

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,

WESTERN ZONE BENCH, PUNE

ORIGINAL APPLICATION NO. 78/2025

IN THE MATTER OF:

M/s Sairam Realtors

... Applicant

v.

Ministry of Environment, Forest &
Climate Change & Ors.

... Respondents

INDEX

S.NO.	ANNEXURE NO.	PARTICULARS	PAGE NO.
1.		Reply Affidavit by SEIAA	
2.	1	Copy of the Environment Clearance dated 21.09.2025.	
3.	2	Copy of the SEAC & SEIAA minutes of meeting.	



Adv. Aniruddha S Kulkarni
Standing Counsel,
Environment and Climate Change Department
Government of Maharashtra



**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,
WESTERN ZONE BENCH, PUNE
ORIGINAL APPLICATION NO. 78 / 2025**

M/s Sairam Realtors

... Appellant

v/s.

Ministry of Environment, Forest &
Climate Change & Ors..

... Respondents

**REPLY AFFIDAVIT BY RESPONDENT NO. 2,
STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT
AUTHORITY (SEIAA)**

I, Dattatray Suryakant Bhalerao, working as Scientist I & Deputy Secretary,
Environment and Climate Change Department, Government of Maharashtra do
hereby state on solemn affirmation as under –

I am well conversant with the facts of the present case and I am competent to swear
this Affidavit based upon the records available with this office.



1. It is submitted that at the very outset this respondent denies each averment made in the present appeal which is contrary to and inconsistent with the averments made and the facts stated in the present reply. It is submitted that nothing stated in the appeal may be deemed to have been admitted by this respondent unless and until the same has been admitted by the respondent.

2. The Present application has been filed with the prayer directing SEIAA to consider the application for grant of EC without insisting on NOC from the State Wetland Authority for portion of land admeasuring 242.12 m² out of total land of the project area. Allegation is also made that the application for grant of EC is pending with SEIAA since May 2024.

3. At the outset, it is submitted that, pursuant to the grant of EC dated 21.09.2025, the present application has become infructuous. Copy of the EC dated 21.09.2025 is annexed as ANNEXURE-1.

4. The application of the PP was considered by SEAC between 18th - 20th July, 2024. **In the meeting, PP themselves submitted that the project site was partly affected by wetlands and the part of the plot is in the National Wetlands Atlas,**



[Handwritten signature]

2011 prepared by the MoEF&CC. PP further submitted that vide MoEF&CC OM dated 08.03.2022, areas of wetlands identified in the National Wetland Inventory, 2011 should be protected as per Rule 4 of The Wetland Rules, 2017.

PP further submitted that while approving the plan, Vasai-Virar Municipal Corporation deducted the areas affected by wetland, DP road, CRZ, DFCC.

5. Since, PP themselves have submitted that part of the plot area falls under the National Wetland Inventory, 2011 as per the development permission of Vasai-Virar Municipal Corporation, therefore, SEAC directed the PP to obtain necessary NOC from the State Wetland Authority as a pre-requisite for the proposed development. Therefore, there is nothing wrong in SEIAA insisting that PP should obtain the said NOC. Grant of EC does not absolve a PP from obtaining NOC, permissions, consents, clearances as prescribed under other relevant statutes from the concerned regulatory authorities.

6. Regarding the pendency of the application with SEIAA, as stated above, SEAC considered the application between 18th-20th July, 2024 and recommended the proposal for grant of EC to SEIAA. Subsequently, SEIAA considered the



proposal on 03.09.2024 and 14.05.2025, wherein the PP remained absent as is noted down in the minutes. On one side PP chooses to remain absent during the meetings on two occasions, and on the other side PP cries foul that SEIAA is not processing their application. This allegation by the PP is wrong and should be highly deprecated. Copy of the SEAC and SEIAA minutes are collectively annexed as **ANNEXURE-2.**

7. For their own wrong doing, PP is blaming SEIAA and, with unclean hands and by suppressing vital information has approached this Hon'ble Tribunal by filing this OA on 18.07.2025, showing total disregard to the procedure of the Authorities as well as of this Hon'ble Tribunal.

