

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL

WESTERN ZONE BENCH, PUNE AT PUNE

ORIGINAL APPLICATION NO. 78 OF 2025 (WZ)

M/s SAIRAM REALTORS

... APPLICANT

Versus

MINISTRY OF ENVIRONMENT, FOREST &

CLIMATE CHANGE & ORS

... RESPONDENTS

ADDITIONAL AFFDAVIT ON BEHALF OF THE APPLICANT

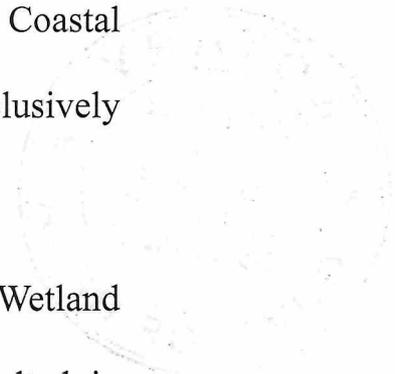
MAY IT PLEASE THE HON'BLE TRIBUNAL

I, **Mr. Dharmesh A Gandhi**, Adult, Occupation- Business, having office at 105, First Floor, Nikhil heritage, Achole Road, Nallasopara East, Taluka Vasai, District Palghar- 401209 do hereby state on solemn affirmation as under:-

1. I say that I am the Partner of the Applicant and am aware of the facts and circumstances of the present case and hence I am able to depose the same on oath.
2. I say that the present Original Application has been filed before this Hon'ble Tribunal in order to challenge the arbitrary action of

Respondent No.2 – SEIAA, whereby the Applicant has been compelled to obtain a separate NOC from the State Wetland Authority in respect of a small portion of land admeasuring **242.12 sq. mtrs.** The said condition has been imposed even though the land in question forms part of a larger parcel which has already been duly assessed and classified as Coastal Wetland under the Coastal Regulation Zone framework, and which therefore falls exclusively under the jurisdiction of the CRZ Notification, 2019.

3. The insistence on an additional NOC from the State Wetland Authority has caused confusion and delay, and has resulted in unnecessary duplication of regulatory requirements. The Applicant has already complied with all statutory conditions, including obtaining valid CRZ clearance from the Maharashtra Coastal Zone Management Authority (MCZMA). In spite of this, SEIAA has treated 242.12 sq. meters of the project site as Wetland, thereby compelling the Applicant to obtain an additional NOC. The present proceedings have thus been initiated to challenge this legally unsustainable condition and to seek appropriate directions from this Hon'ble Tribunal.



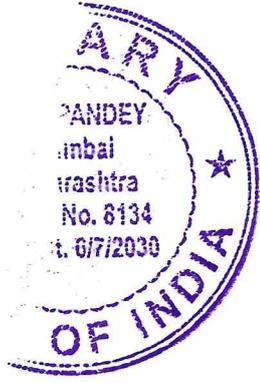


4. I further say that this Hon'ble Tribunal, after hearing the Applicant and considering the submissions, was pleased to pass an order dated 17.07.2025. By the said order, this Hon'ble Tribunal was pleased to admit the matter, having found that a prima facie case was made out showing that the Applicant's rights were being adversely affected. The Tribunal also directed that the State Wetland Authority be impleaded as Respondent No.5, so that the issues raised may be adjudicated in the presence of all concerned authorities. It was also directed that notice be issued to the Respondents and replies be filed within a stipulated time. The order dated 17.07.2025 thus clearly records that the Tribunal found substance in the Applicant's grievance regarding the unlawful application of Wetland Rules to Coastal Wetlands already covered under the CRZ Notification.
5. I say that thereafter, when the matter came up before this Hon'ble Tribunal on 09.09.2025, learned counsel for Respondent No.2 – SEIAA made a statement that the Applicant's proposal for Environmental Clearance had already been considered by Respondent No. 2- SEIAA on 25.08.2025. However, learned counsel clarified that the minutes of the meeting had not been finalized or made available at that time, and therefore sought four weeks' time

to place the same on record along with a reply affidavit. This submission was duly recorded by this Hon'ble Tribunal, and time was granted to Respondent No.2 to file its reply. The order dated 09.09.2025, therefore, proceeded on the understanding that the matter was still under consideration of SEIAA and that the Applicant's proposal had not yet culminated in a final order.

