

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE AT PUNE**

ORIGINAL APPLICATION NO. 141 OF 2024

**IN THE MATTER OF:
PRAKASH AGRAWAL**

...APPLICANT

VERSUS

**MATHIAS CONSTRUCTION PRIVATE
LIMITED & OTHERS**

...RESPONDENTS

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Through

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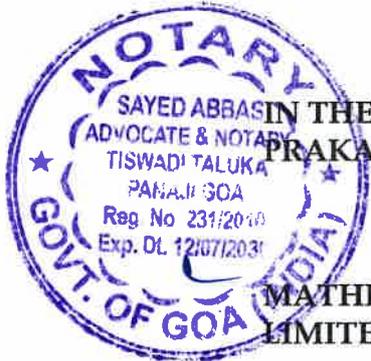
Place: Pune, Maharashtra.

Date: 04.11.2025

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**REPLY AFFIDAVIT OF RESPONDENT NO. 1 TO 4 TO THE
ORIGINAL APPLICATION 141/2024**

I, Shri Julain Richard Mathias, the Respondent No. 2 and the Joint Managing Director and Authorized Representative of Respondent No. 1, Mathias Construction Private Limited, major in age, Indian National, resident of Casa Mathias, Near Nirmala Institute of Education, Altinho, Panaji – Goa, 403001, do hereby solemnly affirm and state on oath as under:

1. That, I am duly competent to swear the present affidavit on behalf of the Respondent No. 1 to 4 in the present proceedings.

AT THE OUTSET

2. It is humbly stated that all the contents and averments made in the instant Original Application 141 of 2024 are denied in its entirety as the same are baseless as they were averred by the Applicant Prakash Agrawal, an extortionist, who lacked any expertise or basic knowledge on the subject matter. This Hon'ble Tribunal vide order dated 18.07.2025, allowed the application of the present Respondent pointing out the mala fides and lack of locus standi of the Applicant Prakash Agrawal to initiate the present OA and this Hon'ble Tribunal was pleased to proceed with the instant proceedings without the Applicant.

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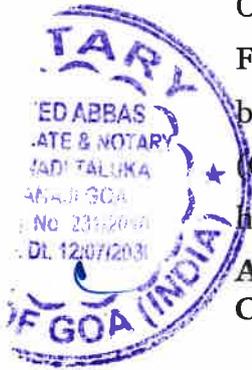
3. It is pertinent to note that the averments and allegations levelled by the Applicant were prejudiced and ill motivated. The Applicant sought to extort and arm twist the present Respondents and unleash legal terrorism, thus averred exaggerated allegations which do not find substantiation or credibility. This was demonstrated by the 482 nos. of complaints filed by him in 36,511 pages as per Govt. records.
4. The Applicant himself demonstrated his consultancy abilities before this Hon'ble Tribunal, and as observed, miserably failed to hold his own grounds to defend the purported expertise while admitting that he accepted a cheque worth Rs. 16,95,00,000/- implying extortion.
5. Thus, the averments and contents of the Original Application are bereft of any credentials or substance and a reply to the same will be an effort in vain.
6. **IT IS IMPERATIVE AT THE OUTSET, THAT THE PRESENT RESPONDENT CLARIFIES THE FACT THAT THE ORIGINAL APPLICATION CONTAINS MISLEADING AVERMENTS THAT ALL THE COMPLIANCES ARE TO BE COMPLIED WITH, AT THIS STAGE. THE E.C. ACCORDED TO THE RESPONDENT IS FOR A PROPOSED CONSTRUCTION ON A PLOT AREA OF 82,220 Sq. M. FOR 1388 FLATS. PRESENTLY, ONLY 31,816 SQ. M. HAS BEEN CONSTRUCTED IN 2 OUT OF 4 SECTORS. THE PROJECT IS BEING CONSTRUCTED IN A PHASED MANNER. THUS THE SAID PROJECT WHICH HAS BEEN ACCORDED E.C. PERTAINS TO A PLOT AREA OF 82,220 Sq. M. FOR 1388 FLATS & PRESENTLY ONLY 31,816 SQ. M. OF THE TOTAL PLOT AREA HAS BEEN CONSTRUCTED. THIS SETTLES THE POSITION THAT THE PROJECT IS AN ONGOING PROJECT. ANY STATEMENT MADE BY THE RESPONDENT IN THIS RESPECT STANDS SUBSTANTIATED.**



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TAGGING OF THE TWO OA's (118/2024 & 141/2024)

7. One Mr. Navnath Andre Kankonkar, filed an Original Application 118/2024 (now disposed vide Order 10.09.2024) concerning the same Project and EC Compliances as agitated by the Applicant Prakash Agrawal in the present OA 141/2024. **It is pertinent to note that the Applicant Prakash Agrawal himself in the present OA 141/2024, mentioned the matter out of board on 22.08.2024 (Annexure R1/1) and requested to tag the two OA's (OA/118/2024 & OA/141/2024) together as they concerned the same project and the same EC in question.** This request, upon verification was obliged to by this Hon'ble Tribunal and the two OA's were tagged together vide Order dated 22.08.2024. The expert body, Ministry of Environment, Forest and Climate Change, "MoEF&CC", initiated an inquiry, Suo Motu, based on Original Application filed by Navnath Andre Kankonkar (OA/118/2024) concerning the same (EC) Project and same Respondents herein.



ANNEXED HERETO AND MARKED AS ANNEXURE R1/1 IS THE ORDER OF THE HON'BLE NGT DATED 22.08.2024.

8. **Placing reliance on the admitted contents of paragraph 6. & 7 of the present reply**, the present Respondents, made a humble submission before this Hon'ble Tribunal that the project is ongoing. This Hon'ble Tribunal vide order dated 10.09.2024 disposed of OA/118/2024 based on the following observations:

- A. *Para 1. We are passing this order in continuation to the earlier order dated 28.05.2024, wherein it was made clear by the learned counsel for applicant that she is pressing only prayer no.(g) of the present Original Application, which is to the following effect:-*

“(g). The Hon'ble Tribunal may kindly direct the Respondents for restitution of the area by undertaking the remedial & mitigation measures by complying the terms & conditions stipulated in

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Environment Clearance, Consent to Establish and Consent to Operate for installation and operations of environmental infrastructure at site.

- B. *Para 4. Today, we enquired from the learned counsel for applicant as to whether any objection against the Joint Committee Report has been filed, she gave answer in the negative. Therefore, we proceeded to hear the matter on merits.*
- C. *Para 14. During the argument, the learned Senior Counsel for respondent Nos.9 & 10 submits that the construction of the project in question is still going on. The Joint Committee Report, which has been submitted, states that there are several provisions, such as non-setting up of Water Harvesting Plant, Solar Panel Installation, tree plantation etc. which are stated to have not been completed. In this regard, it is submitted by him that since the project is still going on, the Project Proponent will be providing all these deficiencies at the time when the project in question is finally completed. Therefore, we find that the present Original Application is premature at this stage to raise these issues.*
- D. *Para 15. When we confronted the argument of learned Senior Counsel for respondent Nos.9 & 10 to the learned counsel for applicant, no proper reply could be given. We are also of the view that at this stage, when the project is going on, whatever deficiencies have been pointed out by the applicant, need to be corrected by the time when the project is finally completed.*
- E. *Even after this, if any grievance is left to the applicant, he may approach before this Tribunal at an appropriate stage.*
- F. *In view of above, we dispose of this application accordingly.*

**ANNEXED HERETO AND MARKED AS ANNEXURE R1/2 IS
THE ORDER OF THE HON'BLE NGT IN OA/118/2024 DATED
10.09.2024**



9. In light of the E.C. accorded to the proposed project of 82,220 Sq. M., the project at the present stage is an ongoing one, as was submitted by the present Respondent; this Hon'ble Tribunal was pleased to dismiss the OA/118/2024 as it was prematurely filed and a liberty was also granted to approach the Hon'ble Tribunal at an appropriate stage.
10. The MoEF&CC by internal correspondence, simultaneously, initiated an enquiry based on the OA/118/2024, concerning the same allegations in the same (EC) project as raised in the present OA/141/2024, and issued to the present Respondents a Show Cause Notice dated 06th May 2025 and a letter seeking "Action Taken Report" on 30th January 2025.

ANNEXED HERETO AND MARKED AS ANNEXURE R1/3 COLLY

11. The MoEF&CC being an expert body, statutorily authorized to regulate and approve developments concerning environment, this Respondent replied to the abovementioned Show Cause Notice dated 06th May 2025 and letter seeking "Action Taken Report" dated 30th January 2025.

12. The said Show Cause Notice and Letter dated 30th January 2025, cumulatively sum up the entire subject matter dispute raised by the Applicants in OA 141 of 2024 as well as OA 118 of 2024. The Respondents replied to the said correspondences and accordingly, the MoEF&CC relied on the same replies in their affidavit in the instant proceedings.

13. **The MoEF&CC relies on the said Show Cause Notice and Letter dated 30th January 2025 at Annexure R5/10 and Annexure R5/7 of the MoEF&CC affidavit in reply.**

14. **The MoEF&CC relies on the pointwise EC Compliance of the present Respondent and on the Action Taken Report provided**



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by the present Respondent at Annexure R5/11 in their Affidavit in Reply.

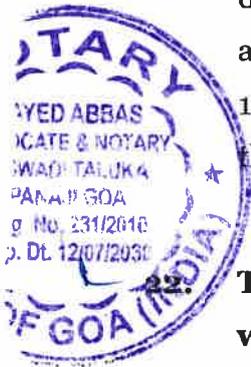
15. The Respondent in accordance to the abovementioned would seek the humble indulgence of this Hon'ble Tribunal to **reproduce** the said pointwise EC Compliances and Action Taken Report submitted to the MoEF&CC by the Respondent which encompasses the entire concern of the OA 141 of 2024.
16. It is pertinent to note that the MoEF&CC through their affidavit in reply have categorically stated in the concluding **paragraph 13 (ii)** that **no violation of EIA Notification 1994 has been observed.**
17. This Respondent is reproducing the same pointwise EC Compliance and Action Taken Report before this Hon'ble Tribunal as the MoEF&CC have cumulatively summed up the entire subject matter by categorizing it "issue-wise" in the Action Taken Report and also point-wise in EC Compliance, before arriving at the conclusion that **no violation of EIA Notification 1994 has been observed.**
18. The MoEF&CC in their reply also state that this Respondent had made incorrect/ contradictory statements of the project being an "ongoing" one in its nature.
19. This Respondent most respectfully seeks to clarify the same by providing a brief factual matrix which will not only clarify and substantiate the aspect of the project being an ongoing one, but, will also demonstrate from the very documents/ site inspection report of the MoEF&CC, that the same has been observed by the Respondent No. 5 MoEF&CC, that the present EC Project is an ongoing one, being constructed in a phased manner.



**BRIEF FACTUAL MATRIX AND CLARIFICATION ON
“ONGOING-PROJECT”**

20. The instant project is based on Survey No. 249/1-A, of Village Taleigao, Goa. The said Environmental Clearance was granted on 16th May 2007, **for a Plot Area of 82,220 Sq. M. for 1388 flats.** It is pertinent to note that the Environmental Clearance is granted to the 82,220 Sq. M. plot area (area internally denoted as “Phase II”) comprising of four proposed sectors namely Sector I, II, III and IV. the Sectors are in the said plot area for which the Environmental Clearance is granted. Phase I is constructed prior to the EIA Notification of 1994, thus comes out of the purview of a review in the present proceedings.

21. The Respondent states that presently, only Sector I and Sector IV are developed and are in operation. Sector I has about 23,500 Sq. M. plot area and 364 flats & Sector IV has about 8316 Sq. M. plot area comprising of 106 flats. Thus only a land area of 31,816 Sq. M. has been developed out of the total land area of 82,220 Sq. M. and in operation with 470 flats.