8. Further, SEIAA in its meeting dated 25.08.2025 has processed the proposal for grant of EC and accordingly the EC has been granted on 21.09.2025. **PP was present through their representative and their environment consultant. It is to be noted that, PP has not made any representation in the said SEIAA meeting regarding the issue of the portion of the plot being considered as Coastal**

Wetland and granting them exemption from obtaining NOC from the State



Wetland Authority. PP had the option of raising the said issue during the meeting, which they did not raise at that time and now are raising the same issue by way of filing an additional affidavit dated 25.10.2025, after the said EC has been granted.

9. Without filing an Amendment Application, PP is trying to bring on record information subsequent to the grant of EC, by filing an additional affidavit. PP is trying to change the nature of the present proceeding and is seeking review of the EC granted to them. This cannot be allowed and such practices need to be highly deprecated.

10. The Applicant is contending that the said EC has been granted with a condition that the Applicant (i.e. PP) should obtain NOC from the State Wetland Authority for the area of 242.12 m² which is a Wetland.

11. The Applicant in the said affidavit is referring to the alleged procedural irregularities by SEIAA/SEAC, which is an indirect challenge to the grant of EC, and cannot be considered in the present Original Application. SEIAA cannot review its own decisions as there is no such provision in EIA Notification, 2006.

do



12. SEIAA grants EC based on the information and documents provided by the PP. SEIAA, while grant of the impugned EC, has followed the procedure as given under the EIA Notification, 2006 and as per the circulars, notifications, guidelines, office memorandums, issued by the MoEF&CC from time to time.

13. In light of the above averments, this respondent submits that in the wake of EC being granted, the present application has become infructuous and should be dismissed accordingly and PP has to obtain NOC from the State Wetlands Authority for the area of 242.12 m² which is a Coastal Wetland.

Whatever is stated above is true and correct to the best of my knowledge, ability and belief and I affirm it to be true.

Mumbai
Date

31 OCT 2025


Dattatray Suryakant Bhalerao
Scientist I & Deputy Secretary,
Environment & CC Department,
Government of Maharashtra



VERIFICATION

I, Dattatray Suryakant Bhalerao, Scientist I & Deputy Secretary, Environment and Climate Change Department, Government of Maharashtra, having my office address 15th Floor, New Administrative Building, Mantralaya, Mumbai – 400 032 do hereby verify and declare that the statements made in the aforesaid paras are true and correct to the best of my knowledge and information and I believe the same to be true and that no material is has been concealed therefrom.

Solemnly affirmed on this _____ day of _____, 2025 at Mumbai.

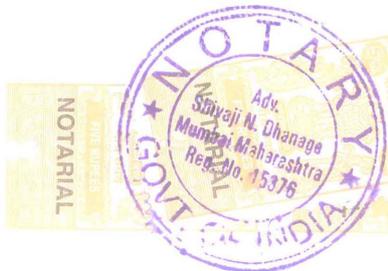
31 OCT 2025

Dattatray Suryakant Bhalerao
Scientist I & Deputy Secretary,
Environment & CC Department,
Government of Maharashtra

BEFORE ME

Adv. Shivaji N. Dhanage
Notary Govt. of India
Regd. No. 15376, MUMBAI (MS)
404-405, 4th Floor, Davar House,
97/199, Near Central Camera Bldg -
D. N. Road, Fort, Mumbai - 400001
Mob.: 8591897834

NOTED & REGISTERED
Page No. 129, Sr. No. 162
Date 31 OCT 2025



ANNEXURE-1

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)



सत्यमेव जयते



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

S. No	EC Conditions										
	<table border="1"> <tr> <td></td> <td>site during construction phase by ensuring the quality of water to prevent/avoid any health and legal issues.</td> </tr> <tr> <td></td> <td>PP to complete tree plantation within the site during construction phase.</td> </tr> <tr> <td></td> <td>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.</td> </tr> <tr> <td></td> <td>PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.</td> </tr> <tr> <td></td> <td>PP to complete tree plantation within the site during construction phase.</td> </tr> </table> <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>		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.
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	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.										