6. I say that, to the utter surprise of the Applicant, subsequent to the aforesaid statement made before this Hon'ble Tribunal, the Respondent No.2 – SEIAA proceeded to issue an Environmental Clearance (EC) in favour of the Applicant on 21.09.2025. The said EC order was passed without placing the minutes of the 25.08.2025 meeting on record before this Hon'ble Tribunal as earlier assured by learned counsel. The Applicant has obtained a copy of the said EC and now seeks to place the same before this Hon'ble Tribunal through the present Additional Affidavit. The issuance of the EC after the statement made before the Tribunal has caused serious prejudice, since it has been passed in continuation of the same condition that is pending adjudication in these proceedings before this Hon'ble Tribunal. Copy of the Environmental Clearance dated 21.09.2025 is annexed hereto and marked as ANNEXURE – A-1.





7. I respectfully state that a careful reading of the EC dated 21.09.2025 shows that Respondent No.2 – SEIAA has specifically recorded that an area admeasuring **242.12 sq. meters of the Applicant’s project land is reflected as Wetland** and, therefore, **the said portion has been deducted and kept in abeyance as Wetland area**. This condition is placed at **page no. 20** of the EC order and forms a specific restriction upon the project. Thus, the EC has been granted, the same is not unconditional. It continues to impose the requirement which is already under challenge in the present proceedings. The deduction of 242.12 sq. meters and the imposition of Wetland Authority NOC condition is arbitrary, contrary to law, and has no basis under the CRZ Notification, 2019, which governs the project site.
8. I say that the above development shows very clearly that the grievance of the Applicant is not only genuine but continues even after the grant of Environmental Clearance. The condition regarding deduction of 242.12 sq. meters and the requirement of an NOC from the State Wetland Authority has not been withdrawn but has instead been incorporated into the Environmental Clearance itself. This shows that Respondent No.2 has acted mechanically by relying on

the National Wetland Inventory, 2011, without appreciating the fact that the Applicant's project land is part of a Coastal Wetland governed exclusively under the CRZ Notification, 2019. The insistence on a Wetland NOC is therefore beyond jurisdiction, inconsistent with the statutory framework, and contrary to the mandate of law.

9. I further say that under Rule 3 of the Wetland (Conservation and Management) Rules, 2017, it is specifically provided that the provisions of the said Rules shall not apply to Coastal Wetlands covered under the Coastal Regulation Zone Notification, 2011, as amended from time to time. The CRZ Notification, 2019 has since come into force and continues to govern all Coastal Wetlands, including intertidal mudflats such as those adjacent to the Applicant's project site. Thus, by operation of law, any requirement to obtain a separate NOC from the State Wetland Authority in respect of Coastal Wetlands stands excluded. Respondent No.2 has therefore acted contrary to the express statutory exclusion by imposing the impugned condition in the EC order.

10. I say that the reliance placed by SEIAA on the National Wetland Inventory is misplaced and legally unsustainable. The National





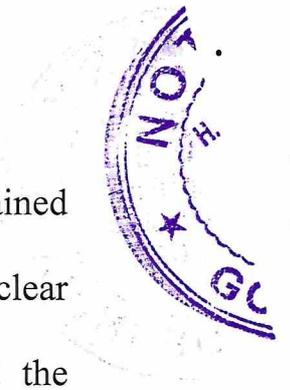
Wetland Inventory is a broad, indicative mapping exercise carried out by the Space Applications Centre (SAC), ISRO, using satellite imagery at a coarse resolution. It was never intended to serve as a ground-truth regulatory document for site-specific decision-making. On the other hand, the Applicant has already placed on record a scientific and detailed CRZ demarcation report prepared by the Institute of Remote Sensing, Anna University, Chennai, which is an expert Government-recognized body. This report was duly accepted by the Maharashtra Coastal Zone Management Authority (MCZMA), which thereafter granted CRZ clearance in 2019. Once a site-specific, scientifically validated report has been accepted by the competent CRZ authority, reliance on a broad national-level inventory to impose additional conditions is arbitrary, unreasonable, and without legal justification.

