



BUILDING WITH iQ

**Date:**

**To,**  
**Director,**  
**Ministry of Environment, Forest and Climate Change,**  
Regional office (Southern Zone)  
4<sup>th</sup> floor, E&F wings, Kendriya Sadan,  
17<sup>th</sup> Main road, 2<sup>nd</sup> Block, Koramangala,  
Bangalore - 560034

**Subject: submission of** Environmental Compliance report: period May 2017 to Sept 2017 for our for proposed construction of a 'Building construction project "Enchanted Woods"

**Respected Sir,**

We have been accorded Prior Environmental Clearance vide no. 3-181-2010/STE-DIR/40 dtd. 31<sup>st</sup> Oct, 2016 for our proposed construction of a 'Building construction project "Enchanted Woods" at S.no. 33/1, Candola Village, Ponda, Goa. **Please note that, till date we have not started any development/construction works on the said plot.**

Please find herewith Environmental Compliance report for period May 2017 to Sept 2017

**Encl –**

1. Environmental clearance compliance report
2. Relevant Annexures

Thanking You.

Yours faithfully,

**For, Gera Developments Pvt. Ltd.**

**Authorized Signatory**

Copy to: 1. The Member Secretary, Goa- SEIAA, Dempo towers, EDC Patto Plaza, Panaji, Goa-403001

2. The Member Secretary, Goa State Pollution Control Board, Dempo tower, 1<sup>st</sup> Floor, Patto Plaza, Goa 403001

**Gera Developments Pvt.Ltd.**

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# "Six monthly Environmental Clearance compliance" report of stipulated conditions of Environmental Clearance

**Period**  
May 2017 to Sept 2017

**Project Proponent:** Gera Developments Pvt. Ltd.  
**Project:** "Enchanted Woods" – Proposed construction of a building construction project  
**Project address:** Sy.no. 33/1, Candola, Village, Ponda Taluka, Goa  
**Consultant engaged:** Sadekar Enviro Engineers Pvt. Ltd.

For Submission to

Ministry of Environmental,  
Forest and Climate Change

CC to:

1. Govt. of India
2. Enviro Dept.

## Index

Chapter No.	Descriptions	Page No.
Chapter 1	Project briefs	3
Chapter 2	Compliance of Stipulated conditions of Environmental Clearance	4
<b>Annexure –( Enclosures)</b>		
1	Environmental Clearance letter from Goa-SEIAA	
2A	Inwarded copy of submission of Environment Clearance to Village Panchayat	
2B	Inwarded copy of submission of Environment Clearance to Planning Authority (TCP)	
3	Acknowledgment copy of last compliance report submission	
4	Copy of Sanad	
5	Copies of advertisement of Environmental clearance in local newspaper	

## **CHAPTER 1: PROJECT BREIFS**

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### **Introduction**

The proposed project is a building construction project proposed to be developed on land bearing Sy.no. 33/1 of Candola Village, Ponda Taluka, Goa.

This project has been granted Environmental Clearance by the Goa-State Environment Impact Assessment Authority (Goa-SEIAA), Panaji, Goa; EC No. 3-181-2010/STE-DIR/40 dated 31<sup>st</sup> October, 2016. Copy of Environmental clearance attached as Annexure 1.

### **Project Description**

Name and address of the project authority with phone and fax number	Ms. Sunaina Gera 200, Boat Club road, Pune, 411001.
Project description	Total plot area: 126040.00 Sq.mts. Proposed built up area: 101147.63 Sq.mts. Total no. of flats: 784 nos. Total no. of villas: 44 nos. Total no. of shops: 44 nos. Total no. of offices: 13 nos. Total car parking provided: 1056 cars

## Chapter 2: Compliance of Stipulated conditions of Environmental Clearance

<b>"Specific Conditions" for <u>Pre-Construction Phase</u></b>		
<b>Clause No.</b>	<b>Conditions</b>	<b>Compliance</b>
<b>2.</b>		
<b>a.</b>	The approach road leading to the site should be constructed prior to commencement of any construction activity at site as per the regulations of Town & Country Planning Dept.	Noted. Till date we have not started any development/construction works on the said plot.
<b>b.</b>	Areas which are marked as No Development Zone (NDZ) should be year marked on site and no construction shall be carried out in the said NDZ. Land profile of NDZ shall not be altered.	Noted. Till date we have not started any development/construction works on the said plot.
<b>c.</b>	No construction shall be carried out in the property which is identified as private forest if any.	Not Applicable
<b>d.</b>	PP should obtain all the requisite permission/NOCs/Licenses etc from all the competent authorities before commencement of any activity at site.	Noted. Till date we have not started any development/construction works on the said plot.

