officer, GSPCB - alo-gspcb.goa@nic.in

Date: 10/08/2015

No. 5/49 28/15-PCB/CI-593

Consent to Establish under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous Wastes (Management, Handling and Transboundary Movement) Rules 2008

[To be referred as Water Act, Air Act and HW (M,H & T) Rules respectively]

Consent to Establish is hereby granted to:

**M/s. DEVASHRI REAL ESTATE DEVELOPERS (PLOT A)
(Orange Category)**

**Survey No. 361/1(Plot - A)
Socorro, Bardez - Goa.**

Valid upto 10/08/2015

Located in the area declared under the provisions of the Water Act, Air Act and Authorization under the provisions of HW (M,H & T) Rules, subject to the provisions of the Act and the Rules and the Orders that may be made further and subject to the following terms and conditions:

1. The Consent to Establish is valid upto Commissioning of the unit or 3 years which ever is earlier.
2. This Consent to Establish is valid for the manufacture/ production/ extraction/ installation/ servicing/ trade/ activity as mentioned below:

Sr. No	Description	Capacity
1.	Installation of Sewage Treatment Plant for Residential Complex with 132 Flats	135 KLD
2.	Installation of a D.G. set	30 KVA (9 nos)

3. **CONDITIONS REQUIRED TO BE COMPLIED UNDER THE WATER ACT:**

- (i) The daily quantity of industrial effluent from the residential complex shall not exceed **NIL.**
- (ii) The daily quantity of domestic effluent from the residential complex shall not exceed **40 KLD.**
- (iii) **Sewage Treatment Plant :**
The unit shall provide comprehensive sewage treatment plant(consisting of primary/ secondary and/ or tertiary treatment as is warranted with reference to influent quality and

operate and maintain the same continuously so as to achieve the quality of the treated effluent to the following standards:

pH	Between	5.5 & 9.0
Suspended Solids	Not to exceed	100 mg/l
BOD, 3 days, 27° C	Not to exceed	30 mg/l
COD	Not to exceed	250 mg/l
Oil & Grease	Not to exceed	10mg/l

Other parameters should meet the standards specified in Schedule 1 (Rule 3) and Schedule VI [Rule 3(3A)] of the Environment (Protection) Act 1986 for the relevant Industry

(iv) **Sewage Disposal:**

The treated effluent shall be recycled to the maximum extent and remaining shall be used on land for gardening. There shall not be any discharge outside the unit premises.

(v) A good house-keeping shall be maintained within the unit premises. All pipes, valves and drains shall be maintained in leak-proof condition. Floor washings shall be maintained to the effluent collection system only and shall not be allowed to find way in open areas.

(vi) **Non-Hazardous Solid Waste:**

All the Solid wastes arising in the premises shall be properly classified and disposed off to the satisfaction of the Board by:

- Landfill, incase of inert materials, care should be taken to ensure that the material does not give rise to leachate which may percolate into ground water or carried away with storm run-off.
- Controlled incineration wherever possible in case of combustible organic matter.
- Composting in case of bio degradable material
- As per the Authorization issued by this Board in case of Hazardous waste.

The total quantity shall be segregated and treated as follows:

Sr. no.	Type of segregated solid waste	Quantity	Disposal
1	Wet Waste	---	Composted within premises
2	Dry Waste	-----	Given to scrap dealers

(vii) **The unit should install/establish machinery/equipment/facility for converting bio-degradable /organic waste generated from the unit to compost so as to meet the standard for compost prescribed in the Municipal Solid Waste (Management & Handling) Rules, 2000**

4. **CONDITIONS REQUIRED TO BE COMPLIED UNDER THE AIR ACT:**

(i) The unit may install the following equipments and shall be equipped with comprehensive control system as it is warranted with reference to generations of emissions and operate and maintain the same continuously:

Sr. No.	Name of Equipments/ Installation	No of Installation	Capacity	SO ₂ Kg/Hr	NOx HC CO PM			
					(g/kw-hr)			
1	D.G. Set	9	30 KVA	----	9.2	1.3	3.5	0.3

(ii) The unit should comply with all the standards for D.G. Sets prescribed at Sr. no. 94, 95 and 96 of Schedule I of the Environment (Protection) Rules, 1986.