11.I respectfully submit that the EC dated 21.09.2025, instead of resolving the matter, has in fact perpetuated the very illegality that is challenged in the present proceedings. By keeping 242.12 sq. meters of the project land in abeyance as Wetland area and insisting on an NOC from the State Wetland Authority, the Respondent No.2 has effectively reiterated the condition imposed in the SEAC-2

minutes of its 226th meeting. The Applicant is therefore constrained to continue its challenge before this Hon'ble Tribunal so that a clear declaration can be made that such conditions are beyond the jurisdiction of SEIAA when the land in question falls exclusively within the ambit of CRZ Notification, 2019.

12.I further say that the Applicant has already obtained all other statutory approvals, including CRZ clearance from MCZMA, Development Permission from the Vasai-Virar City Municipal Corporation, and Consent to Establish from the Maharashtra Pollution Control Board. Each of these authorities have examined the project in detail and has ensured compliance with environmental safeguards. In particular, the CRZ clearance was granted only after detailed scientific studies and expert scrutiny by MCZMA. Once such approvals have been obtained, there is no further requirement for duplication of regulatory oversight by the State Wetland Authority. The imposition of the Wetland NOC condition therefore undermines the certainty and finality of the regulatory process and creates avoidable hardship for the Applicant.

13.I say that under the **Coastal Regulation Zone (CRZ) Notification, 2019**, *intertidal mudflats* are part of the coastal area that is already





regulated by CRZ. The intertidal belt is the land between the **High Tide Line (HTL)** and the **Low Tide Line (LTL)**, which gets covered during high tide and exposed during low tide. These areas include mudflats and sandflats. Therefore, if any part of the land is shown as intertidal mudflats, it falls under the **CRZ framework**.

14.I further say that **Rule 3 of the Wetland (Conservation and Management) Rules, 2017** clearly says that *coastal wetlands covered under the CRZ Notification* are **not** governed by the Wetland Rules. In simple terms, if the land is within CRZ, then the CRZ law applies and a separate Wetland NOC is not required. This basic rule has been overlooked while insisting on an additional Wetland NOC for 242.12 sq. mtrs.

15.I say that the **State Environment Department, Government of Maharashtra**, has recently issued a clarification on **coastal wetlands**. The Department has stated that areas like **mangroves, intertidal mudflats, salt marshes and tidal creek** which are already governed by the **CRZ Notification, 2011** should **not again be processed under the Wetland Rules, 2017**, and **no separate NOC** from the State Wetland Authority should be asked for such

CRZ cases. Copy of this clarification dated 18.09.2025 is annexed hereto and marked as ANNEXURE - A-2.



16. I say it appears that Respondent No. 2 – SEIAA looked at the **Wetland Atlas, 2021** while raising the wetland objection. The Atlas is a broad, country-wide mapping prepared from satellite data. It is **only indicative** and is **not a substitute for field verification or site-specific studies**. It must be read cautiously and checked against the detailed CRZ demarcation by expert agencies before using it for any specific site decision.

17. For clarity, the Applicant is annexing an **extract of the Wetland Atlas (2021)** for the subject area. This extract shows the land as **intertidal mudflats**. Copy of the extract from the Wetland Atlas is annexed hereto and marked as ANNEXURE - A-3. This indicates that the land has been treated as part of the *intertidal* zone and therefore comes within the **CRZ regime**.

18. Separately, the **CRZ demarcation plan** prepared by the **Institute of Remote Sensing (IRS), Anna University** is a **site-specific, expert study** and was **accepted by MCZMA**, leading to CRZ clearance. Such CRZ demarcation is based on on-ground parameters, tidal lines



and accepted technical norms. This plan deserves **higher weight** for site decisions than a general atlas.

19. To assist this Hon'ble Tribunal, the Applicant is also annexing a **superimposed plan** combining the **IRS CRZ demarcation** with the **2021 Wetland Atlas**. This composite shows that while the IRS plan treats the land as **non-CRZ** in a particular patch, the 2021 Atlas simultaneously reflects **intertidal mudflats** over the same patch. This overlap shows an inconsistency between a **general satellite atlas** and a **site-specific CRZ study**. Copy of the composite plan is annexed hereto and marked as **ANNEXURE A-4**.

20. I say that where such inconsistency exists, **the site-specific, expert CRZ demarcation and the CRZ Notification, 2019 should prevail**, because CRZ is the special law governing coastal areas, and the Wetland Rules expressly step aside for such coastal areas. Treating the land as "wetland" for a separate Wetland NOC, despite its intertidal (CRZ) character, creates **double regulation** and causes **delay without legal basis**.