**"General Conditions"**

Clause No.	Conditions	Compliance
3.		
a.	The PP should use Ready-Mixed Concrete (RMC) to minimize air / water / land pollution and water usage during the construction phase.	Noted. Till date we have not started any development/construction works on the said plot.
b.	Solar power generation: Every major consumer of conventional power will have to generate and opt for certain percentage of power generation from the non conventional sources. In this context, PP should necessarily make appropriate provision while constructing the roof-tops at the time of construction stage only to enable installation of solar panels as and when made applicable in future. In addition, south facing walls to be utilized to install solar panels to harness optimum solar energy. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heater system. PP should install, after checking feasibility, solar-plus-hybrid non conventional source of energy.	Noted. Till date we have not started any development/construction works on the said plot.
c.	PP should adopt roof-top rain water harvesting / conservation measures to optimally utilize the water availability by constructing sumps for collection of rainwater as per the site specific location	Noted. Till date we have not started any development/construction works on the said plot.



	details provided	
d.	PP should prioritize the issues related to health and hygiene in complying with the matters related to waste disposal and its treatment / air and water pollution / waste-water management	Noted. Till date we have not started any development/construction works on the said plot.
e.	PP should not disturb the natural drainage and as far as possible and maintain the original topography while designing for landscape development by planting local plant species and which are not alien to the prevailing environment.	Noted. Till date we have not started any development/construction works on the said plot.
f.	PP should clarify any issue related to public objections, if any and should not conceal the scientific facts in light of the proposed developmental activity vis-à-vis its land-use categorization/zoning	Betqui Candola Samvardhan Samiti has appealed before NGT, Western Zone, Pune vide Appeal no. 09/2017 (WZ) (M.A.No.84/2017) against the grant of permissions for development and construction of Group housing project in the property bearing Sy. 33/1 of Village Candola, Ponda, Goa.
g.	PP should submit half-yearly compliance report(s) in hard as well as soft copy format to the Authority for the period up to project completion.	Yes we have submitted last compliance report in May 2017 acknowledgment of the same is enclosed as <b>Annexure 3</b>
h.	This environmental clearance is issued subject to land-use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued, if any Judgements / orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions,	Noted.

	environmental issues applicable in this matter should be verified by the competent authorities.	
i.	PP should ensure and ascertain that civil plans which were submitted to the committee/authority during the process of project appraisal be submitted to other line departments/agencies concerned while seeking NOC/Consents/Permissions, as applicable. If any discrepancy is found in the plans submitted or details provided may be reported to this authority. This environmental clearance is issued with respect to the environmental considerations and it does not mean that Goa-SEIAA approved the proposed land.	Noted.
j.	PP needs to ensure that no treated water or any waste sewage shall be discharge into any water body. STP of suitable capacity shall be installed considering the quantity quality of waste water generation.	Noted.
k.	E-Waste if any shall be disposed through Authorised vendor as per E-Waste (Management and Transboundary Movement) Rules, 2016	Noted.
l.	This environmental clearance is issued subject to obtaining NOC from Forest and Wildlife angle including clearance from the standing committee of the National Board for wildlife, if applicable. The grant of environmental clearance does not necessarily imply that Forest and Wildlife	The Forest and Wildlife clearance is not applicable for the project. The property proposed for development is granted permission for Residential use. The copy of Sanad is enclosed as <b>Annexure 4</b> .



	clearance has been granted to the project, which has to be dealt separately by the competent authorities in accordance with law.	
m.	The height construction gross built up area of proposed construction is 1,01,147.69 Sq.mts shall be accordance with existing FSI/FAR norms of the local body and planning authorities and it should ensure the same along with survey number before approving layout plan and before according commencement certificate to proposed work, plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area	Noted.
n.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase	Noted.