Member Secretary
Goa State Pollution Control Board

- (iii) The unit shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise. The limits are as follows

Category of Area/ Zone	Limits in dB (A) Leq	
	Day time	Night time
Industrial Area	75	70
Commercial Area	65	55
Residential Area	55	45
Silence Zone	50	40

Day time is reckoned between 6 a.m. to 10 p.m. and night time is reckoned between 10 p.m. to 6 a.m.

5. CONDITIONS REQUIRED TO BE COMPLIED UNDER THE HAZARDOUS WASTES (MANAGEMENT, HANDLING AND TRANSBOUNDRY MOVEMENT) RULES 2008:

- (i) The unit is hereby granted authorization to operate a facility for collection, storage and disposal of hazardous wastes as specified below:

Sr. No.	Category	Type of waste	Quantity	Mode of disposal
1	5.1	Used Spent Oil	0.15 M.T/annum	To recycler registered with CPCB and having valid authorization of SPCB


6. GENERAL CONDITIONS:

- Trees shall be planted and maintained around the plant in an area at least 4 times the built area of the industry. Green belt development shall be started along with the construction activity.
- The applicant shall not change or alter the quantity, the rates of discharge, temperature and the mode of disposal of the effluent without previous written permission of the Board.
- The applicant shall provide facilities for collection of the samples to the Board staff.
- The industry shall discharge the treated effluents preferably on land for irrigation/ gardening/ lawn within their own premises or re-use after suitable treatment.
- Stack heights for a (Diesel generator set(s)) shall be as follows:

(a) Diesel Generator set(s): The minimum height of the stack to be provided with each generator shall be as per the formula $H = h + \sqrt[0.2]{KVA}$ where H = total height of the stack in meters, h = height of the building in meters where the generators is installed and KVA = total generator capacity of the set in KVA.

The generator shall be installed in a closed area with a silencer and suitable noise absorption systems so as to comply with the ambient noise level standards as mentioned below:

The ambient noise level shall not exceed 75 dB (A) at a distance of 5 meters from the source.


Member Secretary
Goa State Pollution Control Board

6. The applicant shall provide ports in the chimney / stack and facilities such as ladder, platform etc. as per the directions of Pollution Control Board for monitoring the air emissions and the same shall be open for inspection and use the Board's staff. The chimney / stack attached to various sources of emissions shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
7. All solid waste arising in the premises shall be properly classified and disposed off to the satisfaction of the Board by:
 - i. Land fill in case of inert material;
 - ii. Controlled incineration wherever possible in case of organic combustible material:
 - iii. Vermiculature composting in case of bio-degradable, chemically active/ hazardous solid waste; care should be taken to ensure that the material does not give rise to leachate which may percolate into ground water or be carried away with storm run-off.
8. The industry shall implement the following Rules and Regulations notified by the Ministry of Environment and Forests, Govt. of India.
 - a) Hazardous Wastes (Management and Handling) Rules, 1989;
 - b) Manufacture, storage and Import of Hazardous Chemicals Rules, 1989;
 - c) Rules for the Manufacture, Use, Import and Storage of Hazardous Micro – organism / - Genetically Engineered Organisms or Cell, 1989.
9. There shall not be any perceptible odour outside the industrial premises.
10. All the Rules and Regulations notified by the Ministry of Environment and Forests, Govt. of India in respect of noise pollution control measures shall be followed to avoid nuisance to public.
11. Notwithstanding anything contained in this conditional letter of consent, the Board hereby reserves its right and powers under section 27(2) of the Water (Prevention and Control of Pollution) Act 1974 and under section 21(4) of the Air (Prevention and Control of Pollution) Act 1981 to review any or all the conditions imposed hereby.
12. Any change in the details made after the submission of the application/ after obtaining the Consent to Establish shall be brought to the notice of the Board immediately.
13. This Consent to Establish is granted without any prejudice to any other permissions(s) required under any laws, bye – laws and regulations in force.


Member Secretary
Goa State Pollution Control Board

14. The unit should obtain permission from the Forest Department/ Wild Life Board wherever applicable.
15. The unit should implement rain water harvesting and ground water re-charge measures in consultation and approval of the Water Resource Department, Government of Goa and Directorate of Industries, Trade and Commerce, Government of Goa, before submitting an application for Consent to Operate.
16. The unit/ generator shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M&H) Rules has to obtain a separate Authorization from Goa State Pollution Control Board.
17. The unit should obtain all permissions / approvals as required under the prevalent Rules / Acts in force.
18. The unit shall apply for Consents to Operate of the Board as required under section 25(1) (b & c) of the Water (Prevention and Control of Pollution) Act, 1974 and under section 21 of the Air (Prevention and Control of Pollution) Act, 1981 in the prescribed application form, 45 days before commissioning of the plant
19. Reliable flow meter shall be installed to maintain record of water consumption / waste water consumption per day. This records so maintained shall be made available to the Board officials whenever required.