22. **The Environmental Compliances are to be implemented to the whole Phase II - Survey 249/1-A; having a Plot Area of 82,220 Sq. M. for a total no. of 1388 flats** and not to each or any sector forming a part thereof in particular or in isolation.

23. **This very calculation was the basis substantiating the statement made by the Respondents that the said “Project” for which “Environmental Clearance” was granted vide 16th May 2007 permission is an “ONGOING PROJECT”.**

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24. The Respondent has made it clear beyond doubt that the statement made by the Respondent in OA 118 of 2024 and present OA 141 of 2024 was true and substantiated with a calculated and assertive evidence.
25. **The Respondent most respectfully clarifies and negates the averment of the MoEF&CC, that any false and contradictory statement was made by the Respondent that the project was ongoing.**
26. The Applicant was clandestinely attempting to confuse the two subject matters by forcing the compliance to be made in the entire Phase – II having plot area of 82,220 Sq. M. of proposed 1388 flats; to be done in Sector – 1 having plot area of 23,500 and 364 flats. The Environmental Clearance and the Compliance thereto are to be effected / complied with in the entire 249/1-A, Phase II having a plot area of 82,220 Sq. M.
27. **In this background, the present Respondent responsibly and clearly chalks out the aspect of making the statement that the present project is an “ongoing project” and complete compliance cannot be sought at this juncture in isolation to a part of the entire plot area. On completion of the said proposed construction, the Project Proponent as undertaken, will comply with all of the compliances.**
28. **It is pertinent to note that the MoEF&CC in paragraph 13(ii) has clearly stated that no violation of EIA Notification 1994 has been observed.**
29. The Respondent No. 5 as relied in its Annexure R5/6 to its Affidavit states in the “Site Inspection Report - Part – I - Data Sheet” in the “Salient Features” column clearly observes that “As per the ECs granted, the project



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involves construction of residential apartments and commercial shops at Survey No. 249/1-A, Taleigao, Panaji, Goa, by M/s. Mathias Construction Pvt. Ltd. The Total plot area is 82,220 Sq. m. Proposed total built up area is 64,348.38 Sq. m. **The project is being developed in a phased manner.** At present, the construction work at Sector 1 and 4 is completed and project is under operation. Further, the “status of project” column observes that “At present, the construction work at Sector – 1 and Sector – 4 is completed and the project is under operation. ...”

30. This Respondent states that the site inspection document and the observations therein clearly demonstrate that the proposed project of 82,220 Sq. m. and 1388 flats therein is yet to be completed and qualifies to be termed as an ongoing project for which complete compliance at this stage is not necessitated in law.

31. The said inspection report states that **“the construction, as informed, has been planned in a phased manner”** thus, making it amply clear that the said phased manner construction is ongoing yet to be completed and fully compliant.

32. This Respondent thus clarifies its statement and the nature of the project as an ongoing project.

33. The Respondent also reproduces the Action Taken Report and the EC pointwise compliance before this Hon’ble Tribunal to demonstrate the compliance and action taken towards the EC conditions as enumerated in the EC granted on 16th May 2007.



34. Without prejudice to the rights and contentions of the Respondents, the Respondents would submit that the present Complaint being filed under Section 14 of the National Green Tribunal Act, 2010, and going by the pleadings, the same does not come within the meaning of "substantial question relating to environment" as defined in Section 2 (m) "which the community at large other than an individual or a group of individuals is affected or likely to be affected by the environmental consequences."
35. It is pertinent to state that the Mathias Ocean Park Association of residents is in operational charge of the parts wherein possession of premises has been handed over.
36. REPRODUCED HEREIN BELOW ARE THE ACTION TAKEN REPORT AND E. C. POINTWISE COMPLIANCE BASED ON WHICH MoEF&CC HAVE MADE A STATEMENT ON AFFIDAVIT THAT THERE IS NO VIOLATION OF EIA NOTIFICATION 1994:

ACTION TAKEN REPORT

Sl. No.	CONDITIONS	COMPLIANCE REPLY
i.	Rainwater harvesting for roof runoff and surface runoff has not been implemented. [Operational Phase - Specific Condition no. ii, EC dated 16.05.2007].	Rainwater harvesting tank of 113KLD, which collects water from roof/surface run-off, is constructed in the basement of Sector-4. Substantial land is open in Sector - I, II and III with local vegetation. The Project Proponent has dug re-charge pits at several locations in Sector - II considering the gradient and topography of the land. These re-charge pits are helping in re-charging the ground water table at the same time the local vegetation are kept intact that are further acting as biological barriers to slow down surface flow and enhance re-charge potential at the same time protecting soil from erosion. The said project is otherwise ongoing.



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ii.	Solid waste management has not implemented properly. [Operational Phase - Specific Condition no. iii, EC dated 16.05.2007	<p>Solid waste is properly collected and segregated at dedicated waste collection areas with adequate space at Sector-1 and Sector-4 and the collections areas are properly maintained.</p> <p>Pictures show the dedicated solid waste collection areas in the project.</p> 
	<p>Greenbelt design along the periphery of the plot has not been developed [Operational Phase - Specific Condition no. v, EC dated 16.05.2007]</p>	<p>Green belt has been implemented along part of the periphery of the project and treated water from STP is used to water this area in Sector-1 (Mathias Ocean Park) and Sector-4 (Prestige Ocean Crest).</p> 



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		 <p data-bbox="738 1865 1342 1942">Pictures showing green belt design along the entry and periphery of the project.</p>
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iv.	Six monthly monitoring reports are not submitting to RO [General Condition no. ii, EC dated 16.05.2007]	The six-monthly compliance reports have been submitted to the MOEFCC- Regional Office regularly. Acknowledgments of half yearly compliance reports submitted to the RO are attached at Annexure-I .
v.	Copies of the NOC granted by the Fire Department and copies of CTO have not been submitted [Condition no. 7 of, EC dated 16.05.2007]	Fire NOC's have been obtained for both Sector-1 and Sector-4 at the time of completion of the project. Copies of the Fire NOC obtained are at Annexure -II . Renewal of Consent to Operate (CTO)(No.12/2024-PCB/2530724/R00017222) has been obtained for 240KLD capacity STP at Sector-1 on 02-04-2025 Consent to Operate (CTO)(No.12/2023PCB/1873501/R00013373) has been obtained for 105 KLD capacity STP at Sector-4 on 25-06-2024. The renewal for the CTO is currently under process at the Goa State PCB. CTOs are at Annexure -III .
vi.	PP had advertised in only one local (English language) [Condition no. 8, EC dated 16.05.2007]	Advertisement regarding EC clearance was published in one local newspaper named <i>Navhind Times</i> in 2007 and 2019. Newspaper advertisement is at Annexure- IV .
vii.	Solid waste management has not implemented properly [General Condition no. i, EC dated 28.11.2019]	Solid waste is properly collected and segregated at dedicated waste collection areas with adequate space at Sector-1 and Sector-4 and the collections areas are properly maintained.
viii.	Bio-methanation plant has not been set up yet [General Condition no. iii, EC dated 28.11.2019]	The project has been obtained environmental clearance in the year of 2007 and partially development has been carried out with organic solid waste generation quantity of 273 kgs/day for which OWC has been installed to convert the organic waste to manure and same has been used in garden area. Later on, environmental clearance has been obtained in the year of 2019 with 106 number of units which organic waste generation of 95.4 kg/day which is handled using OWC and manure is sent to garden area.



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		<p>Bio methanation is not feasible for the project which we have justified during the appraisal of the project because of the following reasons:</p> <ol style="list-style-type: none">1. Quantity of waste generated is less which is not feasible to put up the unit as per the supplier.2. Since the occupancy won't be complete in the residential units throughout the year as the project is located in Goa, it is difficult to ascertain the constant supply of waste to bio methanation unit. 
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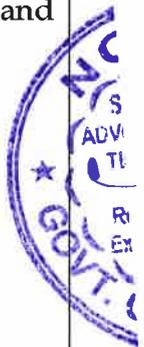


		 <p>Pictures showing the OWC's provided at the project.</p> <p>Dry waste and wet waste are segregated at site and all collected waste is collected by Village Panchayat of Taleigao as per its letter dated 02-04-2025. The same is attached in Annexure-V.</p>
<p>ix.</p>	<p>No dedicated e-waste storage facility was seen at the site [General Condition no. iv, EC dated 28.11.2019]</p>	<p>Substantial E-waste is not generated at the site, but provisions of E-waste bins have been provided at site and collected by authorized collection vendors.</p> 



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		 <p>Pictures showing provision for e-waste collection and storage.</p>
<p>x.</p>	<p>Use of water saving devices/fixtures were not installed at Sector-1 apartment complex [General Condition no. ix, EC dated 28.11.2019]</p>	<p>Water saving devices/fixtures such as low flow flushing systems, low flow faucets, aerators have been installed in the common bathrooms and toilets at Prestige Ocean Crest (Sector-4).</p>  <p>Pictures showing the tap fixture with aerator at Prestige Ocean Crest Sector-4.</p>



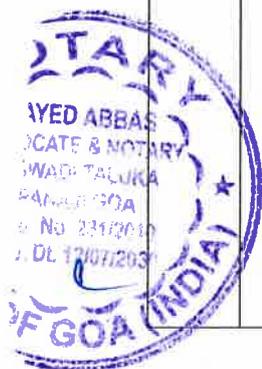
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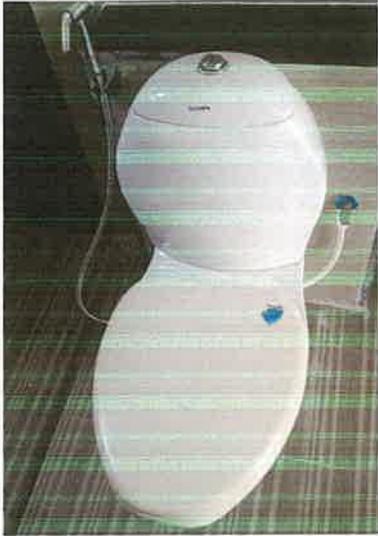
Dual flow flush system is installed at Sector-4 apartment bathrooms.



Low flow aerator taps installed at apartments at Mathias Ocean Park, Sector-1.

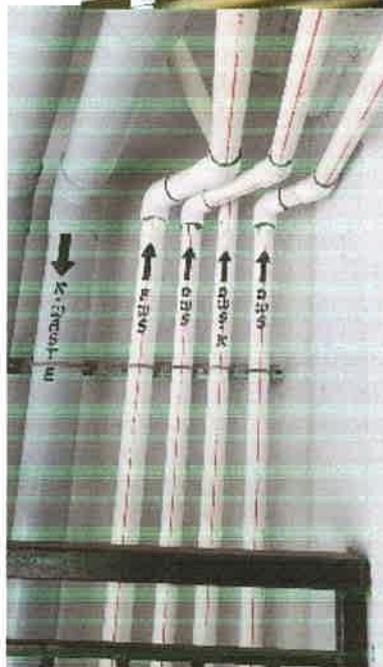


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		 <p>Dual flow flush system is installed at Sector-1 apartment bathrooms.</p>
<p>xi.</p>	<p>Dual plumbing lines have not been installed at Sector-4 apartment complex [Condition no. x & xi, EC dated 28.11.2019]</p>	<p>Dual plumbing lines have been installed in both Sector-1 and Sector-4. The wastewater generated is taken directly to STP and treated water is used for non-portable purposes such as flushing and gardening and landscape in Sector-1 and Sector-4.</p> 

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NOTARY
YED ABBAS
STATE & NOTARY
TADPATLUKA
WVAJI GOA
No. 231/2010
Dt. 12/01/2030
GOA (INDIA)



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		Pictures of Dual plumbing lines for fresh water and for use of treated water.
xii.	No Development Zone (NDZ) was not earmarked [Condition no. xvi, EC dated 28.11.2019]	This site doesn't fall within No Development Zone (NDZ) or buffer zone.
xiii.	Copies of all the requisite permissions/NOCs/Licenses etc. that they have obtained from the various competent authorities were not submitted [Condition no. xvii, EC dated 28.11.2019]	All the approvals with respect to the project development has been obtained which includes Environmental clearance, Consent for Establishment, Consent to Operate and NOC for supply of drinking water. Other permissions from planning authorities have also been obtained prior to commencement of construction. All permissions were sent by email to RO MOEFCC, Bangalore office on 13-09-2024 including title documents. We are submitting the same again herewith for your kind perusal. Further details are at Annexure-VI
xiv.	The agreement/ contract with the buyers/ resident's association, copy of any declaration, etc. wrt to Sewage treatment plant (STP) contract has not been submitted [Additional Specific Condition no. i, EC dated 28.11.2019]	Noted. Will be handed over as soon as the society registration is processed.
xv.	No e-waste dump /dedicated e-waste storage facility was provided [Additional Specific Condition no. iii, EC dated 28.11.2019]	There is no substantial e-waste generation in the complex, however E-waste storage is provided at Sector-1 and at Sector-4 which gets collected by authorized collection vendors.