21. In view of the above—(i) CRZ 2019 covering intertidal mudflats, (ii) Rule 3 of Wetland Rules excluding CRZ areas, (iii) the State Department's clarification (iv) the Atlas extract marking the land as

intertidal mudflats and (v) the superimposed plan showing the dataset mismatch the insistence on a separate Wetland NOC for **242.12 sq. mtrs.** is **without jurisdiction** and ought to be **deleted** from the EC conditions



22.I therefore humbly submit that this Hon'ble Tribunal may be pleased to take on record the Environmental Clearance dated 21.09.2025 issued by Respondent No.2 – SEIAA and adjudicate the present matter on merits. It is respectfully prayed that this Hon'ble Tribunal may hold that the deduction of 242.12 sq. meters as Wetland area and the insistence of a separate NOC from the State Wetland Authority is without jurisdiction, contrary to the statutory scheme of the Wetland Rules, 2017, and inconsistent with the CRZ Notification, 2019. I also submit that the Applicant may be granted liberty to place further documents or make additional submissions as may be necessary to assist this Hon'ble Tribunal in arriving at a just and equitable decision.

VERIFICATION

I, **Mr. Dharmesh A. Gandhi**, Adult, Occupation- Business, Partner of Applicant firm having office at 105, First Floor, Nikhil heritage, Achole Road, Nallasopara East, Taluka Vasai, District Palghar- 401209 do hereby



verify that the contents of paragraphs 1 to 13 of this Affidavit are true and correct to my knowledge and belief, and that the Prayer clause above is based on legal advice which I believe to be correct. No material has been concealed therefrom.

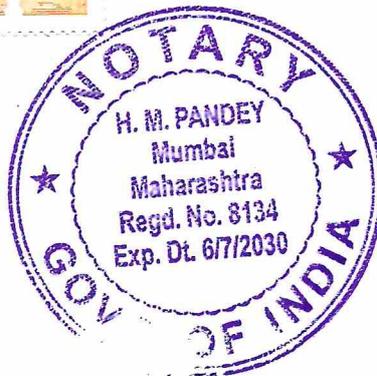
Solemnly affirmed at Mumbai on this 25th day of October 2025

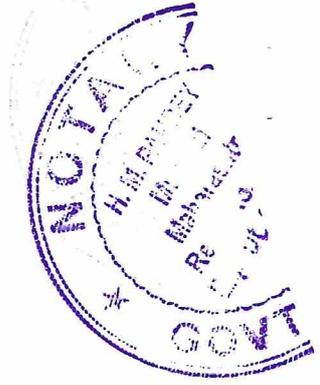
H. M. Pandey
Deponent



BEFORE ME
H. M. Pandey
H. M. PANDEY
NOTARY
Maharashtra
(Govt. of India)
25 OCT 2025

REGISTER	237	2025
Sr. No.		





YBUNMA...
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File No: SIA/MH/INFRA2/468230/2024

Government of India

Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)

ANNEXURE-A-1

Dated 21/09/2025



To,

Mr Dharmesh Gandhi
SAI RAM REALTORS
105, 1st floor, Nikhil Heritage CHS Ltd., Achole Road Corner, Achole Road, Nallasopara East, Taluka:
Vasai. , Tivari, PALGHAR, MAHARASHTRA, 401203
sairam.realtors2023@gmail.com

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project M/s. Sai Ram Realtors. submitted to Ministry vide proposal number SIA/MH/INFRA2/468230/2024 dated 21/05/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3801MH5116795N
(ii) File No.	SIA/MH/INFRA2/468230/2024
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	M/s. Sai Ram Realtors.
(viii) Name of Company/Organization	SAI RAM REALTORS
(ix) Location of Project (District, State)	PALGHAR, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

Plot/Survey Khasra Nos.:

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority (SEIAA) Appraisal Committee of SEIAA in the meeting held on 25/08/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project, along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on 25/08/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority (SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Mr Dharmesh Gandhi under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. This issues with the approval of the Competent Authority.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Condition

