

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

INTERLOCUTORY APPLICATION NO. 157 of 2024

IN

APPEAL NO. 102 OF 2024

IN THE MATTER BETWEEN:

MR. TANAJI BALASAHEB GAMBHIRE

...APPELLANT

VERSUS

THE UNION OF INDIA- MOEFCC & ORS.

...RESPONDENTS

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INTERLOCUTORY APPLICATION

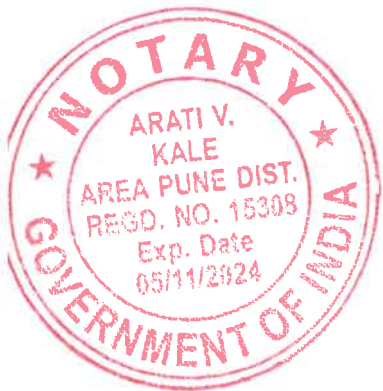
FOR DELAY CONDONATION

AFFIDAVIT IN REPLY ON BEHALF OF

RESPONDENT NO. 4:

I, Atul Jaiprakash Goel, an adult Indian inhabitant, aged: 49 years, post / designation: Director, the authorized signatory of Respondent No. 4 in the captioned matter, having its administrative office at 3rd floor San Mahu Complex, 5, Bund Garden Road, Opp. Poona Club Camp, Pune 411001 (MH), do hereby solemnly declare and state as under:

1. I have read the above Application (the “**Application**”) filed by the Appellant. I am familiar with the facts of the case and am competent to depose to the facts in this Affidavit-in-Reply (the “**Reply**”).





2. I vehemently deny all averments, contentions and allegations made in the present Application and the Appeal Memo in the captioned Appeal which are contrary to and / or inconsistent with whatever is stated herein, and nothing stated therein shall be deemed to have been admitted due to want of a specific denial or by non-traverse. I crave leave to produce, refer and rely upon a separate compilation of documents in support of the present Affidavit, if deemed necessary and expedient.
3. M/s Goel Ganga is a Private Limited company duly registered under Companies Act, 1956, having its registered address at the address as mentioned in the cause title, carrying on its business relating to redevelopment and development of residential and commercial premises. M/s Goel Ganga is a well-established company having successfully developed and delivered several residential and commercial premises in and around Pune.
4. At the outset, I say that a catena of Judgments delivered by the Hon'ble Supreme Court of India as also several Hon'ble High Courts have categorically held that the Court, Tribunal or Authority should first decide the application for condonation of delay before hearing appeal / revision and should refrain from granting any injunction / interim reliefs before deciding the application for condonation of delay. It is respectfully prayed that in view of the above well settled position of law, the present Application filed by the

Appellants herein seeking condonation of delay in filing the captioned Appeal be heard and decided by this Ld. Tribunal, first.

5. By way of the captioned Appeal preferred under Section 16 of the National Green Tribunal Act, 2010, the Appellant herein challenges the Environment Clearance dated 8th February 2024 granted by the State Level Environment Impact Assessment Authority (“SEIAA”) to M/s Goel Ganga, to develop a project name Ganga Arcadia.
6. I say that the relevant dates in respect of the Impugned Environment Clearance are as under:
 - a. I say that on 11th January 2021, MoEF&CC issued notification constituting SEIAA comprising of Chairman, Member and the Member-Secretary for a period of 3 years, as mandated by the Environmental Impact Assessment Notification dated 14th September 2006 (“EIA Notification”) and the subsequent amendments thereto.
 - b. I say that Respondent No. 4 was earlier granted Environment Clearance on 18th August 2023 for the project of Residential-Cum-Commercial building, construction project at the said land for plot area of total BUA 37,975 m² under MoEFF&CC amnesty scheme.