Pictures showing provision for e-waste collection and storage.

<p>xvi.</p>	<p>PP has not submitted details of the measures taken by them to comply with the prescribed ECBC guidelines [Additional Specific Condition no. viii, EC dated 28.11.2019]</p>	<p>Rooftop Solar is utilized for various purposes at both Sector-1 and Sector-4.</p>
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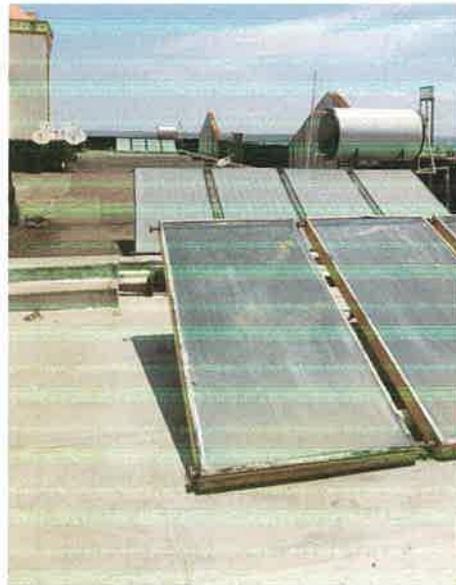
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Rooftop Solar power net metering system of 28KVA provided at Sector-4.



Rooftop Solar geysers provided at roof tops at Sector-1.



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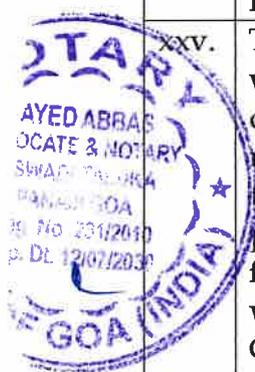
		 <p style="text-align: center;">Rooftop Solar power with battery system 4KVA provided for streetlights/ common areas at Sector-1.</p>
<p>xvii.</p>	<p>Water saving devices/ fixtures were not installed at Sector-1 apartment</p>	<p>Water saving devices/fixtures such as low flow flushing systems, low flow faucets, aerators have</p>



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	complex [Additional Specific Condition no. ix, EC dated 28.11.2019]	been installed in the common bathrooms and toilets at Sector-4. Low flow flush system is installed in bathrooms at Sector-1.
xviii	Dual plumbing lines have not been installed at Sector-4 apartment complex [Additional Specific Condition no. x & xi, EC dated 28.11.2019]	Dual plumbing lines installed in both Sector-1 and Sector-4 Treated water used for flushing, gardening and landscape in Sector-1 and Sector-4.
xix.	Solar based electric power to each unit for at least two bulbs/light and one fan as proposed by PP was not provided complex [Additional Specific Condition no. xii, EC dated 28.11.2019]	Since providing solar power for each unit for two bulb is not feasible in terms of connection and maintenance, solar power has been provided for common facility more than the requirement of individual unit. Details as follows; Solar power net metering system of 28KVA provided at Sector-4 Solar geysers provided at roof tops at Sector-1 Solar power with battery system 4KVA provided for streetlights/ common areas at Sector-1. Please refer to pictures attached at point xvi.
xx.	Solid waste management has not implemented properly. [General Condition no. d, EC dated 28.11.2019]	Solid waste management collection area is maintained and managed in a hygienic matter in both Sector-1 of Mathias Ocean Park and Sector-4 of Prestige Ocean Crest. Please refer to pictures attached at point ii.
xxi.	PP did not furnish any report on the study of the topography and natural drainage pattern of the site, before and after the development of the building complexes. [General Condition no. e, EC dated 28.11.2019]	The corresponding EC condition states as follows: "...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." As per our understanding, there is no mention of submitting a report on study of topography and natural drainage pattern.

xxii.	Half-yearly compliance reports with respect to the ECs granted to the project are not regularly being submitted to RO. [General Condition no. f, EC dated 28.11.2019]	The six-month compliance reports have been submitted to the MOEFCC- Regional Office since 2020 after receiving the EC in Nov2019. Acknowledgments of half yearly compliance reports submitted to the RO are attached at Annexure -I
xxiii	Copy of the NOC from the Forestry & Wildlife angle including clearance from the Standing Committee of the National Board for wildlife, obtained if any, was not found in the records complex [General Condition no. l, EC dated 28.11.2019]	There is no forest land or protected/eco-sensitive area on the site. Therefore, Forest and Wildlife clearance are not applicable.
xxiv	Separate funds for implementation of environmental protection measures /EMP along with item wise break up have not been submitted. [General Condition post construction phase no e, EC dated 28.11.2019]	The data for budgetary provision was submitted and presented to SEIAA prior to submission of EC. The details are provided at Annexure- VII.
xxv.	The status of compliance with the stipulated EC conditions, including results of monitoring of the environmental quality parameters were not found in the company's website. [General Condition post construction phase no g, EC dated 28.11.2019]	EC, Annual Form V, Half Yearly Compliance report, STP water report and DG stack emission report is uploaded on the company website https://oceanparkresidency.com/compliances.php Screenshot of the webpage is at Annexure- VIII.
xxvi	Form V copy was not found in the company's website (http://oceanparkresiden	The environmental statement for each financial year in Form-V is submitted and the same has been uploaded on the company website-



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	cy.com/) [General Condition post construction phase no h, EC dated 28.11.2019]	https://oceanparkresidency.com/compliances.php Screenshot of the webpage is at Annexure- VIII.
xxvi i.	No dedicated used oil storage facility was seen at the site. [General Condition post construction phase no. , EC dated 28.11.2019]	Used Oil is collected and stored safely for Sector-1 and handed over to the party which is authorised by the GSPCB. Used Oil is collected and stored safely for Sector-4 and handed over to the party which is authorised by the GSPCB.  Picture showing the dedicated collection area for used oil at the project
xxvi ii.	Copy of approval obtained for extracting ground water is not submitted. [General Condition post construction phase no. n, EC dated 28.11.2019]	Currently, no ground water is extracted in the operation of Ocean Park (Sector-1) and Ocean Crest (Sector-4). PWD water is being used. A copy of PWD water letter / permission is attached at Annexure- IX.




COMPLIANCE TO EC CONDITIONS

Sl. No.	Condition	Compliance to Condition
1.	Further project proponent has to comply with following "General Conditions"	
i)	Project proponent should prioritize the issues related to health and hygiene in complying with the matter related to waste disposal and treatment/ air and water pollution/ waste water management.	<p>Solid waste is properly collected and segregated at dedicated waste collection areas with adequate space at Sector-1 and Sector-4 and the collection areas are properly maintained.</p>  <p style="text-align: center;">Picture show the dedicated solid waste collection area in the project.</p> <p>Organic Waste Converter has been provided at Sector-1 (200kg/day) and Sector-4 (200kg/day). Th organic waste is being treated in OWC and generated manure is utilized for gardening. Dry waste is segregated at the site and handed over to Village Panchayat of Taleigao as per its letter dated 02-04-2025. Letter from Panchayat is attached as Annexure -I.</p> 



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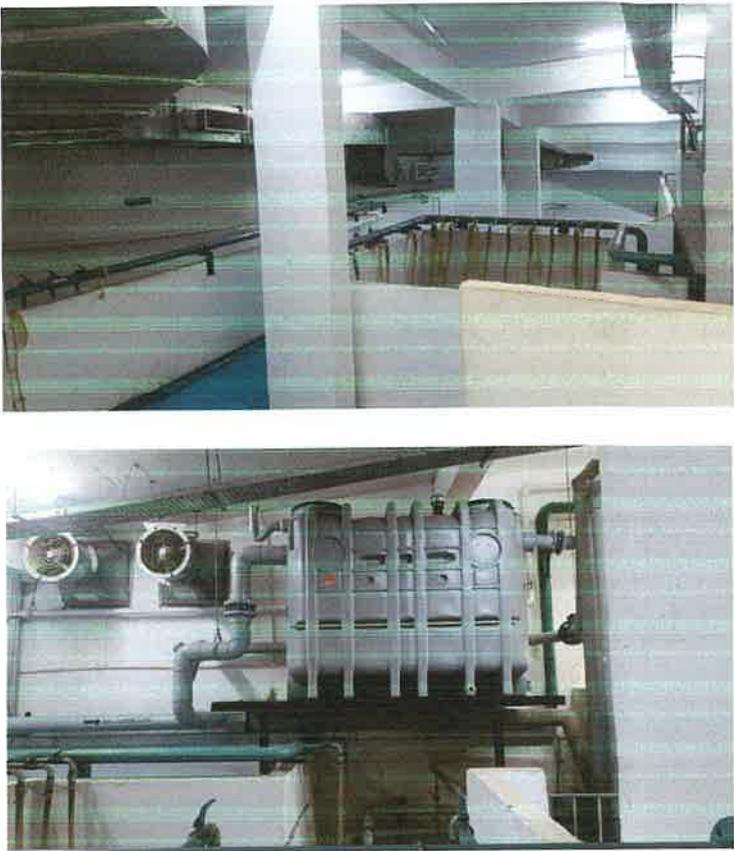


Pictures showing the OWCs provided at the Sector-1 and Sector-4

There are two STP's are in operation at the site. Sector - 1 is provided with 240 KLD and Sector-4 with 105 KLD. Consent to Operate has been obtained for both STPs. Treated water after disinfection from both STP's is used for flushing and gardening.



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		 <p>Pictures showing the 2 STP's set up at the project site.</p>
ii)	Water harvesting ought to be done by the project proponent to the extent of 90 KLD.	The rainwater from rooftop is being collected in a raw water sump of capacity 113 KLD.
iii)	The project proponent shall install bio methanation plant to tackle bio degradable waste generated at the site and non-biodegradable waste shall be placed in a transfer station to be constructed by the PP within the complex having separate containers for e-waste, glass waste, plastic waste, rubber waste.	<p>Bio degradable waste generated at the facility is composted in organic waste converter and the resulted manure is being used in garden area of the project site. The OWCs have been provided at both Sector-1 and Sector-4 within the facility.</p> <p>Bio methanation is not feasible for the project which we have justified during the appraisal of the project because of the following reasons:</p> <ol style="list-style-type: none"> 3. Quantity of waste generated is less which is not feasible to put up the unit as per the supplier. 4. Since the occupancy won't be complete in the residential units throughout the year as the project is located in Goa, it is difficult to ascertain



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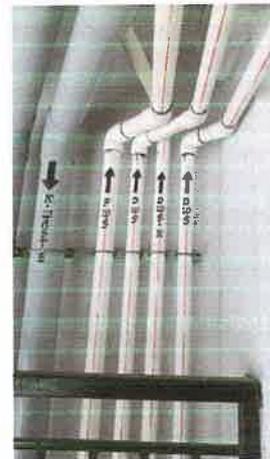
		<p>the constant supply of waste to bio methanation unit.</p> <p>Dedicated waste collection area with provisions for segregation, storage is provided. Collection areas are properly maintained. All dry waste is segregated and collected at the waste collection area and handed over to Village Panchayat of Taleigao as per its letter dated 02-04-2025. Letter from Panchayat is attached as Annexure -I.</p>
iv)	<p>PP 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.</p>	<p>Two STP's of capacities 240 KLD and 105 KLD are in operation at Sector -1 and Sector -4 respectively. CFO-Renewal has been obtained for 240 KLD STP capacity vide No.12/2024-PCB/2530724/R00017222 on 02-04-2025. CFO-Renewal has been obtained for 105 KLD STP capacity vide No. 12/2023-PCB/1873501/R00013373 on 25-06-2024. CTO-Renewal for STPs are attached as Annexure -II.</p> <div style="text-align: center;">   </div> <div style="text-align: right;">  </div>

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Pictures showing the 2 STP's set up at the project.