S. No	EC Conditions	
1.1	Sr. No.	Conditions
		PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order
		PP to obtain following NOCs from the competent authority; (a) Fire NOC (b) Sewer Line connection NOC (c) SWD remarks (d) Electrical Connection NOC (e) NOC from State Wetland Authority (f) Aviation NOC; (g) Tree NOC Concern planning authority shall not give occupation certificate unless water supply and sewer connections are ensured.
		It was noted that the area of about 242.12 sq.mt. is affected by the National Wetland Inventory, 2011 as per development permission of VVCMC. PP to obtain necessary NOC from the State Wetland Authority as prerequisite for proposed development. PP also to ensure that, as per Rule 4 (vi) of the Wetlands (Conservation and Management) Rule, 2017, no construction of a permanent nature except for boat jetties within fifty metres from the mean high flood level observed in the past ten years calculated from the date of commencement of these rules is permitted.
	PP to use treated sewage water of other occupied societies in the vicinity of the proposed	

No	EC Conditions
	site during construction phase by ensuring the quality of water to prevent/avoid any health and legal issues.
	PP to complete tree plantation within the site during construction phase.
	PP to provide adequate two-wheeler parking space considering the socio-economic status of the habitant in the proposed development and as per prevailing rules and regulations.
	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.
	PP to complete tree plantation within the site during construction phase.
	<p>Decision: - In view of above discussion, SEAC-2 decided to recommended the proposal to the SEIAA for the grant of Environmental Clearance subject to compliance of above points.</p>

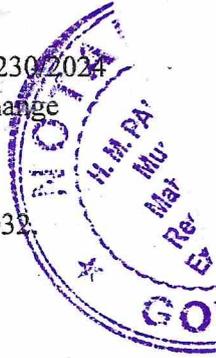
Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Building Construction Project	Building Construction Project	40796.41	sqmt	NA	The project is a Building Construction Project involving Residential Development. Manufacturing of any Products/By-Products is not involved.

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/468230/2024
 Environment & Climate Change
 Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.



To
 M/S. Sai Ram Realtors.
 105, 1st Flr, Nikhil Heritage CHS .Ltd.,
 Achole Rd, Nallasopara (E).
 Tai. Vasai, Dist. Palghar - 401203

Subject : Environmental Clearance For Proposed Residential With Shopline Buildings For E.W.S./L.I.G. Tenements On Plot Bearing S.No.88b, H.No.4, S.No.88c, H.No.2 & 3, S.No.88, H.No.5, S.No.88, H.No.7pt. At Village-Tivari; Taluka- Vasai; District- Palghar, Maharashtra By M/S. Sai Ram Realtors..

Reference : Application no. SIA/MH/INFRA2/468230/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 226th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 303rd meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 25th August, 2025.

2. Brief Information of the project submitted by you is as below: -

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/468230/2024	
2	Name of Project	M/s. Sai Ram Realtors	
3	Project category	8a (B2)	
4	Type of Institution	Other	
5	Project Proponent	Name	Mr. Dharmesh A. Gandhi
		Regd. Office address	105, 1st Flr, Nikhil Heritage CHS .Ltd., Achole Rd, Nallasopara (E). Tai. Vasai, Dist. Palghar - 401203.
		Contact number	9890971222
		E-mail	sairam.realtors2023@gmail.com
6	Consultant	EIA Coordinator: Mr. Sourabh Jaiswar Pollution and Ecology Control Services, NABET/EIA/2023/SA 0165 valid upto 16-10-2025.	
7	Applied for	New Project	
8	Location of the project	Residential with Shopline Buildings for E.W.S./L.I.G. Tenement at Plot Bearing S.No.88B, H.No.4, S.No.88C, H.No.2 & 3, S.No.88, H.No.5, S.No.88, H.No.7Pt. at Village-Tivari; Taluka- Vasai; District- Palghar, Maharashtra	