## Compliance of Stipulated conditions of Environmental Clearance

### "General Conditions" during Construction Phase

Clause No.	Conditions	Compliance
a.	'Consent to Establish' shall be obtained from the Goa State Pollution Control Board (GSPCB) under Air Act and Water Act, as applicable and a copy shall be submitted to the Authority before start of any construction work at the site.	Till date we have not started any development/construction works on the said plot. As such, we have applied for 'Consent to Establish' from Goa State Pollution Control Board (GSPCB).
b.	Permission to draw groundwater, as applicable, shall be obtained from Groundwater Cell of the Water Resources Department (WRD), Govt. of Goa.	Noted. Till date we have not started any development/construction works on the said plot.
c.	PP 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.	Noted
e.	Project Proponent shall make suitable provisions for sewage / wastewater disposal and storm water release independently.	Noted Till date we have not started any development/construction works on the said plot.
f.	The Diesel-Generator sets (D.G. set) to be used during construction / after commissioning should use low-sulphur diesel and conform to Environment ( <i>Protection</i> ) Rules prescribed for air and noise emission standards as laid down by	Noted. Till date we have not started any development/construction works on the said plot.

	the GSPCB.	
g.	The installation of the Sewage Treatment Plant (STP) if any should be certified by the GSPCB and a report in this regard should be submitted to the Authority before the STP is commissioned.	Noted. Till date we have not started any development/construction works on the said plot.
h.	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.	Noted. Till date we have not started any development/construction works on the said plot.
i.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of waste water and solid waste generated during the construction phase should be ensured.	Noted. Till date we have not started any development/construction works on the said plot.
j.	The solid waste generated should be properly connected and segregated. Dry / inert solid waste should be disposed – off to the approved sites for land filling after recovering recyclable material.	Noted. Till date we have not started any development/construction works on the said plot.
k.	Disposal of muck during construction phase should not create any adverse effect on the neighboring entities / communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved site with the approval of the competent authority.	Noted. Till date we have not started any development/construction works on the said plot.
l.	Arrangements shall be made that	Noted. Till date we have not started any

	wastewater and storm water do not get mixed	development/construction works on the said plot.
m.	All the top-soil excavated during construction activities, if any, should be stored or use in horticulture / landscape development within the project site.	Noted. Till date we have not started any development/construction works on the said plot.
n.	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.	Noted. Till date we have not started any development/construction works on the said plot.
o.	Green Belt Development shall be carried out considering CPCB guidelines including selection of local plant species and in consultation with the State Forest / Agriculture Department.	Noted. Till date we have not started any development/construction works on the said plot.
p.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Noted. Till date we have not started any development/construction works on the said plot.
q.	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate nearby water courses / mangrove zone in the vicinity, if any and the dump sites for such materials must be secured so that they should not leach into ground water.	Noted. Till date we have not started any development/construction works on the said plot.
r.	Any hazardous waste generated during construction phase should be disposed off as per applicable rules with necessary approval / Authorization from the GSPCB.	Noted. Till date we have not started any development/construction works on the said plot.
s.	The diesel required for operating DG sets	Noted. Till date we have not started any

	shall be stored in underground tanks and if required, clearance from competent authority shall be taken.	development/construction works on the said plot.
t.	Vehicles hired for bringing construction material to the site should be in good condition and should have Pollution check certificate and should conform to applicable air and noise emission standards and should be operated during non-peak hours.	Noted. Till date we have not started any development/construction works on the said plot.
u.	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 stipulate standard prescribed by the CPCB/GSPCB.	Noted. Till date we have not started any development/construction works on the said plot.
v.	The approval of competent authority shall be obtained for structural safety of the buildings due to unlikely occurrence of earthquakes, adequacy of fire-fighting equipments etc. as per National Building Code (NBC) including measures from lighting.	Noted. Till date we have not started any development/construction works on the said plot.
w.	Storm water controlled and its re-use as per Central Ground Water Board (CGWB) and Bureau of India Standards (BIS) for various applications.	Noted. Till date we have not started any development/construction works on the said plot.
x.	Water demand during construction should be reduced by use of pre-mixed concrete,	Noted. Till date we have not started any development/construction works on the