Treated water after disinfection from both STP's is used for flushing and gardening.



Pictures of Dual plumbing lines for fresh water and for use of treated water.



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		 <p>Pictures showing provision for e-waste collection and storage.</p> <p>Substantial E-waste is not generated at the site, but provisions of E-waste bins have been provided at site and collected by authorized collection vendors.</p>
<p>v)</p>	<p>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.</p>	<p>Rooftop Solar is utilized for various purposes at both Sector-1 and Sector-4. Further details are mentioned below:</p>  <p>Rooftop Solar geysers provided at roof tops at Sector-1.</p>

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Rooftop Solar geysers provided at roof tops at Sector-1.



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		 <p>Rooftop Solar power with battery system 4KVA provided for streetlights/ common areas at Sector-1.</p>  <p>Rooftop Solar power net metering system of 28KVA provided at Sector-4.</p>
vi)	The project proponent shall utilize fly ash bricks in masonry works.	Fly ash bricks were used in masonry during construction of Sector-4.
vii)	The PP shall use construction debris for land filling wherever applicable.	The construction debris were laid along the proposed inter connected roads as base layers and also used for back filling in required areas. This could marginally save on the construction of road and solve the problem of the disposable of construction debris.
viii)	At least 20% of the open spaces as required by the local planning bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as previous surface.	Noted and sufficient area is reserved for landscape as per by local bye-laws and trees are developed by providing native species.





NOTARY
SYED ABBAS
CATER & NOTARY
940 TALUKA
PANAJI GOA
NO. 211/2010
DL 1207/2030
GOA (INDIA)

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		 <p data-bbox="700 1061 1394 1093">Pictures showing the landscape and garden areas.</p>
<p data-bbox="113 1173 153 1205">ix)</p>	<p data-bbox="220 1173 638 1935">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</p>	<p data-bbox="660 1173 1433 1283">The energy conservation measures are implemented at the project. LED lighting is used in common areas and street lighting.</p> 



design. Wall, window and roof u-values shall be as per ECBC specifications.



Rooftop Solar power net metering system of 28KVA provided at Sector-4.



Rooftop Solar geysers provided at roof tops at Sector-1.



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Rooftop Solar power with battery system 4KVA provided for streetlights/ common areas at Sector-1.

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Garden Lights with solar panel and battery are used for garden lighting in Sector-1.



Charging stations are provided in Ocean Crest Sector-4.



x) 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.

Water saving devices/fixtures such as low flow flushing systems, low flow faucets, aerators have been installed in the common bathrooms and toilets at (Sector-4).

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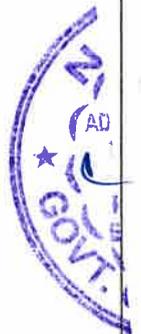
Pictures showing the tap fixture with aerator.



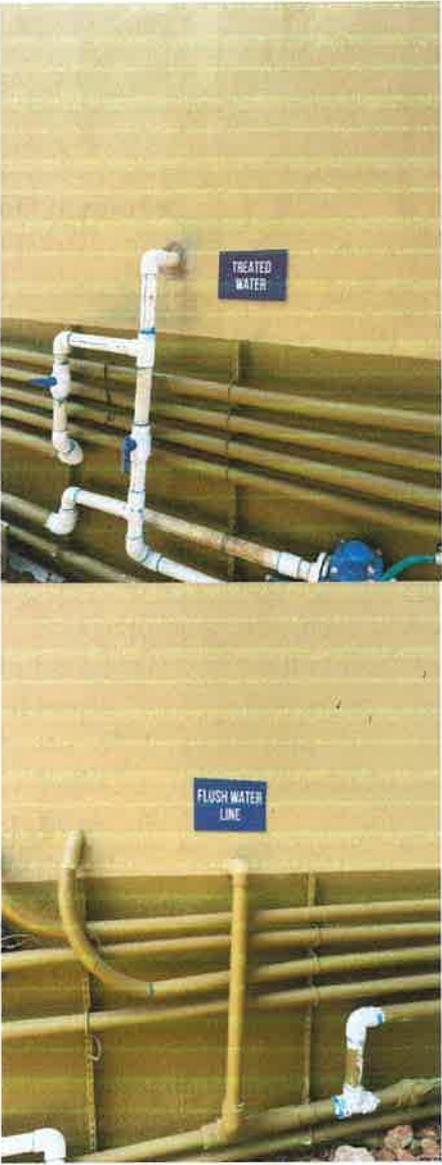
**Low flow aerator taps installed at apartments.
at Mathias Ocean Park, Sector-1.**



**Dual flow flush system is installed
at Sector-1 apartment bathrooms.**

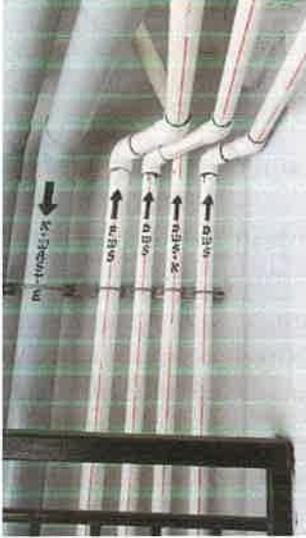


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xi)	<p>Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning, etc. shall be done.</p>	<p>Noted and Dual plumbing lines have been installed in both Sector-1 and Sector-4. The wastewater generated is taken directly to STP and treated water is used for non-portable purposes such as flushing, gardening and landscape in Sector-1 and Sector-4. Fresh water is used for drinking purpose.</p> 



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		 <p>Pictures of Dual plumbing lines for fresh water and for use of treated water.</p>
xii)	<p>Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.</p>	<p>All wastewater that is generated from Sector-1 and Sector-4 is directed to the STPs and treated water is used for non-portable purposes such as flushing, gardening and landscaping.</p>
xiii)	<p>Solar based electric power shall be provided to each unit for at least two bulbs/light and one fan. As proposed, central lighting and street lighting shall also be based on solar power.</p>	<p>The energy conservation measures are implemented at the project.</p> <ol style="list-style-type: none"> 1. LED lighting is used in common areas and street lighting. 2. Rooftop Solar power net metering system of 28KVA has been provided at Sector IV. 3. Rooftop Solar geysers are provided on roof tops of Sector-1. 4. Rooftop Solar power with battery system 4KVA provided for streetlights/ common areas at Sector-1. 5. Garden Lights with solar panel and battery are also used for garden lighting purpose in Sector-1.

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xiv) The project proponent will provide landscape bed of 600mm wide × 600mm deep along the periphery of the plot to carry out plantation of trees. The treated water from the sewage treatment plant will be pumped through high flow drips on these bed to prevent outflow of treated sewage water outside the premises.

Noted and is being followed. Landscape bed/plantation is provided at Sector-1 on part of the periphery.



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		<p>Pictures showing green belt design along the entry and periphery of the project.</p> <p>The treated sewage water is pumped through high flow drips to prevent outflow of treated sewage water outside the premises.</p>
xv)	The project proponent will provide landscape bed of 600mm wide × 600mm deep along the periphery of the plot to carry out plantation of trees. The treated water from the sewage treatment plant will be pumped through high flow drips on these bed to prevent outflow of treated sewage water outside the premises.	Note and followed.
xvi)	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. This site doesn't fall within No Development Zone (NDZ) or buffer zone.
xvii)	No construction shall be carried out in the property which is identified as private forest, if any.	There is no forest land or protected/eco-sensitive area on the site. Therefore, Forest and Wildlife clearance are not applicable.
xviii)	PP should obtain all the requisite permissions/NOCs/Licenses etc. from all the competent authorities before commencement of any activity at site.	All the approvals with respect to project development has been obtained which includes Environmental clearance, Consent for Establishment, Consent to Operate and NOC for supply of drinking water. Other permissions from planning authorities have also been obtained prior to commencement of construction.
2.	Further, the Authority has decided that PP needs to comply to the following "additional specific conditions"	
i)	Sewage treatment plant (STP) contract should be for minimum period of 5 years	Noted. Will be handed over as soon as the society registration is processed.

	with operation and maintenance contract after commissioning/ completion of project.	
ii)	PP needs to ensure that no treated water or any waste sewage shall be discharged into any water body.	Noted and treated water is utilized within the facility for non-portable purposes. Two STP's have been provided at site. Sector-1 with 240 KLD and Sector-4 with 105 KLD. Both have obtained Consent to Operate. Treated water after disinfection from both the STP's is used for flushing, gardening with no discharge into any waterbody.
iii)	E-waste shall be disposed through authorized vendor as per E-waste (Management and Handling) Rules, 2011.	Substantial E-waste is not generated at the site, but provisions of E-waste bins have been provided at site and collected by authorized collection vendors.
iv)	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.	Noted and is being complied. Solar panels are installed at both Sector-1 and Sector-4 apartments. 

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		 <p>Rooftop Solar power net metering system of 28KVA provided at Sector-4.</p>   <p>Rooftop Solar power with battery system 4KVA provided for streetlights/ common areas at Sector-1.</p>
<p>v)</p>	<p>The project proponent shall utilize fly ash bricks in masonry works.</p>	<p>Fly ash bricks were used in masonry during construction of Sector-4.</p>

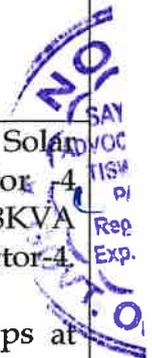
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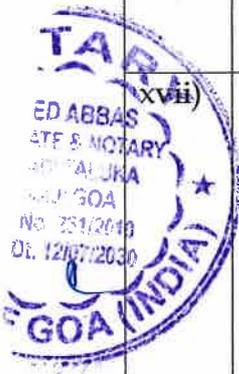
vi)	The PP shall use construction debris for land filling wherever applicable	The construction debris were laid along the proposed interconnected roads as base layers and also used for back filling in required areas.
vii)	At least 20% of the open spaces as required by the local planning bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	<p>Noted and Sufficient area is reserved for landscape and trees are developed by providing native species.</p>   <p>Pictures showing the landscape and garden areas.</p>
viii)	<p>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</p>	<p>Noted and followed. LED lighting is used in common areas and street lighting. Rooftop Solar power net metering system of 28KVA is provided at Sector IV and Rooftop Solar geysers are provided at roof tops at Sector 1. Along with that, Rooftop Solar power with battery system 4KVA provided for streetlights/ common areas at Sector 1. Solar lights are used for garden lighting purpose in Sector-1.</p>



	and thermal mass etc. shall be incorporated in the building design. Wall, window and roof u-values shall be as per ECBC specifications.	
ix)	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.	Water saving devices/fixtures such as low flow flushing systems, low flow faucets and aerators have been installed in the common bathrooms and toilets at (Sector-4). The same has been followed and installed in bathrooms of Sector-1.
x)	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning, etc. shall be done.	Dual plumbing lines are installed in both Sector-1 and Sector-4. Treated water after disinfection is used for flushing, gardening and landscape in Sector-1 and Sector-4.
xi)	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.	All wastewater generated from Sector-1 and Sector-4 is directed towards STP's and treated water is used for non-portable purposes such as flushing, gardening and landscaping.
xii)	Solar based electric power shall be provided to each unit for at least two bulbs/light and one fan. As proposed, central lighting and street lighting shall also be based on solar power.	Noted and will be implemented. As of now, Solar power is provided at both Sector-1 and Sector-4. Rooftop Solar power net metering system of 28KVA provided at Sector-4. Rooftop Solar geysers are installed on roof tops at Sector-1 Rooftop Solar power with battery system 4KVA has been provided for streetlights/ common areas at Sector-1 Garden lights with solar batteries are also provided in Sector-1.



xiii)	The project proponent will provide landscape bed of 600mm wide × 600mm deep along the periphery of the plot to carry out plantation of trees. The treated water from the sewage treatment plant will be pumped through high flow drips on these bed to prevent outflow of treated sewage water outside the premises.	Noted and complied.
xiv)	Project proponent should prioritize the issues related to health and hygiene in complying with the matter related to waste disposal and treatment/ air and water pollution/ waste water management.	Noted and complied.
xv)	PP needs to ensure that no treated water or any waste sewage shall be discharged into any water body.	Noted and followed.
xvi)	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011.	Substantial E-waste is not generated at the site, but provisions of E-waste bins have been provided at site and collected by authorized collection vendors
xvii)	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.	Noted and complied.
xviii)	The project proponent shall utilize fly ash bricks in masonry works.	Fly ash bricks were used in masonry during construction of Sector-4
xix)	The PP shall use construction debris for land filling wherever applicable	The construction debris were laid along the proposed inter connected roads as base layers and also used for back filling in required areas.