9	Latitude and Longitude	Latitude: 19°22'16.38"N, Longitude: 72°51'41.13"E			
10	Plot Area(sq.mt.)	11654.08			
11	Deductions(sq.mt.)	4585.33			
12	Net Plot area(sq.mt.)	7068.75			
13	Ground coverage(m ²) &%	1488.49 & 21.06%			
14	FSI Area(sq.mt.)	38889.50			
15	Non-FSI(sq.mt.)	1906.91			
16	Proposed built up area (FSI+Non FSI) (sq.mt.)	40796.41			
17	TBUA(m ²) approved by Planning Authority till date	40796.41			
18	Earlier EC details with Total Construction area, if any.	NA			
19	Construction completed as per earlier EC(FSI+NonFSI) (sq.mt.)	NA			
20	Previous EC/Existing Building	Proposed Configuration			
	NA	Bldg. Name	Configuration	Height(m)	
				Reason for change	
		Bldg. 1 Wing - A	St/G+38 floors	119.40	
		Bldg. 1. Wing - B	St/G+38 floors	119.40	
		Bldg. 2	St+7 floors	23.95	
		Club house	G+2 floors.	12.30	
		Puzzle Parking	4 Layer	9.60	
		Stack Parking	5 Layer	11.80	
21	No of Tenements &Shop	Flats: 576,Nos; Shop : 50 Nos Club house 01 Nos			
22	Total Population	2687 nos.			
23	Total Water Requirements CMD	353 KLD			
24	Under Ground Tank (UGT)location	Below Ground.			
25	Source of water	VVCMC			
26	STP Capacity & Technology	330 KLD and MBBR Technology			
27	STP Location	Below Ground.			
28	Sewage Generation CMD & % of sewage discharge in sewer line	302& 46.74%			
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment/ disposal	
		Dry waste	25	Local recyclers	
		Wet waste	20	Local recyclers	
		Construction waste	40cum	Will be used for Backfilling & Land levelling	
30	Total Solid Waste Quantities with type during Operation Phase& Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment/disposal	
		Dry waste	806	Disposed-off through authorized recyclers	
		Wet waste	537	Treated in OWC	
		E-Waste	10	Authorise vendor	
		STP	15	Used as Manure.	



		Sludge(dry)		
31	R.G. Area in sq.mt.	RG required: 706.88		
		RG provided on Mother earth/Ground: 801.10		
		R.G. Area Provided on Ground for Club House: 79.33		
		Total : 880.43		
		Existing trees on plot: 18 Nos.		
		Number of trees to be planted: 178 Nos.		
		a) In RG area: 88 Nos. b) In Miyawaki Plantation (with area 44 sq.m): 90		
32	Power requirement	During Construction Phase: 100 KW		
		During Operation Phase: 3090 KW		
33	Energy Efficiency	a) Total Energy saving (%): 20.42		
		b) Solar energy (%): 5.01		
34	D.G. set capacity	300 KVA		
35	No.of4-W&2-WParkingwith 25%EV	4-Wheeler: 198 nos.	Location: Parking Tower/Stack Parking / Open Parking	
		2-Wheeler: 133nos.		
36	No.& capacity of Rainwater Harvesting tanks/Pits	RWH Tank of 70 CMD		
37	Project Cost in (Cr.)	89.07 Cr		
38	EMP Cost	Particular	Capital Cost in Lakhs	O & M Cost in Lakhs.
		Construction Phase	14.15	9.58
		Operation Phase	286.95	26.12
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	NA		
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA		

3. Proposal has been considered by SEIAA in its 303rd meeting held on 25th August, 2025 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

SEAC Conditions-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order
2. PP to obtain following NOCs from the competent authority; (a) Fire NOC (b) Sewer Line connection NOC (c) SWD remarks (d) Electrical Connection NOC (e) NOC from State



- Wetland Authority (f) Aviation NOC; (g) Tree NOC Concern planning authority shall not give occupation certificate unless water supply and sewer connections are ensured.
3. It was noted that the area of about 242.12 sq.mt. is affected by the National Wetland Inventory, 2011 as per development permission of VVCMC. PP to obtain necessary NOC from the State Wetland Authority as prerequisite for proposed development. PP also to ensure that, as per Rule 4 (vi) of the Wetlands (Conservation and Management) Rule, 2017, no construction of a permanent nature except for boat jetties within fifty metres from the mean high flood level observed in the past ten years calculated from the date of commencement of these rules is permitted.
 4. PP to use treated sewage water of other occupied societies in the vicinity of the proposed site during construction phase by ensuring the quality of water to prevent/avoid any health and legal issues.
 5. PP to complete tree plantation within the site during construction phase.
 6. PP to provide adequate two-wheeler parking space considering the socio-economic status of the habitant in the proposed development and as per prevailing rules and regulations.
 7. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.
 8. PP to complete tree plantation within the site during construction phase.