- c. I say that thereafter, there was need of vertical expansion of building A, wherein 1 parking and 4 residential floors were proposed resulting a total increase in 32 flats.
- d. I say that therefore, on 15th September 2024, the Respondent No. 4 made an application bearing No. SIA/MH/INFRA2/443862/2023 for expansion of Residential-Cum-Commercial buildings under the project name Ganga Arcadia.
- e. I say that from 6th to 9th November 2023, SEAC III reviewed the proposal during the 184th meeting and after careful deliberation, SEAC III decided to recommend the proposal for Environment Clearance to SEIAA.
- f. I say that Respondent No. 4 prudently complied with all the conditions which were set out by SEAC III during the 184th meeting. Hereto annexed and marked as **Annexure A** is a copy of compilation of documents submitted by Respondent No. 4 before SEIAA.
- g. I say that on 4th January 2024 the SEIAA in its 273rd meeting after evaluating the proposal and after careful deliberation, the SEIAA was pleased to grant Environment Clearance in respect of the said project.





Accordingly, the minutes were published in the public domain. A copy of the minute of meeting is annexed ^{as annexure B} C.

h. I say that on 8th February 2024 a copy of the said impugned Environment Clearance which the Appellant is challenging was published in the public domain.

i. As per Section 16 of the NGT Act, under which provision the captioned Appeal has been preferred under, an appeal must be preferred within a period of 30 days from the date on which the order / decision / direction / determination is communicated to the appellant.

j. As per the Proviso to Section 16 of the NGT Act, this Ld. Tribunal may, if it is satisfied that the appellant was prevented by "sufficient cause" from filing the appeal within the said period of 30 days, allow it to be filed within a further period not exceeding 60 days.

k. I say that on a bare perusal of paragraph 5.1 of the Application, which states:

"That the Appeal challenging impugned EC dated 08.02.2024 is refiled on 03.05.2024 and the 30 days period of limitation U/s. 16 of NGT act, 2010 ends on 08.03.2024. Therefore, there is unintentional delay of 56 (Fifty-Six) days from 09.03.2024 to



03.05.2024 in refilling of Appeal. Therefore, the delay of 56 (Fifty-Six) days may kindly be condoned in the interest of justice as the delay caused is unintentional and the Appellant have made out the good case for condonation of unintentional delay in the interest of justice.”

l. I state that from the aforesaid paragraph it is evident that the Appellant has averred wrong dates and facts in the Application seeking delay condonation. I say that as per the case status of the captioned matter, the present Appeal is filed on **14/03/2024** and that the same was registered on **08/05/2024**.

m. I say that the Appellant has erred factually and has made no case to establish the delay in filing the present Application. Considering the aforesaid facts and circumstances, it is submitted that the Appellants have miserably failed to plead and demonstrate the sufficient cause as to why they were prevented from approaching this Ld. Tribunal the Appellant has filed averred wrong dates and facts which are completely contrary to the dates shown on the page of the website of the NGT. For all the aforesaid reasons, it is respectfully submitted that the Application may be dismissed by the Ld. Tribunal. The Appellant are not entitled to any reliefs prayed of whatsoever nature and the present Application, as also



the captioned Appeal ought to be dismissed by this Ld. Tribunal *in limine* and with costs.

Solemnly declared at Pune)

This 15th day of October 2024)

For M/s Goel Ganga India Private Limited,



AGI

Atul Jaiprakash Goel

Authorized Signatory, Respondent No. 4

4.26

For Vidhii Partners,

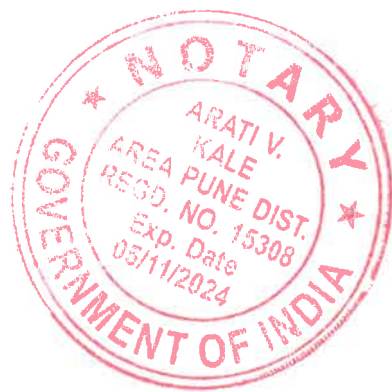
Advocates for Respondent No. 4

BEFORE ME

Arati

ARATI V. KALE
NOTARY GOVT. OF INDIA
PUNE, MAHARASHTRA
Noted And Registered
Serial Number = 1015/2024

15 OCT 2024



Minutes of 184th SEAC-III meeting

Minutes of 184th SEAC-III Meeting (Day-91) held on 6th, 7th, 8th and 9th November, 2023