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xx)	At least 20% of the open spaces as required by the local planning bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	Noted and followed accordingly.
xxi)	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.	Noted and complied.
xxii)	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.	Noted and followed.
xxiii)	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc. and other for supply of recycled water for	Noted and are installed.



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	flushing, landscape irrigation, car washing, thermal cooling, conditioning, etc. shall be done.	
xxiv)	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.	Dual plumbing system has been implemented.
xxv)	Solar based electric power shall be provided to each unit for at least two bulbs/light and one fan. As proposed, central lighting and street lighting shall also be based on solar power.	Noted and complied.
xxvi)	The project proponent will provide landscape bed of 600mm wide × 600mm deep along the periphery of the plot to carry out plantation of trees. The treated water from the sewage treatment plant will be pumped through high flow drips on these beds to prevent outflow of treated sewage water outside the premises.	Noted and complied.
xxvii)	PP shall make provision for charging points for electronic vehicles in the parking area.	Provision for charging points for electronic vehicles in the parking area at the Sector-4 apartment complex is provided.
3.	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)	Noted and Conditions complied with at the time of construction.
b.	No Excavation of soil shall be carried out without adequate	Precautionary Measures has been taken by installing metal sheet barricades which surrounds the project site at the time of construction.



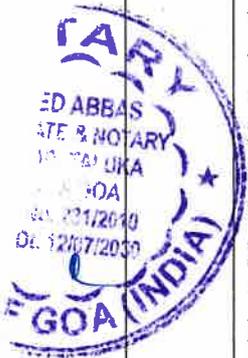
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	dust mitigation measures in place	
c.	No loose soil or sand or construction or Demolition waste or any other construction material that causes dust shall be left uncovered.	Conditions complied with at the time of construction.
d.	Wind-breaker of appropriate height i.e, 1/3 rd of the building height and maximum up to 10 meters shall be provided.	Conditions complied with at the time of construction.
e.	Water sprinkling system shall be put in place.	Noted and has been followed during construction phase.
f.	Dust mitigation measures shall be displayed prominently at the construction site for easy public viewing.	Noted and has been followed during construction phase.
g.	New serial number "107" has been inserted which relates to Mandatory Implementation of Dust mitigation Measures for all construction and Demolition activities.	Conditions complied with at the time of construction.
h.	Grinding and cutting of building materials in open area shall be prohibited.	Conditions complied with at the time of construction.
i.	Construction material and waste should be stored only within earmarked area and road side storage of construction material and waste shall be prohibited.	Conditions complied with at the time of construction.
j.	No uncovered vehicles carrying construction material and waste shall be permitted.	Conditions complied with at the time of construction.
k.	Construction and Demolition waste processing and disposal site shall be identified and required dust	Conditions complied with at the time of construction.



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	mitigation measures be notified at the site.	
4	Further authority has decided that PP needs to comply to the following "General Conditions"	
a	The PP should use Ready-Mixed concrete (RMC) to minimize air/water/land pollution and water usage during the construction phase	Ready mixed concrete was been used in the construction of building during construction phase.
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, 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 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 as source of energy.	Noted and has been followed.
c	PP should adopt roof-top rainwater harvesting/conservation measures to optimally utilize the water availability by constructing sumps for	Rainwater harvesting tank of 113KLD, which collects water from roof/surface run-off, is constructed in the basement of Sector-4. Rainwater collected is treated before reuse.



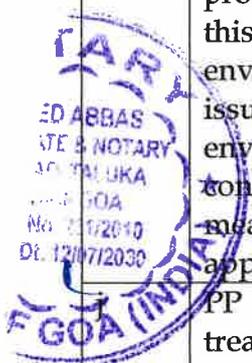
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	collection of rainwater as per the site-specific location details provided.	
d	PP should prioritize the issues related to health and hygiene in complying with the matters related to waste disposal and treatment / air and water pollution/ wastewater management.	Noted and followed.
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.	The natural sloping pattern of the project site is unaltered. Several trees and shrubs have been planted in the Open spaces and landscape is developed along the periphery in Sector-1 and Sector-4
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	Noted and followed.
g	PP should submit half-yearly compliance report(s) in hard as well as soft copy format to the Authority for the period upto project completion	Half yearly compliance is being submitted regularly to Regional Office, MoEF&CC, Bengaluru.
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, from time to time. Judgements / Orders issued by Hon'ble High Court, NGT, Supreme Court	Local and planning authorities and other relevant departments have approved the project prior to commencement of construction.



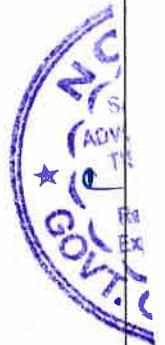
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	regarding DCR provisions, environmental issues applicable in this matter should be verified by the competent authorities.	
i	PP should ensure and ascertain that 'civil plans' which were submitted to the Committee/ Authority during the process of project 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.
	PP needs to ensure that no treated water or any waste sewage shall be discharged into any water body. STP of suitable capacity shall be installed considering the quantity /quality of waste water generation.	Two STP's have been provided at site. Sector -1 with 240 KLD and Sector -4 with 105 KLD. Both have obtained Consent to Operate. Treated water after disinfection from both STP's is used for flushing, gardening with no discharge into any waterbody
k	E-waste if any shall be disposed through Authorized vendor as per E-waste (Management & Transboundary)/ Movement) Rules, 2016.	Substantial E-waste is not generated at the site, but provisions of E-waste bins have been provided at site and collected by authorized collection vendors.
l	This environmental clearance is issued subject to obtaining NOC from the Forestry & Wildlife angle including	There is no forest land or protected/eco-sensitive area on the site. Therefore, Forest and Wildlife clearance are not applicable.



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	clearance from the Standing Committee of the National Board for wildlife, if applicable. The grant of environmental clearance does not necessarily imply that Forestry & Wildlife 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 64,348.38 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, Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	All permissions and approvals were received prior to commencement of construction activity. Construction has been carried out as per the approved plans and following the local bye-lays.
n	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Conditions complied with at the time of construction.
5	Further, the PP is required to comply with the following "General Conditions" during construction phase	At present, Construction work is complete. Sector-1 and Sector-4 complexes are occupied and currently in operation phase



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6.	Further, the Authority decided to direct the PP to comply with the following "General Conditions" doing post-construction phase:	
a	PP shall ensure completion of STP, MSW disposal facility, green belt development 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.	Two STP's are in operation at site. Sector -1 with 240 KLD and Sector-4 with 105 KLD. Both have obtained Consent to Operate. Treated water after disinfection from both STP's is used for flushing and gardening. Organic Waste Converter is installed to at Sector-1 and Sector-4. Waste collection area with provisions for segregation, storage is provided. Collection areas are properly maintained. All waste is collected is collected by Village Panchayat of Taleigao as per their letter.
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.	Organic Waste Converter is installed to at Sector-1 and Sector-4. Waste collection area with provisions for segregation, storage is provided. Collection areas are properly maintained. All waste is collected is collected by Village Panchayat of Taleigao as per their letter.
c	A complete set of all the documents submitted to Goa-SEIAA should be forwarded local authority, GSPCB and Planning authority.	Submitted.
d	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by the Goa-SEIAA.	There has been no change in the scope of the project since the submission made to Goa-SEIAA at the time of seeking approval in 2019.
e	Separate funds shall be allocated for implementation of environmental protection	The data for budgetary provision was submitted and presented to SEIAA prior to submission of EC (prestige to confirm). The same is attached as Annexture-IV



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	measures /EMP along with item wise breaks-up. The funds earmarked for the environment protection measures shall not be diverted for other purposes	
f	A copy of the environmental clearance letter shall be sent by PP to the concerned Village Panchayat and planning authority as applicable, from which suggestions /representation, if any, were received while processing the proposal. The EC letter shall also be put on the company's website by PP within one week time period from date of issue of environmental clearance.	To be ascertained if EC was submitted to VP and PDA EC has been uploaded on the company website https://oceanparkresidency.com/compliances.php
g	The PP shall upload the status of the compliance of the stipulated EC conditions, including results of monitoring data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of the MoEF & CC, the respective Zonal office, CPCB and the GSPCB. The pollutant levels in respect of SPM, RSPM, SO2 and NO (ambient levels as well as D. G. static emissions) shall be monitored.	Noted and is followed. EC, Half Yearly Compliance report, STP water report and DG stack emission report is uploaded on the company website https://oceanparkresidency.com/compliances.php Screenshot of the webpage is at Annexure-V
h	The environmental statement for each financial year ending 31 st March in Form V is to be submitted to the GSPCB as prescribed under the Environment (Protection) Rules 1986 (as amended) and	The environmental statement for each financial year in Form-V is submitted and the same has been uploaded on the company website- https://oceanparkresidency.com/compliances.php Screenshot of the webpage is at Annexure-V



	subsequently shall also be put on the company's website along with the status of the compliance of the EC conditions and shall also be sent to the respective Regional Office of the MoEF & CC.	
i	Consent to Operate shall be obtained from GSPCB before operation, failing which the Environmental Clearance herein shall be deemed to be withdrawn.	The STP's installed at site have obtained Consent to Operate before commencing the operations. Renewal of Consent to Operate (CTO)(No.12/2024-PCB/2530724/R00017222) has been obtained for 240KLD capacity STP at Sector-1 on 02-04-2025. Consent to Operate (CTO) (No. 12/2023-PCB/1873501/R00013373) has been obtained for 105 KLD capacity STP at Sector-4 on 25-06-2024. The renewal for the CTO is currently under process at the Goa State PCB.
j	Sewage Treatment Plant (STP) shall be installed at site. The STP should be certified by an independent expert and adequacy report in this regard should be submitted to GSPCB before the project is commissioned for operation. Necessary measures should be made to mitigate the odour problem from STP.	Two STP's are in operation at site. Sector-1 with 240 KLD and Sector-4 with 105 KLD. Both have obtained Consent to Operate. Treated water after disinfection from both STP's is used for flushing and gardening.
	The solid waste (dry as well as wet garbage) generated should be properly collected and segregated. Organic Waste Converter shall be installed by RWA for the treatment of biodegradable (wet) garbage generated within the housing complex. Non-Biodegradable waste should be outsourced properly after recovery of recyclable material. Adequate measures should	Solid waste is properly collected and segregated at dedicated waste collection areas with adequate space at Sector-1 and Sector-4 and the collections areas are properly maintained. Organic Waste Converter is installed to at Sector-1 and Sector-4. All waste is collected is collected by Village Panchayat of Taleigao as per its letter dated 02-04-2025.