To,
M/s. DEVASHRI REAL ESTATE DEVELOPERS (PLOT A)
710, 7th Floor, Dempo Towers,
Patto Plaza, Panaji,
Tiswadi - Goa

Copy to: - 1 Accounts Section
2 Concerned File
3 Guard File

Received Consent fee of: **The capital Investment of the unit is Rs. 1,16,00,000/-**

Challan no.	Amount	Date
957	Rs. 10,400 (NOC fees)	26/03/2015

Typed by	Checked by	Verified by
<i>Shane</i>	<i>Anil</i>	<i>NP Babudose</i>


Member Secretary
Goa State Pollution Control Board

GOA STATE POLLUTION CONTROL BOARD

गोंय राज्य प्रदुशण नियंत्रण मंडळ

(An ISO 9001-2008 Certified Board)

Phone Nos : 91-832-2438567, 2438528
2438563, 2438550

Tel / Fax No. : 0832-2438528



Email id's :

Member Secretary, GSPCB - ms-gspcb.goa@nic.in
Environment Engineer, GSPCB - ee-gspcb.goa@nic.in
Scientist, GSPCB - scientist-gspcb.goa@nic.in
Asst. Env Engineer, GSPCB - aee-gspcb.goa@nic.in
Asst. Law Officer, GSPCB - alo-gspcb.goa@nic.in

No.5/4928/15-PCB/Tech/8596

Date: 4/08/2016

CORRIGENDUM

Sub: Partial modification in the Consent to Establish under section 26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21 of the Air (Prevention and Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous Wastes (management, Handling and Transboundary Movement) Rules 2008, order issued to M/s. Devashri Real Estate Developers (Plot A).

Ref:-1) Consent to Establish under the Air Act and Water Act and Authorization under the Hazardous Wastes order bearing no.5/4928/15-PCB/C1-593 dated 10/04/2015.

In partial modification in the Consent to Establish under section 26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21 of the Air (Prevention and Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous Wastes (management, Handling and Transboundary Movement) Rules 2008, order issued to M/s. Devashri Real Estate Developers (Plot A), the serial no.2 and 3 (ii) in the said orders referred at (1) above shall be read as follows:-

2. This Consent to Establish is valid for the manufacture/ production/ extraction/ installation/ servicing/ trade/ activity as mentioned below:

Sr.No.	Description	Capacity
1.	Installation of Sewage Treatment Plant for Residential Complex with 384 Flats	135 KLD (2 nos.)
2.	Installation of a D.G. Set	30 KVA (9 nos)

3. (ii) The daily quantity of domestic effluent from the residential complex shall not exceed **194 KLD.**

All other conditions mentioned in the Consent to Establish under the Air Act and Water Act and Authorization under the Hazardous Waste Order cited at serial no. (1) above shall remain unchanged.

(Levinson J. Martins)
Member Secretary

Goa State Pollution Control Board

To,
M/s. Devashri Real Estate Developers (Plot A),
710, 7th Floor, dempo Towers,

Patto Plaza, Panaji,
Tiswadi Goa.

AL

Typed by	Checked by
<i>Pereira</i>	<i>Nrabhudessai</i>

GOA STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

EIA-Goa State Secretariat,
3rd Floor, Dempo Towers, Patto, Panaji, Goa – 403 001
Phone nos.: 2438303 Fax. no.: 2438528
e-mail: goaseac@gmail.com

No: 3 – 181 – 2010/STE-DIR/81

Date: 20th January 2015

To,
M/s Devashri Real Estates Developers,
710, 7th Floor, Dempo Towers,
Patto Plaza,
Panaji, Goa – 403 001

Sub.: Proposed Residential Buildings in survey no. 361/1 (Plot-A), Socorro village, Bardez taluka, North Goa district - reg.,