	Monitoring	approved lab			
	Disaster Management	Construction Phase	Operation Phase		
			67.00	6.35	
			77.5	4.6	
35	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m ²)
		4-Wheeler	207	240	3727
		2-Wheeler	583	583	
		Bicycles	-	-	
36	Details of Court cases / litigations w.r.t. the project and project location if any.	Special Civil Suit No. 627/2013 Altuf Fakir Baig V/s. Goel Ganga Developers		C.J.S.D. PUNE	
		Special Civil Suit No. 674/2017 - Goel Ganga Developers (I) Pvt. Ltd V/s. Altuf Fakir Baig		C.J.S.D. PUNE	
		Special Civil Suit No. 794/2021 Altuf Fakir Baig V/s. Goel Ganga Developers (I) Pvt. Ltd		P.M.C. COURT, PUNE	
		Regular Civil Suit No. 1191/2017 Chand Vazir Beg V/s. Pune Municipal Corporation		P.M.C. COURT, PUNE	

Deliberations:

PP stated that, the proposed project is an expansion in existing Environment Clearance located at village - Kharadi, Taluka Haveli, Dist. Pune.

PP stated that, the Earlier EC was obtained vide letter dated 18.08.2023 for total BUA 37.975 m² under MoEF&CC amnesty scheme. PP further stated that, the Proposal for EC expansion is submitted on Parivesh portal having Proposal No. SIA/MH/INFRA2/443862/2023 on 15.09.2023 for FSI 25,979.19 m² + NON-FSI 19,596.75 m² = Total BUA 45,575.94 m². PP informed that, the Vertical expansion of Building A is proposed wherein additional 1 parking and 4 residential floors proposed resulting increase in 32 flts.

PP stated that, the Excavation work under progress for Building A and there is No change proposed in Building B & C. PP further stated that, the work completed on site till date is total BUA 23,991 m². PP informed that, they have received IOD from PMC vide letter no. JAVAK. KRA. ZONE. KRA. 1 4335 dated 17.10.2023 for proposed total BUA 45,575.94 m².

PP clarified that the mandatory RG is provided on ground.

Member Secretary

Chairman

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Minutes of 184th SEAC-III Meeting (Day-91) held on 6th, 7th, 8th and 9th November, 2023

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a) E2.

During discussion following points emerged:

1. PP to ensure that, the entry should be minimum 9 m wide.
2. PP to submit the garden NoC.
3. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
4. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

Decision: - After deliberation, Committee decided to recommend the proposal for Environmental Clearance to SEIAA, subject to compliance of above points.

Member Secretary

Chairman

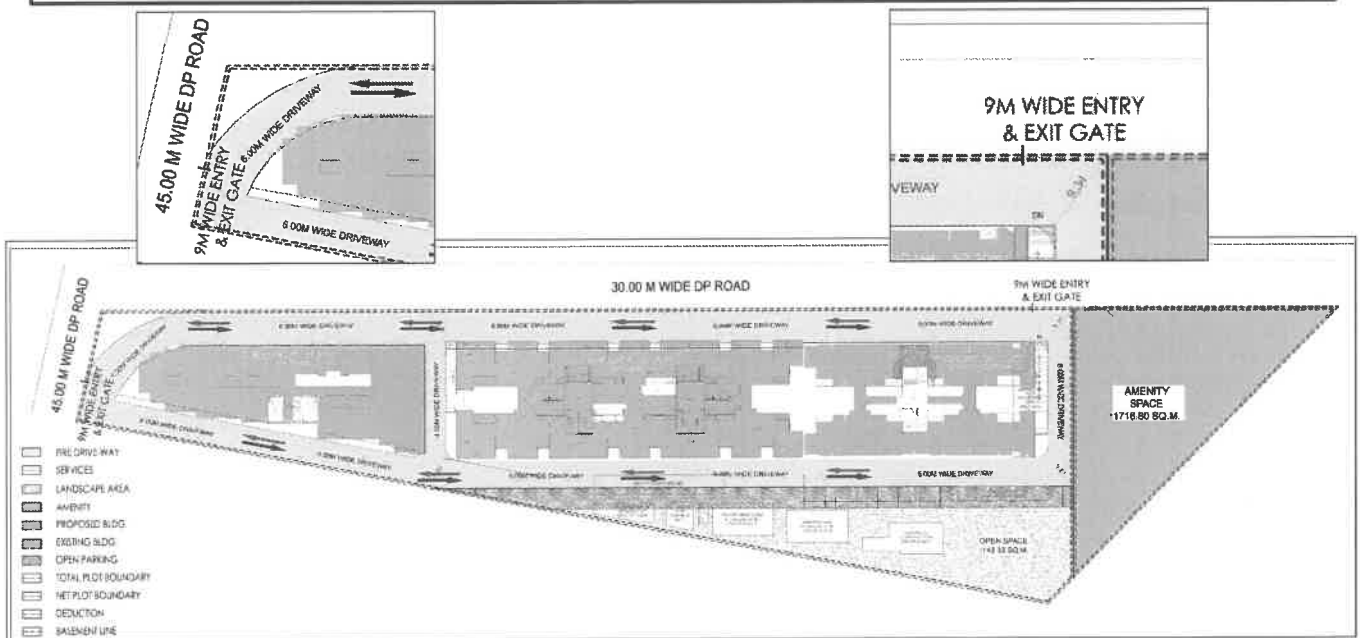
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COMPLIANCE OF 184th SEAC-III