	curing agents and other best practices referred.	said plot.
y.	The groundwater level and its quality should be monitored regularly in consultation with ground water authority of the Water Resource Department (WRD), Govt. of Goa	Noted. Till date we have not started any development/construction works on the said plot.
z.	The installation of Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the GSPCB before the project is commissioned for operation. Treated effluent is released from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharged in the sewer line. Treatment of 100% grey water through the centralized treatment should be done. Necessary measures should be adopted to mitigate the odour problem from STP.	Noted. Till date we have not started any development/construction works on the said plot.
x	Use of glass may be reduced up to 40% so as to reduce electricity consumption and load on air conditioning. If necessary use of high-quality double glass with special reflective coating in windows.	Noted. Till date we have not started any development/construction works on the said plot.
y	Roof should meet prescriptive requirement as per energy conservation building code by using appropriate thermal insulation material.	Noted. Till date we have not started any development/construction works on the said plot.
z	Energy conservation measures like installation of LEDs lights and tubes for the lighting the areas outside the building	Noted. Till date we have not started any development/construction works on the said plot.



	should be integral part of the project design and should be in place before project commissioning. Use of CFLs and TFLs should be properly installed and disposed-off as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.	
aa.	Diesel power generating sets proposed as source of backup power for elevators, common area illumination during operation phase should be with acoustic enclosure and with appropriate stack-height conforming to noise standards respectively as prescribed in Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combine capacity of all proposed DG sets.	Noted. Till date we have not started any development/construction works on the said plot.
bb.	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.	Noted. Till date we have not started any development/construction works on the said plot.
cc.	Traffic congestion near entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public road / place should be utilized.	Noted. Till date we have not started any development/construction works on the said plot.
dd.	Opaque wall should meet prescriptive requirement as per energy conservation board which is proposed to mandatory for	Noted. Till date we have not started any development/construction works on the said plot.

	all air conditioned spaces while it is aspiration for non-air conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	
ee.	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	Noted. Till date we have not started any development/construction works on the said plot.
ff.	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.	Noted. Till date we have not started any development/construction works on the said plot.
gg.	Under the provisions of Environment (Protection) Act 1986, legal action shall be initiated against the PP if it was found that construction of the project has been started without obtaining the EC.	Noted. Till date we have not started any development/construction works on the said plot.
hh.	Six monthly compliance reports should be submitted to the MOEF & CC, Government of India with copy to the Goa-SEIAA and GSPCB.	We are submitting herewith the first compliance for the period November 2016 to April 2017

## Compliance of Stipulated conditions of Environmental Clearance

### "General Conditions" during Post - Construction Phase

S. No.	Conditions	Compliance
a	PP shall ensure completion of STP, MSW disposal facility, green belt development	Noted. Till date we have not started any development/construction works on the

	prior to occupation of the buildings. The PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging into sewer line. No physical occupation of allotment will be given unless all above said environmental infra structure is installed and made functional including water requirement prior certification from appropriate authority shall be obtained.	said plot.
b.	Wet garbage should be treated by organic waste convertor and treated waste (manure) should be utilize in the existing premises for gardening. And no wet garbage will be disposed outside the premises. Local authority should ensure compliance to this.	Noted. Till date we have not started any development/construction works on the said plot.
c.	A complete set of all the documents submitted to Goa-SEIAA should be forwarded local authority, GSPCB and planning authority.	A copy of Environment Clearance has been submitted to Village Panchayat & Planning Authority (TCP). The acknowledgement copy of inward is annexed in <b>Annexure 2A and Annexure 2B</b>
d.	In the case of any change(s) in the scope of the project, the project would comply a fresh appraisal by the Goa-SEIAA.	Noted
e.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item wise break-ups. The funds earmarked for the environment protection measures shall not be diverted for other purpose.	Noted
f.	A copy of the environmental clearance letter shall be sent by PP to the concerned	A copy of Environment Clearance has been submitted to Village Panchayat & Planning