Sir,

I am directed to refer to your application dated 5th August 2014 seeking prior Environmental Clearance (EC) for the above project under the provisions of the EIA Notification, 2006. Accordingly, the above proposed has been screened and appraised under Category 8 (a) B – Building and construction projects (as per the Schedule annexed to the said notification) on the basis of the documents enclosed with application viz. Form-1 and Form-1A. Subsequently, Goa-State Expert Appraisal Committee (Goa-SEAC), hereinafter referred as 'Committee', conducted the site-inspection on 16th September 2014 and was followed by project-specific presentation by the NABET/QCI-accredited environmental consultant on behalf of the Project Proponent (PP) during 27th Committee meeting held on 20th November 2014. Later, based on post-presentation discussions during 28th Committee meeting held on 4th December 2014, the aforementioned proposal was recommended to Goa-SEIAA, hereinafter referred as 'Authority', seeking mandatory compliances to certain project / site-specific observations. Accordingly, the Authority during its 18th meeting held on 12th January 2015, has considered the said proposal with the following observations.

2. The Authority noted that the proposal is for grant of prior Environmental Clearance (EC) for proposed construction of Residential buildings (still + 4-floors) with 400 nos. of flats (i.e. 3-BHK – 112 and 2-BHK – 288) in survey no. 361/1 (Plot A) of Socorro village, Bardez Taluka in North Goa district. Project details and salient features of the proposed developmental activity, as submitted by the project proponent, is as under –



1. Total Plot Area (*Plot - A*) – 45,613.00 sq. mts. (*refer (2) + (4)*)
 2. Plot area under settlement zone – 39,882 sq.mts.
 3. Area for road and road-widening in Settlement zone – 1,123 sq.mts. ✓
 4. Plot area under Non-settlement (*Orchard*) – 5,731 sq.mts. ✓
 5. Area for road-widening in Non-settlement zone – 422 sq.mts. ✓
 6. Total area in road-widening – 1,545 sq.mts. (*refer (3) + (5)*) ✓
 7. Net plot area under settlement zone – 38,759 sq.mts. (*refer (2) - (3)*) ✓
 8. Net plot area under non-settlement zone – 5,309 sq.mts. (*refer (4) - (5)*) ✓
9. **Total proposed build up area (BUA) for plot A - : 61,894 sq.mts.**
10. Open Space required (15%): 5,983 sq.mts. - Open Space proposed: 6,030.00 sq. mts.
 11. Parking provided: 414 nos.
 12. Height of the building 14.65 mts.
13. **Water Requirement:** - (a) *Construction Phase:* 50 M³/day
 (b) *Operation Phase:* 270 KLD/day and for Fire fighting: 100M³. Swimming pool-120 M³. – to be sourced from the PWD
14. **Wastewater Treatment** – 232 KLD of sewage generated (232 KLD) is proposed to be treated 270;KLD capacity STP & treated water will be reused for flushing, gardening and car washing.
15. **Solid waste Management** – (a) *Construction phase:* Approx. 100 kg per day,
 (b) *Operation Phase:* 1,000 Kg/day
16. **Power Requirement** - (a) *Construction phase* – 50 KVA to be sourced from Goa State Electricity Board and Generator.
 (b) *Operation phase* - 2,801.79 KVA to be sourced from Goa State Electricity Board. For Power Back up – 9 nos. of DG of 30 KVA each.
12. **Air Environment** – Proper precaution will be taken to reduce the particulate matter by sprinkling of water on the dry site area, barricading the periphery by corrugated tin sheets of 4.0 mtr. Height to protect the surrounding area from dusting to minimize air pollution. Pollution generated by vehicles will be controlled by allowing vehicles that comply to Mass Emission Standards (*Bharat stage II*).
16. **Land Environment** --- The land is situated in the Development/settlement Zone. The development of the project will be done on the same plot. The land use is conforming to the approved master plan/Development plan. The surrounding area is developing into commercial and residential area.