1. PP to ensure that, the entry should be minimum 9 m wide.

Reply:



We have provided 9m entry exit, master layout showing the same is presented herewith:



COMPLIANCE OF 184th SEAC-III

3. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.

Reply: We will provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021. Undertaking mentioning the same is attached hereunder:


<p>Goel Ganga India Private Limited</p>	 <p>GOEL GANGA GROUP™ Pure Delight</p>
<p>UNDERTAKING</p>	
<p>To, The Chairman and Member Secretary, SEIAA, Environment Department, Room No 217, Annex building, Mantralaya, Mumbai</p>	
<p>We, M/s Goel Ganga India Pvt. Ltd. for proposed expansion of Environment Clearance of Residential and Commercial Project "Ganga Arcadia" at Plot A, S No. 22/2 (P), village - Kharadi, Tabaka Hasveli, Dist. Pune, Maharashtra, hereby undertake that we will provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.</p>	
<p>For Goel Ganga India Pvt. Ltd.</p>	
<p> Authorized signatory</p>	
<p><small>Six Metro Commercial Complex, 3rd Floor, 3 Mund Garden Road, Pune-411001, Maharashtra, India Ph: +91 20 26140281, 26140282, 26140283 Fax: +91 20 26129420 E-Mail: sales@goelganga.com AIE ISO 9001:2008, ISO 14001:2004 AND BS OHSAS 18001:2007 Construction Company www.goelganga.com CIN: L45400MH2015PTCL167107</small></p>	

COMPLIANCE OF 184th SEAC-III

4. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

Reply: Undertaking mentioning that PP will not use drinking water for proposed construction. PP will use recycled water or tanker water for proposed construction.

Goel Ganga India Private Limited



GOEL GANGA GROUP™
Pure Delight

DATE: 02/01/2024


UNDERTAKING

To,
The Chairman and Member Secretary,
SEIAA, Environment Department,
Room No 217, Annex building,
Mantralaya, Mumbai

WeM/s Goel Ganga India Pvt. Ltd. for proposed expansion of Environment Clearance of Residential and Commercial Project "Ganga Arcadia" at Plot A, S No. 22/2 (P), village - Kharndi, Taluka Haveli, Dist. Pune, Maharashtra hereby agree and undertake that we will not use municipal drinking water for proposed construction.

We hereby agree and undertake to use STP treated water matching IS3025 and IS456 standard or tanker water for our proposed construction activity.

For Goel Ganga India Pvt. Ltd.
Name:



Authorized signatory

San MATH Commercial Complex, 3rd Floor, S Bund Garden Road, Pune-411001, Maharashtra, India
 Ph: +91 20 26140021, 26140026, 26140253 Fax: +91 20 26129400 E-Mail: sales@goelganga.com
 AN ISO 9001:2008, ISO 14001:2004 AND BS OHSAS 18001:2007 Construction Company
www.goelganga.com CIN: U45400PN2016PTC157197

Minutes of 273rd Day – 2 (Part C) meeting of SEIAA held on 04th January, 2024

Item no. 22

Proposal No.:- SIA/MH/INFRA2/443862/2023

Type of Project: EC

Subject:- Environmental Clearance for Residential and Commercial Project "Ganga Arcadia" at Plot A, S No. 22/2 (P), village - Kharadi, Taluka Haveli, Dist. Pune by M/s.Goel Ganga India Pvt. Ltd.