SEIAA Conditions-

1. PP has provided mandatory RG area of 706.88 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. In view of the fact that the building height is exceeding 90m as per UDCPR regulation No.13.6 incorporated vide Notification dated 10.10.2024, provision of fire break water tank and fire tower be made in the building.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.
6. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
7. SEIAA decided to grant EC for FSI-38889.50 m², Non FSI- 1906.91m², total BUA- 40796.41m². (Plan approval No. VVCMC/TP/SPA-VP-78881/18/2023-24 dated 12/01/2024)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per

applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

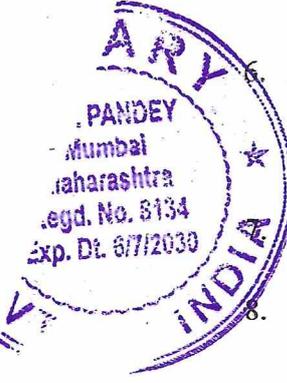


- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

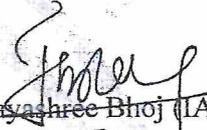
- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.



6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


 Jayashree Bhoj (IAS)
 (Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Palghar.
6. Commissioner, Vasai Virar Municipal Corporation (VVMC)
7. Regional Officer, Maharashtra Pollution Control Board, Thane.

Signed by
 Jayashree Shrikant Bhoj
 Date: 21-09-2025 09:11:17
 Reason: Verified and
 signed





ANNEXURE-A-2

Government of Maharashtra
Environment & Climate Change Department
 New Administrative Building, Mantralaya, Mumbai – 400 032.
 Ph. : 022-22855082 Email : envmantra-mh@nic.in

No.: Wetland -2025/C.R.64/T.C.3

Date:- 18/09/2025.

To,

shri. Shambhu M. Jha,
 Advocate & Legal Consultant,
 Shop No. 44, Sanskruti Apartment, behind UCO Bank,
 Nlsp-Vasai Link Road, Nallasopara, Vasai, Palghar-401209.

Subject: Clarification Regarding Coastal Wetlands as per Wetland Atlas 2021..

Reference:- 1. Wetland (Conservation & Management) rule 2017.
 2. Your Letter Dated: 20/08/2025.

Respected Sir,

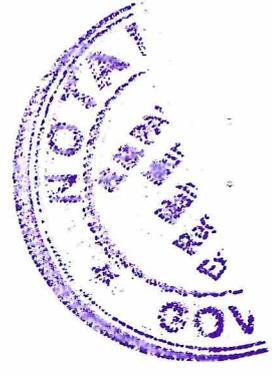
With reference to your letter dated on 20th August 2025, I am directed to inform you that the provision of rule 3 of Wetland (Conservation & Management) Rule- 2017 clearly states that these *rules shall not apply to the wetlands falling in areas covered under the Indian Forest Act, 1927, the Wild Life (Protection) Act, 1972, the Forest (Conservation) Act, 1980, the State Forest Acts, and the Coastal Regulation Zone Notification, 2011 as amended from time to time.* This provision is self-explanatory. Accordingly necessary instructions have been given to all concerned planning authorities/Local bodies vide letter dated 18/09/2025 वेटलॅंड २०२५/प्र. क्र.६४/तां. क.३

Yours sincerely,

Nilish Potdar
 Under Secretary & Sci. 2
 (Environment Department)
 Government of Maharashtra

Attachments: 1. वेटलॅंड २०२५/प्र. क्र.६४/तां. क.३ dated: 18/09/2025

Copy for Information to – 1. Secretary, Environment & Climate Change Department.





महाराष्ट्र शासन

पर्यावरण व वातावरणीय बदल विभाग

मादाम कामा मार्ग, हुतात्मा राजगुरु चौक

मंत्रालय विस्तार, मुंबई ४०० ०३२

दूरध्वनी : ०२२-२२८५५०८२

Email : envmantra-mh@nic.in

क्रमांक :- वेटलॅंड २०२५/प्र. क्र.६४/तां. क.३

दिनांक:- १८/०९/२०२५

प्रति,

१. मा. जिल्हाधिकारी रत्नागिरी, सिंधुदुर्ग, ठाणे, पालघर, रायगड, मुंबई शहर व मुंबई उपनगर.
२. महानगरपालिका आयुक्त, मुंबई, मिरा-भाईंदर, वसई-विरार, पनवेल, कल्याण-डोंबिवली, ठाणे, नवी मुंबई, भिवंडी-निजामपूर महानगरपालिका.
३. मुख्य कार्यकारी अधिकारी, रत्नागिरी, सिंधुदुर्ग, ठाणे, पालघर, रायगड जिल्हा परिषदा.
४. मुख्याधिकारी, सर्व संबंधित नगरपालिका/ नगरपंचायती (जिल्हाधिकारी सर्व संबंधित यांचे मार्फत) .