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	be taken to prevent odour problem.	
L	Utilization of Diesel power generating sets is subject to power failure condition only. The DG sets proposed as a source of power back up during operation phase should be of enclosed type, low sulphur diesel run and conform to rules made under the Environment (Protection) Act, 1986. The DG sets should be subjected to periodic noise and stack monitoring in consultation with GSPCB. Waste/used diesel should be stored and managed as per the Hazardous and other Wastes (Management & Transboundary Movement) Rules, 2016 as amended	<p>Low sulphur diesel type DG sets have been installed at Sector-1 (2 x 125 KVA) and Sector-4 (2 x 380 KVA) as source of power backup during power failure only.</p> <p>Stack emission monitoring of DG sets are being conducted at regular intervals.</p> <p>Used oil generated from DG sets is stored separately and is disposed of through GSPCB authorized vendors as per the Hazardous and other Wastes (Management & Transboundary Movement) Rules, 2016.</p>
m	Noise should be controlled to ensure that it does not exceed the prescribed standards both during day & night time.	Noise level is being monitored regularly at project site both during day and night time. The noise levels at the project site are within the prescribed parameters. Acoustic enclosures are provided to DG sets. Overall noise levels in and around the plant area is kept well with standards by providing all noise control measures. Noise level monitoring report is attached as Annexure-III .
N	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.	No Ground water is extracted at the site presently.



o	Traffic congestion near the entry and exit points from the roads adjoining the project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Traffic is managed at the entry and exit gates through boom barriers and through security personnel. Parking is provided in stilt areas, open parking areas and basement. No public space is used for parking
p	Energy Conservation measures such as solar lighting for common area, solar water heating system, CFLs/TFLs for lighting of areas, LED lights for signage, solar inverters on the etc. should be adopted.	Solar power panels are installed in the terrace area to generate power and same is being used within the project to reduce power demand on the grid. Rooftop Solar power net metering system of 28KVA provided at Sector-4. Rooftop Solar geysers provided at roof tops at Sector-1 Rooftop Solar power with battery system 4KVA provided for streetlights/ common areas at Sector-1. Solar lights also used for garden lighting in Sector-1. LED lighting is used in common areas and street lighting.
q	Used CFLs/TFLs should be properly collected and disposed off/ sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.	Used CFLs/TFLs/LED will be properly collected and disposed off for recycling as per the normal guidelines/ rules of the regulatory authority to avoid mercury contamination. No substantial CFL/TFL is used in the project as the use of LED lighting is more prominent.
11.	In addition, the following conditions shall be specifically complied with:	
1	Project proponent shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Konkani or Marathi language within seven days of receipt of this communication, informing that the proposed project has been accorded prior Environmental Clearance (1C) and the copies of the clearance: left: will be available on the PP website.	Advertisement regarding EC clearance was published in a local newspaper named <i>Navhind Times</i> in 2007 and 2019. Newspaper advertisements are attached as Annexure-VI



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2	Validity of the Environmental Clearance (EC) accorded shall be for a period of 07 (seven) years from the date of its issue.	Noted.
3	These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.	Noted.
4	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by State Environment Impact Assessment Authority	If any change(s) in the scope of the project, a fresh approval will be obtained from the State Level Environment Impact Assessment Authority.
5	Status of compliance to the various stipulated environmental conditions and environmental safeguards will be uploaded by the project proponent in its website.	EC has been uploaded on the company website https://oceanparkresidency.com/compliances.php
6	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).	Noted.



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initiated by the Applicant Prakash Agrawal who is an extortionist and sought to arm twist the present Respondent for wrongful gains.

44. This Respondent undertakes to provide the MoEF&CC with any other and further information as it deems fit at any point of time in the future.

Date: 04.11.2025

Place: Pune, Maharashtra



Respondent No. 2
(Authorized Signatory)

For Respondent Nos. 1, 3 & 4

Through

Adv. Siddharth S. Sardesai
Advocate for the Respondents 1, 2, 3 & 4
4th Floor, Smith Vandan by Adwalpalkar,
Above Indusind Bank, Near St. Inez Junction,
Panaji-Goa, 403002.
Mobile No. 9881884646
Email id: adv.siddharthsardesai@gmail.com

Place: Pune, Maharashtra

Date: 04.11.2025



Solemnly affirmed before me by
Shri/Smt. Julian Richard Mathias
who has been identified by
whom I personally known
Reg. No: 6402/pns Dated: 04/11/2025



SAYED ABBAS
Advocate & Notary
Tiswadi Taluka
Panaji, Goa 403001
Reg. No.231/2010

**IN THE NATIONAL GREEN TRIBUNAL, WESTERN ZONE
BENCH AT PUNE**

**I.A. No. 217/2024
and
Original Application No. 141/2024**

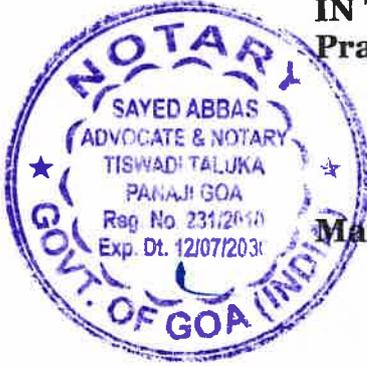
**IN THE MATTER OF:
Prakash Agrawal**

...Applicant

Versus

Mathias Construction Pvt. Ltd. & Ors

...Respondents



A F F I D A V I T

I, Shri. Julain Mathias S/o. Joe Mathias R/o. Casa Mathias, Near Nirmala Institute of Education, Altinho, Panaji – Goa, 403001, Indian National, Major in age, Authorized representative of the Respondent No. 1 Mathias Construction Private Limited as per letter of authority/resolution dated 04/08/2025 herein under referred to as Deponent, and on behalf of Mr. Joe Richard Mathias, Mr. Julian Richard Mathias and Mrs. Mariola Joe Mathias all R/o. Casa Mathias, Althino – Panaji, Goa, Indian National, Major in age, Respondent Nos.1, 3 and 4 respectively.

1. I am well conversant with the facts and circumstances of the present case and competent to swear this affidavit.
2. I have read the contents of the accompanying application, which has been drafted by my counsel under my instructions and I state that the

(Handwritten signature)

contents thereof are true to my knowledge and are also based upon information/legal advice received by me/us and believed to be correct.

3. I say that the paragraphs from 1 to 34, Action Taken Report reproduced, Compliance to the EC Conditions reproduced and paragraphs 35 to 44 thereof are true to my knowledge and are also based upon information/legal advice received by me/us and believed to be correct.

Julian Mathias
DEPONENT



Solemnly affirmed before me by
 Shri / Smt. *Julian Mathias*
 who has been identified by
 whom I personally know
 Reg. No. *6403* / *panaji* dated: *04/11/2025*

Sayed Abbas
SAYED ABBAS
 Advocate & Notary
 Tiswadi Taluka
 Panaji, Goa 403001
 Reg. No. 231/2010

(Pune Bench)

**BEFORE THE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE**

[Through Physical Hearing (with Hybrid Option)]

ORIGINAL APPLICATION NO.141 OF 2024 (WZ)

Prakash Agrawal

.... **Applicant**

Versus

Mathiaas Construction Pvt. Ltd. & Ors.

....**Respondents**

Date of Hearing : 22.08.2024

**CORAM : HON'BLE MR. JUSTICE DINESH KUMAR SINGH, JUDICIAL MEMBER
HON'BLE DR. VIJAY KULKARNI, EXPERT MEMBER**

Applicant : Applicant-in-person present through VC

ORDER

1. This matter is not on today's cause-list. On being mentioned by the applicant, who has appeared in person through VC, the same is placed before us for consideration.

2. Today, the applicant has submitted before us that this Tribunal, vide its order dated 28.05.2024 read with order dated 29.05.2024, has taken cognizance of Original Application No.118 of 2024, which has been admitted, pertaining to the construction of residential and commercial building project by M/s Mathias Construction Pvt. Ltd. (respondent No.10 in O.A. No.118/2024), which is respondent No.1 in the present Original Application. Therefore, according to the applicant, it would be appropriate for this Tribunal to tag both these Original Applications and hear the same and the same date may be fixed in the present Original Application as well, which is already fixed in O.A. No.118/2024.

3. We have verified from the record and found that we have admitted O.A. No.118/2024 and fixed the date of hearing in that O.A. to be 10.09.2024. We further find that the Project Proponent in both these matters is one and the same. Therefore, we deem it appropriate to club

present Original Application with O.A. No. 118/2024 and direct the Registry to place both matters i.e. O.A. No.118/2024 and O.A. No.141/2024 for next hearing on 10.09.2024.

Dinesh Kumar Singh, JM

Dr. Vijay Kulkarni, EM

August 22, 2024
O.A. No.141/2024 (WZ)
npj

S. Shambhaji
T.C.

Item No.5

(Pune Bench)

**BEFORE THE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE**

THROUGH PHYSICAL HEARING (WITH HYBRID OPTION)

**Original Application No.118/2024(WZ)
I.A. No.256/2024(WZ)**

Navnath Andre Kankonkar

.....Applicant

Versus

Union of India & Ors.

....Respondents

Date of hearing: 10.09.2024

**CORAM: HON'BLE MR. JUSTICE DINESH KUMAR SINGH, JUDICIAL MEMBER
HON'BLE DR. VIJAY KULKARNI, EXPERT MEMBER**

Applicant	:	Ms. Swayamprabha, Advocate
Respondents	:	Mr. Pushkal Mishra, Advocate for R-1/MoEF&CC Ms. Manasi Joshi, Advocate for R-3/SEIAA, Goa Mr. Manish Salkar, Advocate for R-4/GSPCB Mr. Shubham Priolkar, Advocate for R-7/Collector, North Goa Mr. Nitin Sardessai, Senior Advocate along-with Mr. Shivshankar Swaminathan and Mr. Siddharth Sardesai, Advocate for R-9 & 10/PP

ORDER

1. We are passing this order in continuation to the earlier order dated 28.05.2024, wherein it was made clear by the learned counsel for applicant that she is pressing only prayer no.(g) of the present Original Application, which is to the following effect:-

“(g). The Hon'ble Tribunal may kindly direct the Respondents for restitution of the area by undertaking the remedial & mitigation measures by complying the terms & conditions stipulated in Environment Clearance, Consent to Establish and Consent to Operate for installation and operations of environmental infrastructure at site.

2. Thereafter, we had made a query from the learned counsel for applicant as to what are those terms & conditions, which have been breached by the Project Proponent, she gave us the breaches, which were

laid down in the Environmental Clearance (EC) dated 28.11.2019, in tabular form, which were reproduced by us vide our order dated 29.05.2024.

3. After having considered the matter at length in our earlier order dated 29.05.2024, we constituted a Joint Committee with a direction to visit the site in question and submit its report regarding non-compliances, within one month. In pursuance of that, the Joint Committee has submitted its report before this Tribunal on 09.09.2024, relevant portion of which is quoted herein below:-

The Complainant, Mr. Navnath A. Kankonkar along with his lawyer and Mr. Prakash Agarwal who claimed to be the resident of the building were present. From the project proponent (PP) side, Mr. M. V. Badami was present.