Project Details-

Representative of PP was present during the meeting along with environmental consultant M/s. Sustainera Solutions Pvt. Ltd.

It is noted that, the PP has submitted the application for Expansion in existing Environment Clearance for residential and commercial project with total plot area of 11,431.54 Sq.mt, FSI area of 25,979.19 Sq.mt, Non FSI area of 19,596.75 Sq.mt and total BUA of 45,575.94 Sq.mt. Brief information of the proposal is as below:

1	Proposal Number	SIA/MH/INFRA2/443862/2023	
2	Name of Project	Residential and Commercial Project "Ganga Arcadia" at Plot A, S No. 22/2 (P), village - Kharadi, Taluka Haveli, Dist. Pune by Goel Ganga India Pvt. Ltd. (EC Expansion)	
3	Project category	8a (B2)	
4	Type of Institution	Private	
5	Project Proponent	Name	M/s Goel Ganga India Pvt. Ltd through Mr Atul Goel
		Regd. Office address	3 rd Floor, San Mahu Complex Bund Garden Road, Camp, Pune.
		Contact number	9766339736
		e-mail	viren.k@goelganga.com
6	Consultant	Sustainera Solutions Pvt. Ltd.	
7	Applied for	Expansion in Environment Clearance	
8	Details of previous EC	EC received Vide EC identification No.: EC23B039MH174637 (File No. SIA/MH/MIS/69725/2018) dated 18.08.2023	
9	Location of the project	Plot A, S No. 22/2 (P), Village - Kharadi, Taluka - Haveli, Dist. - Pune	
10	Latitude and Longitude	Latitude - 18°32'30.86"N Longitude - 73°56'13.15"E	
11	Total Plot Area (m ²)	11,431.54	
12	Deductions (m ²)	4,740.43	
13	Net Plot area (m ²)	6,691.11	
14	Proposed FSI area (m ²)	25,979.19	
15	Proposed non-FSI area (m ²)	19,596.75	
16	Proposed TBUA (m ²)	45,575.94	
17	TBUA (m ²) approved by	45,575.94	
	Planning Authority till date	Pune Municipal Corporation	
18	Ground coverage (m ²) & %	4,043 (47%)	
19	Total Project Cost (Rs.)	Earlier 97.44 Cr + Expansion 37.02 Cr = 134.46 Cr	


Member Secretary


Chairman

Minutes of 273rd Day – 2 (Part C) meeting of SELAA held on 04th January, 2024

20	CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration		
		We will follow the conditions mentioned in OM vide no. F.No.22-65/2017-IA.III dated 20.10.2020					
21	Details of Building Configuration: <Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>					Reason for Modification / Change	
	Previous EC / Existing Building			Proposed Configuration			
	Buildin g Name	Configurat ion	Heigh t (m)	Buildin g Name	Configurati on	Heig ht (m)	
	A	B + G + 11 F	35.95	A	B + G + P + 15 F	52.2	1 parking and 4 residential floors increased
	B	B + G + 8 F	30.41	B	B + G + 8 F	30.41	No Change
	C	B + G + 4 F	16.87	C	B + G + 4 F	16.87	No Change
	Club House	G+1	7.05	Club House	G+1	7.05	No Change
22	Total number of tenements	Tenements – 264 Shops - 68					
23	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	124	Fresh Water	124		
		Recycled (Gardening)	10	Recycled (Gardening)	0		
		Swimming Pool	1	Swimming Pool	0		
		Recycled (HVAC makeup)	0	Recycled (HVAC makeup)	0		
		Recycled Flushing	64	Recycled Flushing	64		
		Total	199	Total	188		
		Waste water generation	169	Waste water generation	169		
24	Water Storage Capacity for Firefighting / UGT	Fire UG tank – Fire tank 1- 200 KL Fire tank 2- 150 KL					
25	Source of water	Local Body – Pune Municipal Corporation					
26	Rainwater Harvesting (RWH)	Level of the Ground water table:	Pre Monsoon – 7m Post Monsoon – 6m				
		Size and no of RWH tank(s) and Quantity:	No				
		Quantity and size of recharge pits:	7 Nos (3 roof top + 4 Surface Run off) of size 1.5 m. x 1.5 x 2.5 m - UGT (Existing)				
		Details of UGT tanks if any:	1. Drinking water-19 m ³ 2. Utility for commercial – 37 m ³ 3. Utility for residential -150 m ³ 4. Flushing water tank – 70 m ³				