विषय: सागरी किनारा क्षेत्रात येणाऱ्या पाणथळ जागांसंदर्भात...

संदर्भ: १. वेटलॅंड (संवर्धन व व्यवस्थापन) नियम, २०१७

२. अॅडव्होकेट शंभू झा यांचे पत्र दि. २०.०८.२०२५.

संदर्भ क्रमांक २ च्या पत्राच्या अनुषंगाने वेटलॅंड अॅटलस २०२१ मध्ये समाविष्ट ज्या पाणथळ जागांचा समावेश सागरी किनारा नियमन अधिसूचना २०११ नुसार Coastal वेटलॅंड मध्ये होत असेल तर त्या पाणथळ जागांचे नियमन वेटलॅंड (संरक्षण आणि व्यवस्थापन) नियम २०१७ नुसार न करता सागरी किनारा नियमन अधिसूचना २०११ नुसार करण्यात येईल असे स्पष्ट मार्गदर्शक जारी करणे बाबत विनंती अॅडव्होकेट शंभू झा यांनी केली आहे.

केंद्रीय पर्यावरण, वने व वातावरणीय बदल मंत्रालय यांनी सूचित केलेल्या वेटलॅंड (संरक्षण आणि व्यवस्थापन) नियम २०१७ (संदर्भ क्र. १) नुसार पाणथळ जागेची व्याख्या पुढील प्रमाणे नमूद करण्यात आली आहे.

"wetland" means an area of marsh, fen, peatland or water; whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, including areas of marine water the depth of which at low tide does not exceed six meters, but does not include river channels, paddy fields, human-made water bodies/tanks specifically constructed for drinking water purposes and structures specifically constructed for aquaculture, salt production, recreation and irrigation purposes;



तसेच नियम ३ नुसार पाणथळ जगांगांबाबत खालीलप्रमाणे तरतूद आहे:

“Provided that these rules shall not apply to the wetlands falling in areas covered under the Indian Forest Act, 1927, the Wild Life (Protection) Act, 1972, the Forest (Conservation) Act, 1980, the State Forest Acts, and the Coastal Regulation Zone Notification, 2011 as amended from time to time.”

उपरोक्त बाब विचारात घेता पाणथळ (संवर्धन व व्यवस्थापन) नियम, २०१७ मधील नियम ३ मध्ये नमूद तरतूद स्वयंस्पष्ट आहे, त्यानुसार पाणथळ (संवर्धन व व्यवस्थापन) नियम, २०१७ मार्गदर्शक सुचनांमधील तरतुदीनुसार आवश्यक कार्यवाही करण्यात यावी.

निलेश पोतदार

अवर सचिव तथा शा. श्रे. २

(पर्यावरण व वतावरणीय बदल विभाग)

महाराष्ट्र शासन

सोबत - वरीलप्रमाणे.

प्रत माहितीस्त

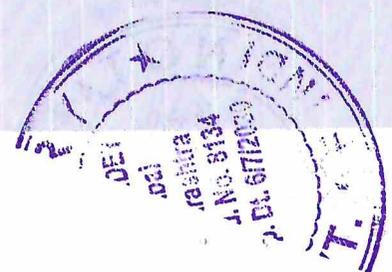
१. मा. सचिव, पर्यावरण व वतावरणीय बदल विभाग यांचे स्वीय सहाय्यक, मंत्रालय, मुंबई.
२. अ. मु. स. महसूल व वन विभाग.
३. अ. मु. स. नगर विकास विभाग.
४. प्र. स. ग्रामविकास विभाग.

ANNEXURE-A-3



SITE U/R

WETLAND MAP





103

ANNEXURE-A-4

-  CRZ - II
-  CRZ - IA
(50M MANGROVE
BUFFER ZONE)
-  CRZ BOUNDARY
-  HIGH TIDE LINE
-  WETLAND (ATLAS 2021)
-  SITE BOUNDARY

SITE U/R

WETLAND

CRZ - IA
50M MANGROVE
BUFFER ZONE

CRZ - II

CRZ BOUNDARY

HIGH TIDE LINE