The following observations were noted by the committee members based on the site inspection restricted to the sector 1 of the project

Sr. No	Condition in EC dated 28/11/2019	Observations on site
1	General condition: (ii) Water harvesting ought to be done by the project proponent to the extent of 90 KLD	The project proponent has maintained an open space with natural vegetation over and existing topography which is substantial to act as natural water recharge and ground water harvesting. The 90 KLD water tank was not seen at the site (sector 1), however the project

		proponent informed that a similar tank of this capacity has been constructed at Sector 4 and in future committed to install in sector 2.
2	(iii) The PP shall install bio-methanation plant to tackle the biodegradable waste. Construction of transfer station to transfer of non biodegradable waste	Presently all the waste generated from the premises is disposed through the village panchayat. No bio-methanation plant has been setup at the site, however the PP informed that they had earlier installed a organic waste converter which is presently not function at site owing to the waste being disposed through the village panchayat.
3	iv) E-Waste should be disposed through the authorized vendors	Presently all the E waste generated is being disposed by the individual owners
4	v) Solar panel installation towards the south facing walls	Unit has installed few solar water heaters on the rooftop. However, at the time inspection. They were non-functional
5	xiii) Solar based electric power to each unit	No solar based electric power is provided to each unit
	xiii) Common area lighting and street lighting based on solar	Solar lighting is provided for garden area. No solar lighting is provided for other common area lighting and street lighting
6	xiv) Plantation of trees along 6 meters periphery	6 meter width plantation is not yet provided at the periphery. However the Project Proponent has retained the natural green cover on the open land. PP has provided plantation along the road near the main gate and also along the Northern and Western boundary and garden area of the sector I.
7	xvi) Year marking of no development zone. No construction	This may not be applicable as the site does not have the steep slope and does not fall in CRZ

	in the said NDZ	areas.
8	General condition: j) STP of suitable capacity shall be installed considering the quantity and quality of the waste water generation	Unit has installed a sewage treatment plant of 175 kld capacity based on Sequential Batch Reactor technology for sector I consisting of 364 flats

Additional Observations:

1. The complainant informed that, as per the Environmental Clearance dated 16/05/2007, the proposal was for the construction of the building with basement plus five floors. The committee observed the present construction is still plus seven floors for sector 1. In addition, the PP informed that EC issued in 2007 does not have a provision for basement but it has provision for still.
2. The complainant alleged that the 10 m road shown on the plans along the sector I is not constructed by the PP. The PP informed the road in question is part of sector 2.
3. The complainants alleged that the transformer has been constructed at the location of the emergency exit. The committee observed that indeed the transformer is located at the location which is shown as exit gate on the plans.
4. The complainant alleged that commercial activity such as gym has been operational in the project for which environmental clearance has not been obtained. A gymnasium was operational within the premises. Representative of the project proponent informed that the gym is for the project residents and also on the basis of membership.

4. Today, we enquired from the learned counsel for applicant as to whether any objection against the Joint Committee Report has been filed, she gave answer in the negative. Therefore, we proceeded to hear the matter on merits.

5. Vide order dated 29.05.2024, we had directed the Registry for issuance of notices on all the respondents in the present Original Application. As per the service affidavit dated 20.08.2024, the service of notice upon all the respondents is found to be sufficient.

6. Today, from the side of respondent No.1- MoEF&CC, learned counsel Mr. Pushkal Mishra has appeared before us, who submits that he does not want to file reply affidavit in this matter.

7. From the side of respondent No.3- SEIAA, Goa, learned counsel Ms. Manasi Joshi has appeared.

8. From the side of respondent No.4-Goa State Pollution Control Board (Goa SPCB), learned counsel Mr. Manish Salkar has appeared, who submits that being the nodal agency of the Joint Committee, he has submitted its report, which we have already considered above.

9. From the side of respondent No.7-Collector and District Magistrate, North Goa, learned counsel Mr. Shubham Priolkar has appeared before us, who submits that being one of the Members of the Joint Committee, he would rely on the Joint Committee Report.

10. From the side of respondent No.9-Mr. Joe Marcelinho Mathias and for respondent No.10- M/s. Mathias Construction Pvt. Ltd., learned Senior Counsel Shri Nitin Sardesai along-with learned counsel Mr. Shivshankar Swaminathan and learned counsel Mr. Siddharth Sardesai

have appeared before us and submitted that reply affidavit has not been filed from their side.

11. We find that one I.A. No.256/2024(WZ) has been moved from the side of applicant/respondent Nos.9 & 10 with the prayer, which is very vague because it appears that few parties are prayed to be added as respondents in the present Original Application.

12. During hearing the argument of learned Senior Counsel for applicant/respondent Nos.9 & 10, it transpired that in this I.A., M/s. Paramount Buildwell Construction Pvt. Ltd. through its Director has been prayed to be added as one of the respondents because the said Project Proponent is constructing its project on their behalf and with respect to respondent No.8-Mathias Ocean Park Owners Association, it is stated that the said Society is not registered one and therefore, each and every individual owner of the flat needs to be impleaded as respondents in the present Original Application and their names are given in the list annexed as Annexure- 2 with the said I.A.

13. We have gone through the said list and find that the procedure, which is adopted by the applicant/respondent Nos.9 & 10, is not correct because they should have mentioned serially all the names of the proposed respondents, which have not been done in accordance with law. But later on, learned Senior Counsel for applicant/respondent Nos.9 & 10 submits that he does not want to press this I.A. Therefore, we allow his prayer and dismiss this I.A. as not pressed.

I.A. No.256/2024(WZ) stands disposed of accordingly.

14. During the argument, the learned Senior Counsel for respondent Nos.9 & 10 submits that the construction of the project in question is still

going on. The Joint Committee Report, which has been submitted, states that there are several provisions, such as non-setting up of Water Harvesting Plant, Solar Panel Installation, tree plantation etc. which are stated to have not been completed. In this regard, it is submitted by him that since the project is still going on, the Project Proponent will be providing all these deficiencies at the time when the project in question is finally completed. Therefore, we find that the present Original Application is premature at this stage to raise these issues.

15. When we confronted the argument of learned Senior Counsel for respondent Nos.9 & 10 to the learned counsel for applicant, no proper reply could be given. We are also of the view that at this stage, when the project is going on, whatever deficiencies have been pointed out by the applicant, need to be corrected by the time when the project is finally completed.

16. Even after this, if any grievance is left to the applicant, he may approach before this Tribunal at an appropriate stage.

17. In view of above, we dispose of this application accordingly.

Dinesh Kumar Singh, JM

Dr. Vijay Kulkarni, EM

September 10, 2024
Original Application No.118/2024(WZ)
I.A. No.256/2024(WZ)
P.Kr

S. S. Kulkarni



Speed Post/Online

F. No. IA-L-11011/45/2024-IA-I

Government of India

Ministry of Environment, Forest and Climate Change

(IA - Compliance & Monitoring Division)

Indira Paryavaran Bhavan

Jor Bagh Road, Aliganj

New Delhi-110 003

Email: moefcc-monitoring@gov.in

Dated: 30th January, 2025

To,

M/s Mathias Construction Pvt. Ltd,
Mathias House, Campal,
Panaji-Goa-403001

Sub: Action Taken Report (ATR) - Non-compliances observed with respect to the project on Construction of "OCERAN PARK" at survey No. 249/1-A, Village Talelgao, Tiswadi, Panjim, Goa by M/s Mathias Construction Pvt. Ltd - reg.

Ref: i. Ministry's EC letter no. 21-16/2007-IA.III dated 16.05.2007
ii. Goa SEIAA Expansion letter no. 3-181-2010/STE-DIR/169 dated 28.11.2019.
iii. RO, Bengaluru Monitoring report no. EP/12.1/130/Goa/243 dated 19.09.2024

Sir,

Environmental Clearance (EC) was granted to M/s Mathias Construction Pvt. Ltd for the construction of 'Ocean Park' at Survey No. 249/1-A, Village Talelgao, Tiswadi, Panjim, Goa, vide letter No. 21-16/2007-IA.III dated 16.05.2007, with an amendment by Goa SEIAA for expansion, letter No. 3-181-2010/STE-DIR/169 dated 28.11.2019, subject to the implementation of various conditions and environmental safeguards contained therein.

2. The project was monitored by the Regional Office of MoEF&CC at Bengaluru on 10.08.2024. The report was submitted to the Ministry vide letter No. EP/12.1/130/Goa/243 dated 19.09.2024 (copy enclosed).

3. The inspection report has been examined by the Ministry and following are observed non-compliance on the basis of review of RO's report:

- I. No rainwater collection tank was seen to be in place at the Sector-1. **[Operational Phase - Specific Condition no. ii of EC dated 16.05.2007 and EC General Condition no. c of EC dated 28.11.2019]**
- II. Solid waste management along with bio-conversion techniques for composting of organic waste has not implemented properly. **[Operational Phase - Specific Condition no. iii of EC dated 16.05.2007 , EC General Condition no. d and EC General Condition no. 6(k) of EC dated 28.11.2019]**
- III. Greenbelt design along the periphery of the plot has been developed, However, PP is yet to furnish a list of species that they have planted at the site **[Operational Phase - Specific Condition no. v, EC dated 16.05.2007]**
- IV. A report on the solar conservation measures confirming to energy conservation norms by BEE has not been submitted. **[Operational Phase - Specific Condition no. ix of EC dated 16.05.2007]**
- V. The environmental safeguards contained in the EIA Report has not been submitted. **[General Condition no. i of EC dated 16.05.2007]**
- VI. Six monthly monitoring reports are not submitting regularly to RO **[General Condition no. ii of EC dated 16.05.2007]**
- VII. Copies of the NOC granted by the Fire Department and copies of CTO have not been submitted **[General Condition no. vii of EC dated 16.05.2007]**
- VIII. PP had advertised in only one local (English language) **[General Condition no. viii of EC dated 16.05.2007 and General Condition no. 11 (1) of EC dated 28.11.2019]**
- IX. Issues related to health and hygiene, including waste disposal and treatment, air and water pollution, and wastewater management, have not been adequately prioritized or addressed **[General Condition no. I and EC General Condition no. d of EC dated 28.11.2019]**
- X. Bio-methanation plant has not been set up yet **[General Condition no. iii of EC dated 28.11.2019]**
- XI. No dedicated e- waste storage facility was seen at the site **[General Condition no. iv, EC Additional Specific Condition no. iii, General Condition no. k, and EC General Condition no. 9 of EC dated 28.11.2019]**
- XII. Details regarding Compliance with ECBC and state-specific ECBC is inadequate, with deficiencies in LED lighting, passive solar design elements, and U-values for walls, windows, and roofs need to be provided. **[General Condition no. ix of EC dated 28.11.2019]**
- XIII. Dual plumbing lines have not been installed at Sector-1 apartment complex **[General Condition no. x , xi & xii, of EC dated 28.11.2019]**



- xiv. No provisions are in place to provide solar based electric power to each unit for at least two bulbs/light and one fan [**General Condition no. xiii of EC dated 28.11.2019**]
- xv. The prescribed provisions to prevent outflow were not observed in Sector 1 as per the stipulation. [**General Condition no. xiv and xv for EC dated 28.11.2019**]
- xvi. No Development Zone (NDZ) was not earmarked [**Condition no. xvi of EC dated 28.11.2019**]
- xvii. Status of the land involved for the construction need to be submitted. [**General Condition no. xvii of EC dated 28.11.2019**]
- xviii. Copies of all the requisite permissions/NOCs/Licenses etc. that they have obtained from the various competent authorities were not submitted [**Condition no. xviii of EC dated 28.11.2019**]
- xix. The agreement/ contract with the buyers/ resident's association, copy of any declaration, etc. wrt to Sewage treatment plant (STP) contract has not been submitted [**Additional Specific Condition no. I of EC dated 28.11.2019**]
- xx. A detailed report regarding the orientation of the panels used for the efficiency is solar panels need to provided. [**Additional Specific Condition no. iv of EC dated 28.11.2019**]
- xxi. PP has not submitted details of the measures taken by them to comply with the prescribed ECBC guidelines [**Additional Specific Condition no. viii of EC dated 28.11.2019**]
- xxii. Water saving devices/ fixtures were not installed at Sector-1 apartment complex [**Additional Specific Condition no. ix of EC dated 28.11.2019**]
- xxiii. Dual plumbing lines have not been installed at Sector-1 apartment complex [**Additional Specific Condition no. x & xi, EC dated 28.11.2019**]
- xxiv. Solar based electric power to each unit for at least two bulbs/light and one fan as proposed by PP was not provided complex [**Additional Specific Condition no. xii of EC dated 28.11.2019**]
- xxv. No provision are in place to provide solar-plus-hybrid non convectional source as source of energy. [**General Condition no. b of EC dated 28.11.2019**]
- xxvi. PP did not furnish any report on the study of the topography and natural drainage pattern of the site, before and after the development of the building complexes. [**General Condition no. e of EC dated 28.11.2019**]
- xxvii. Half-yearly compliance reports with respect to the ECs granted to the project are not regularly being submitted to RO and uploaded on company website. [**General Condition no. f and General condition 11 (5) of EC dated 28.11.2019**]
- xxviii. Copy of the NOC from the Forestry & Wildlife angle including clearance from the Standing Committee of the National Board for wildlife, obtained if any, was



not found in the records complex [**General Condition no. 1 of EC dated 28.11.2019**]