3. In view of the above and based on compliances to project-specific observations, the Authority has decided to accord prior environmental clearance (EC) to the said project under the provision of the Environment Impact Assessment (EIA) Notification, 2006; with the following "General Conditions":-

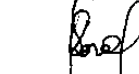
- a. Nutrient-rich top soil excavated during the construction phase be separately dumped/stored within the project area and be utilized during landscape development instead of using the same as filling material/reclamation.
- b. The PP should use Ready-Mixed Concrete (RMC) to minimize air / water / land pollution and water usage during the construction phase.
- c. The Project Proponent (PP), considering the project-specific site, should necessarily explore the possibility of energy conservation by tapping solar-based or hybrid energy sources towards minimizing power requirements through national grid.
- d. PP should adopt roof-top rainwater harvesting / conservation measures to optimally utilize the water availability by constructing sumps for collection of rainwater. Accordingly, PP should furnish approximate quantity of the water proposed to be stored / conserved which should be proportionate with the available rainfall within the developmental area. This should be in addition to structures, proposed if any, namely recharge-pits, which would recharge the groundwater aquifers. Thus, PP should submit a plan demarcating the areas for water storage / bore well location & groundwater recharge structures, etc.
- e. As a Corporate Social Responsibility (CSR), the PP should establish / assist in establishing a non-project based infrastructure facility for nearby society / community / local authority and set-up a precedent for other competitors so as to achieve bottom-top approach.
- f. As communicated, the PP should initiate and execute "Animal Adoption Programme" in 'Bondla Zoo' as conservation measures as proposed vis-a-vis finalized in consultation with the Department of Forest, Goa.
- g. PP should prioritize the issues related to health and hygiene in complying with the matters related to waste disposal & treatment / air & water pollution / waste-water management.
- h. PP 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. No varieties of *acacia* be used either as avenue plantations or as live-fencing.
- i. 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 landuse categorization / zoning.

- j. PP should also submit half-yearly compliance report(s) in hard as well as soft copy format to the O/o the Goa-SEAC and Goa-SEIAA for the period upto project completion so as to enable project monitoring during the construction phase.
4. In addition, the project proponent should mandatorily comply with the following “**Specific conditions**” and submit the following information / document prior to initiate / undertake any on-site activities.
- On proposed execution of Corporate Social responsibility (CSR) the requisite evidences may be furnished by the PP from time to time. Details on conservation initiative in lieu of Schedule-I species on site also need to be provided.
 - Inventory on the Ephemeral Flush Vegetation (EFV) from the lateritic substrata be submitted at appropriate stage and season.
 - The PP should monitor presence / movement of any floral / faunal species of conservation concern’ (as per IWPA, 1972 and IUCN) during the initial phase of project execution and report accordingly.
5. Further, the project proponent has been advised as regard to the following:
- ‘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 O/o the Goa-SEIAA.
 - Permission to draw groundwater, as applicable, shall be obtained from the Groundwater Cell of the Water Resources Department (WRD) prior to construction/ operation of the project.
 - 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 would require a fresh appraisal by the Authority.
 - Project proponent shall make suitable provisions for sewage, / wastewater disposal and storm water release independently.
 - The diesel generator sets (D.G. set) to be used during construction / after commissioning should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards as laid down by the GSPCB.
 - The installation of the Sewage Treatment Plant (STP) should be certified by the GSPCB and a report in this regard should be submitted to the Authority before the STP is commissioned.
 - 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 and 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 DST&E website.

- h. The Environmental Clearance is being issued without prejudice to the legal interventions / court case pending in the Court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision of the Hon'ble Court / National Green Tribunal (NGT) will be binding on the project proponent. **Hence, this EC does not give immunity to the project proponent in the case filed against it.**
- i. The Authority reserves the right to add any stringent conditions or to revoke the EC, if conditions stipulated are not implemented / complied with to the satisfaction of the Authority or for that matter, for any other administrative reasons.
- j. **Validity of the Environmental Clearance (EC) accorded shall be for a period of 05 (five) years from the date of its issue.**
- k. 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,



(Srinet Kothwale)

**Director/ex-officio Jt. Secy. Environment
&
Member Secretary, Goa-SEIAA**

Copy for favour of information to:

1. **Dr. Pramod V. Pathak, Chairman, Goa-SEIAA, Satyam, Pundalik Nagar, Behind Sanjay School, Porvorim – 403521.**
2. **Prof. Antonio Jaime C. Afonso, Chairman, Goa-SEAC, Bairro Foro, St. Istevam, Tiswadi – 403 106.**
3. **P. A. to Principal Secretary (Environment), Secretariat, Porvorim, Goa.**
4. **P. S. to Additional Secretary, Ministry of Environment & Forests (MoEF), Paryavaran Bhavan, C.G.O. Complex, Lodhi Road, New Delhi – 110 510.**
5. **Member Secretary, Goa State Pollution Control Board (GSPCB), 1st Floor, Dempo Towers, Patto, Panaji, Goa – 403 001.**