Member Secretary


Chairman

Minutes of 273rd Day – 2 (Part C) meeting of SEIAA held on 04th January, 2024

			UGT (Proposed) 1.Utility / Domestic water tank – 86.4 2.Drinking and Utility Water Tank – 16 3.Flushing Water Tank – 104.22	
27	Sewage and Wastewater	Sewage generation in CMD:	169	
		STP technology:	MBBR	
		Capacity of STP (CMD):	170	
28	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	6	Will be handed over to Authorised Vendor
		Wet waste:	4	Will be handed over to Authorised Vendor
		Construction waste	1500 cum	Will be used within site
29	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	295	Handed over to authorized recyclers
		Wet waste:	416	Will be treated in OWC
		Hazardous waste: DG spent oil	Negligible	Will be handed over to Authorised Vendor
		Biomedical waste	NA	NA
		E-Waste	4	Will be handed over to Authorised Vendor
		STP Sludge (dry)	10	Will be used as manure
30	Green Belt Development	Total RG area (m ²):	RG Required - 840.79 m ² RG Area Proposed – 1143 m ²	
		Existing trees on plot	61	
		Number of trees to be planted	61	
		Number of trees to be cut	0	
		Number of trees to be transplanted	0	
31	Power requirement:	Source of power supply	MSEDCL	
		During Construction Phase (Demand Load)	40 KW	
		During Operation phase (Connected load)	2058 KW (2286 KVA)	
		During Operation phase (Demand load)	1571 KW (1745 KVA)	
		Transformer	3*630 KVA	
		DG set	1 no. x 160 kVA, stack height 6.53 m	


Member Secretary


Chairman

Minutes of 273rd Day – 2 (Part C) meeting of SEIAA held on 04th January, 2024

		Fuel used		DIESEL	
32	Details of Energy saving	Total Energy saving – 20 % Energy generation through Renewable energy – 5 %			
33	Environmental Management plan budget during Construction phase	Type	Details		Cost
		Capital	Air, water, land, biological environment and socioeconomic environment		12.89
		O&M	Air, water and Noise Monitoring		1.15
34	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.in Lacs)	O&M (Rs.in Lacs/Y)
		Storm water	-	12	1
		Sewage treatment	STP	40	10.0
		Water treatment	-	-	-
		RWH	Recharge pits	2	1
		Swimming Pool	-		
		Solid Waste	OWC	14.5	3.79
		Hazardous waste	-		
		E waste	Handed over to Authorized Vendor	-	-
		Basement Dewatering		3.00	0.3
		Basement Ventilation		4.5	0.3
		Green belt development	Gardening	7.69	1.67
		Energy saving	Other measures	40	1
			Renewable energy		
		Environmental Monitoring	From MoEF&CC approved lab	--	11.4
Disaster Management	Construction Phase	67.00	6.35		
	Operation Phase	77.5	4.6		
35	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m ²)
		4-Wheeler	207	240	3727
		2-Wheeler	583	583	
		Bicycles	-		
36	Details of Court cases / litigations w.r.t. the project and project location if any.	Special Civil Suit No. 627/2013 Altaf Fakir Baig V/s. Goel Ganga Developers			C.J.S.D. PUNE
		Special Civil Suit No. 674/2017 - Goel Ganga Developers (I) Pvt. Ltd V/s. Altaf Fakir Baig			C.J.S.D. PUNE


Member Secretary


Chairman

Minutes of 273rd Day – 2 (Part C) meeting of SEIAA held on 04th January, 2024

	Special Civil Suit No. 794/2021 Altaf Fakir Baig V/s. Goel Ganga Developers (I) Pvt. Ltd	P.M.C. COURT, PUNE
	Regular Civil Suit No. 1191/2017 Chand Vazir Beg V/s. Pune Municipal Corporation	P.M.C. COURT, PUNE

SEAC Deliberation –

PP stated that, the proposed project is an expansion in existing Environment Clearance located at village - Kharadi, Taluka Haveli, Dist. Pune.