- XXIX. Separate funds for implementation of environmental protection measures /EMP along with item wise break up have not been submitted. [**General Condition post construction phase no 6 (e), EC dated 28.11.2019**]
- XXX. The status of compliance with the stipulated EC conditions, including results of monitoring of the environmental quality parameters were not found in the company's website. [**General Condition post construction phase no. 6 (g), EC dated 28.11.2019**]
- XXXI. No dedicated used oil storage facility was seen at the site. [**General Condition post construction phase no. 6 (l), EC dated 28.11.2019**]
- XXXII. The time sampling for the collection of data for the ambient noise level, as per the prescribed standards, needs to be provided. [**General Condition post construction phase no. 6 (m), EC dated 28.11.2019**]
- XXXIII. Copy of approval obtained for extracting ground water is not submitted. [**General Condition post construction phase no. (6) n, EC dated 28.11.2019**]

4. In view of the foregoing, the Project proponent (PP) is hereby directed to submit the clarification/Action Taken Report (ATR) for observed non-compliance within next 30 days from the date of issuance of this letter. It may be noted that, if no satisfactory reply is received within the prescribed time frame, the Ministry will be constrained to take necessary action as deemed fit and appropriate in the circumstances of the case which inter-alia include issuance of Show-Cause Notice under the provision of section (5) of the Environment (Protection) Act, 1986.

This issues with the approval of the Competent Authority.

Encl: As above

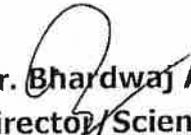
Yours faithfully


Dr. Bhardwaj Adikaju
Joint Director/Scientist 'D'

Copy to:

1. The Deputy Director General of Forests (C), Ministry of Environment, Forest and Climate Change, Kendriya Sadan, 4th Floor, E&F Wings, 17th Main Road, Koramangala II Block, Bangalore – 560034
2. Member Secretary, Nr Pilerne Industrial Estate, Opp. Saligao Seminary, Saligao Bardez-Goa-403511

3. The Member Secretary, INFRA -II, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-03. (For information and further necessary action)
4. The Member Secretary, Central Pollution Control Board, Parivesh Bhawan, East Arjun Nagar, Delhi-110032


Dr. Bhardwaj Adiraju
Joint Director/Scientist 'D'

Speed Post/Online**F. No. IA-L-11011/45/2024-IA-I**

Government of India
Ministry of Environment, Forest and Climate Change
(IA- Compliance & Monitoring Division)

Indira Paryavaran Bhavan
Jor Bagh Road, Aliganj
New Delhi-110 003
Email: shruti.rai@nic.in

Dated: 06th May, 2025

Sub: Show Cause Notice under Section 5 of Environment (Protection) Act, 1986 for Non- Compliances observed with respect to the project "Non-compliances observed with respect to the project on Construction of "OCERAN PARK" at survey No. 249/1-A, Village Talelgao, Tiswadi, Panjim, Goa by M/s Mathias Construction Pvt. Ltd - reg.

- Ref:**
- i. Ministry's EC letter no. 21-16/2007-IA.III dated 16.05.2007
 - ii. Goa SEIAA Expansion letter no. 3-181-2010/STE-DIR/169 dated 28.11.2019.
 - iii. RO, Bengaluru Monitoring report no. EP/12.1/130/Goa/243 dated 19.09.2024
 - iv. ATR issued by Ministry vide letter dated 30.01.2025
 - v. PP response vide letter dated 26.02.2025

WHEREAS, Environmental Clearance (EC) was granted to M/s Mathias Construction Pvt. Ltd for the construction of 'Ocean Park' at Survey No. 249/1-A, Village Talelgao, Tiswadi, Panjim, Goa, via letter No. 21-16/2007-IA.III dated 16.05.2007, with an amendment by Goa SEIAA for expansion, letter No. 3-181-2010/STE-DIR/169 dated 28.11.2019, subject to the implementation of various conditions and environmental safeguards contained therein, and

2. WHEREAS, the project was monitored for ascertaining compliance to the conditions stipulated in the aforesaid environmental clearance by the Regional Office of the Ministry at Bengaluru on 10.08.2024. The report was submitted to the Ministry dated 19.09.2024 (copy enclosed).

3. WHEREAS, an Action Taken Report (ATR) was sought by the Ministry vide letter of even number dated 30.01.2025 and the response to the same has been refused by the PP. The observed non-compliances which were recorded also in the ATR are as enlisted below:

- I. Rainwater harvesting for roof runoff and surface runoff has not been implemented. [**Operational Phase - Specific Condition no. ii , EC dated 16.05.2007**]
- II. Solid waste management has not implemented properly. [**Operational Phase - Specific Condition no. iii, EC dated 16.05.2007**]
- III. Greenbelt design along the periphery of the plot has not been developed [**Operational Phase - Specific Condition no. v, EC dated 16.05.2007**]
- IV. Six monthly monitoring reports are not submitting to RO [**General Condition no. ii, EC dated 16.05.2007**]
- V. Copies of the NOC granted by the Fire Department and copies of CTO have not been submitted [**Condition no. 7 of, EC dated 16.05.2007**]
- VI. PP had advertised in only one local (English language) [**Condition no. 8, EC dated 16.05.2007**]
- VII. Solid waste management has not implemented properly [**General Condition no. i, EC dated 28.11.2019**]
- VIII. Bio-methanation plant has not been set up yet [**General Condition no. iii, EC dated 28.11.2019**]
- IX. No dedicated e- waste storage facility was seen at the site [**General Condition no. iv, EC dated 28.11.2019**]
- X. Use of water saving devices/ fixtures were not installed at Sector-1 apartment complex [**General Condition no. ix, EC dated 28.11.2019**]
- XI. Dual plumbing lines have not been installed at Sector-4 apartment complex [**Condition no. x & xi, EC dated 28.11.2019**]
- XII. No Development Zone (NDZ) was not earmarked [**Condition no. xvi, EC dated 28.11.2019**]
- XIII. Copies of all the requisite permissions/NOCs/Licenses etc. that they have obtained from the various competent authorities were not submitted [**Condition no. xviii, EC dated 28.11.2019**]
- XIV. The agreement/ contract with the buyers/ resident's association, copy of any declaration, etc. wrt to Sewage treatment plant (STP) contract has not been submitted [**Additional Specific Condition no. i, EC dated 28.11.2019**]
- XV. No e-waste dump /dedicated e-waste storage facility was provided [**Additional Specific Condition no. iii, EC dated 28.11.2019**]
- XVI. PP has not submitted details of the measures taken by them to comply with the prescribed ECBC guidelines [**Additional Specific Condition no. viii, EC dated 28.11.2019**]



- xvii. Water saving devices/ fixtures were not installed at Sector-1 apartment complex **[Additional Specific Condition no. ix, EC dated 28.11.2019]**
- xviii. Dual plumbing lines have not been installed at Sector-4 apartment complex **[Additional Specific Condition no. x & xi, EC dated 28.11.2019]**
- xix. Solar based electric power to each unit for at least two bulbs/light and one fan as proposed by PP was not provided complex **[Additional Specific Condition no. xii, EC dated 28.11.2019]**
- xx. Solid waste management has not implemented properly. **[General Condition no. d, EC dated 28.11.2019]**
- xxi. PP did not furnish any report on the study of the topography and natural drainage pattern of the site, before and after the development of the building complexes. **[General Condition no. e, EC dated 28.11.2019]**
- xxii. Half-yearly compliance reports with respect to the ECs granted to the project are not regularly being submitted to RO. **[General Condition no. f, EC dated 28.11.2019]**
- xxiii. Copy of the NOC from the Forestry & Wildlife angle including clearance from the Standing Committee of the National Board for wildlife, obtained if any, was not found in the records complex **[General Condition no. I, EC dated 28.11.2019]**
- xxiv. Separate funds for implementation of environmental protection measures /EMP along with item wise break up have not been submitted. **[General Condition post construction phase no e, EC dated 28.11.2019]**
- xxv. The status of compliance with the stipulated EC conditions, including results of monitoring of the environmental quality parameters were not found in the company's website. **[General Condition post construction phase no g, EC dated 28.11.2019]**
- xxvi. Form V copy was not found in the company's website (<http://oceanparkresidency.com/>) **[General Condition post construction phase no h, EC dated 28.11.2019]**
- xxvii. No dedicated used oil storage facility was seen at the site. **[General Condition post construction phase no. I, EC dated 28.11.2019]**
- xxviii. Copy of approval obtained for extracting ground water is not submitted. **[General Condition post construction phase no. n, EC dated 28.11.2019]**

4. In the above context, your attention is drawn to provision of Section 5 of the Environment (Protection) Act, 1986 which is as reproduced below:

"For the avoidance of doubts, it is hereby declared that the power to issue directions under this section includes power to direct-

*a. The closure, prohibition or regulation of any industry, operation or process;
or*

Shree

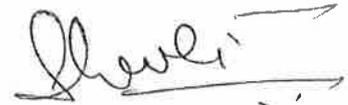
b. Stoppage or regulation of the supply of electricity or water or any other service."

5. Now, therefore, you are directed to submit your response as to why this Ministry should not initiate action against you under the provision of Environment (Protection) Act, 1986 for the observed environmental noncompliance as mentioned above and for the non-submission of Action Taken Report sought by the Ministry. You are also directed to submit the EC condition wise compliance status of the project. You are advised to submit your reply within 15 (Fifteen) days of the receipt of this Notice failing which Ministry will be constrained to initiate action, as deemed fit and appropriate under the provision of Section 5 of the Environment (protection) Act, 1986 and in the circumstances of the case with or without any further notice to the Project. In your response, it may also be clearly stated whether a hearing is required by the project proponent before a final order is passed by this Ministry. Further, this Show Cause is without prejudice to any other legal action which may be taken against you

This issues with the approval of the Competent Authority.

To,

M/s Mathias Construction Pvt. Ltd,
Mathias House, Campal,
Panaji-Goa-403001



(Dr. Shruti Rai Bhardwaj)
Director/Scientist 'F'

Copy to:

1. The Deputy Director General of Forests (C), Ministry of Environment, Forest and Climate Change, Kendriya Sadan, 4th Floor, E&F Wings, 17th Main Road, Koramangala II Block, Bangalore - 560034
2. Member Secretary, Goa State Pollution Control Board, Nr. Pilerne Industrial Estate, Opp. Saligao Seminary, Saligao Bardez-Goa-403511
3. The Member Secretary, INFRA -II, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-03. (For information and further necessary action)
4. The Member Secretary, Central Pollution Control Board, Parivesh Bhawan, East Arjun Nagar, Delhi-110032



(Dr. Shruti Rai Bhardwaj)
Director/Scientist 'F'

s. *Shambhu*
T.C.