PP stated that, the Earlier EC was obtained vide letter dated 18.08.2023 for total BUA 37,975 m² under MoEF&CC amnesty scheme. PP further stated that, the Proposal for EC expansion is submitted on Parivesh portal having Proposal No. SIA/MH/INFRA2/443862/2023 on 15.09.2023 for FSI 25,979.19 m² + NON-FSI 19,596.75 m² = Total BUA 45,575.94 m². PP informed that, the Vertical expansion of Building A is proposed wherein additional 1 parking and 4 residential floors proposed resulting increase in 32 flats.

PP stated that, the Excavation work under progress for Building A and there is No change proposed in Building B & C. PP further stated that, the work completed on site till date is total BUA 23,991 m². PP informed that, they have received IOD from PMC vide letter no. JAVAK. KRA. ZONE. KRA. 1 4335 dated 17.10.2023 for proposed total BUA 45,575.94 m².

PP clarified that the mandatory RG is provided on ground.

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a) B2.

During discussion following points emerged:

1. PP to ensure that, the entry should be minimum 9 m wide.
2. PP to submit the garden NoC.
3. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
4. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

Recommendations of SEAC-

After deliberation, Committee decided to recommend the proposal for Environmental Clearance to SEIAA, subject to compliance of above points.

Deliberation in SEIAA-

Proposal is an expansion of existing construction project. Proposal is recommended by SEAC-3 in its 184th meeting for grant of Environment Clearance for total plot area of 11,431.54 Sq.mt, FSI area of 25,979.19 Sq.mt, Non FSI area of 19,596.75 Sq.mt and total BUA of 45,575.94 Sq.mt.


Member Secretary


Chairman

Minutes of 273rd Day – 2 (Part C) meeting of SEIAA held on 04th January, 2024

Project had obtained the earlier EC vide EC identification No.: EC23B039MH174637 (File No. SIA/MH/MIS/69725/2018) dated 18.08.2023 under violation category for total BUA of 37974.89 m².

SEIAA asked PP to submit Architect Certificate regarding construction initiated on site is within BUA and as per configuration of earlier EC. SEIAA keeps certificate from registered architect as a proof of compliance of construction Initiated on site by PP is within BUA and as per configuration of earlier EC. PP submitted the architect certificate dated 02.01.2024.

At the outset, SEIAA asked PP whether they are in receipt of Certified Compliance Report (CCR) as mandated by MoEF&CC Office Memorandum dated 26.09.2022. PP submitted that, they have applied for expansion within 6 months of grant of earlier EC and hence Certified Compliance Report (CCR) is not applicable to them.

SEIAA further asked the status of implementation of remedial action plan. PP submitted the same is in progress. SEIAA directed PP to complete the implementation of remedial action plan within six months of grant of Environment Clearance.

During the meeting, SEIAA asked PP regarding the provision of RG. PP submitted that, they have provided mandatory RG having area of 840.79 m² on mother earth without any construction i.e. Club House, Swimming pool etc. SEIAA asked PP to submit area undertaking to that effect. PP submitted the same dated 04. 01.2024.

SEIAA also asked PP to submit undertaking regarding the complying the SEAC conditions. PP submitted the same dated 02.01.2024.

SEIAA after deliberation decided to grant EC for-FSI-25,979.19 m², Non FSI-19,596.75 m², total BUA- 45,575.94 m². (Plan approval No-Zone-1/4335, dated-17.10.2023)

SEIAA after deliberation decided to grant Environment Clearance subject to compliance of following conditions-

1. PP has provided mandatory RG area of 840.79 m² on mother earth without any construction i.e. Club house, swimming pool etc. Local planning authority to ensure the compliance of the same.
2. PP to complete the implementation of remedial action plan within six months of grant of this Environment Clearance.
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. 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.
6. SEIAA after deliberation decided to grant EC for-FSI-25,979.19 m², Non FSI-19,596.75 m², total BUA- 45,575.94 m². (Plan approval No-Zone-1/4335, dated-17.10.2023)

SEIAA Decision-

SEIAA after deliberation decided to grant Environment Clearance.


Member Secretary


Chairman