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)
		Bldg. 1 Wing - A	St/G+38 floors	119.4 0
		Bldg. 1 Wing - B	St/G+38 floors	119.4 0
		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.
7. 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.

ANNEXURE-2

Minutes of 226th meeting of SEAC-2 (Day-2)

Date: 18th to 20th July, 2024

**Venue: Dalamal House, First Floor,
Nariman Point, Mumbai. (Hybrid Mode)**

Item No.15: Environment 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.. (SIA/MH/INFRA2/468230/2024)

Introduction: -

PP submitted the application for environmental clearance to their proposed residential building with shop line. PP submitted their proposal under category 8(a) B2 of the schedule attached to the EIA Notification,2006 as amended from time to time.

The project proposal was discussed on the basis of the guidelines provided by the SEIAA, presentation made, conceptual plan and documents submitted by the project proponent along with their environmental consultant M/s. Pollution and Ecology Control Services. All issues related to environment including air, water, land, soil, ecology, biodiversity social aspects etc. were discussed. Consolidated Statements, Form- 1,1A, presentation & conceptual plans submitted are taken on the record

Deliberation: -

During deliberations, PP submitted that; the proposed development will residential and shop line building. The proposed site is under jurisdiction of Vasai – Virar City Municipal Corporation (VVMC). PP confirmed that; no construction activity is initiated on site. PP further informed that; the proposed site is partly affected by the CZMP,2019 for which PP obtained MCZMA recommendation in its 172nd meeting, the final approval form SEIAA is awaited.

PP further informed that the site is partly affected by the wet land; the part of plot is in the National Wetland Atlas, 2011 prepared by the MoEF&CC, New Delhi. The MoEF&CC issued Office Memorandum vide dated 08.03.2022 wherein it is specifically mentioned that; the areas of wetland identified in the National Wetland Inventory, 2011 should be protected as per Rule 4 of the Wetland (Conservation and Management) Rules,2017; PP submitted that; while approving the plan VVMC deducted the areas affected by DP road, CRZ, Wet Lands, DFCC from the total plot area. The details area as below,

1. The total plot area is 11,654.08 sq.mt.
 - i) Area under 40 mtr. Wide DP Road is 1553.05 sq.mt.
 - ii) Area under encroachment 819.19 sq.mt.
 - iii) Area under wetland 242.12 sq.mt.


Member Secretary

12


Chairman

Minutes of 226th meeting of SEAC-2 (Day-2)**Date: 18th to 20th July, 2024****Venue: Dalamal House, First Floor,
Nariman Point, Mumbai. (Hybrid Mode)**

- iv) Area under CRZ 599.17 sq.mt.
 - v) Outside CRA area overlapped with DP road 1077.81 sq.mt.
 - vi) Area under DFCC 6.64 sq.mt.
 - vii) Area under DFCC CRZ 38.61 sq.mt.
 - viii) Total area under DFCC 1684.07 sq.mt.
 - ix) Area under CRZ-II overlapped with DP road 286.90 sq.mt.
2. Total deduction area (i to ix) 4,585.33 sq.mt.
 3. Total area of plot (1-2) is 7,068.75 sq.mt.

The proposed net plot area is 7,068.75 sq.mt. the proposed FSI are will be 38.889.50 sq.mt. and non-FSI area will be 1,906.91 sq.mt. The total construction area will be 40,796.41 sq.mt. The site is accessible by 40-meter-wide existing DP road abutting the proposed plot. PP further submitted that they will obtain fresh water from VVCMC. PP proposes to provide 40% open to sky STP in the proposed project. PP further informed that, treated sewage water will be utilized in the flushing, gardening within plot and will be given to nearby construction sites for reuse. The 35% of treated sewage water will be discharged to the common municipal sewer. PP submitted that; the total water requirement will be 353 KLD. The total sewage generation will be 302 KLD and total treated sewage water generation will be 287 KLD of which 117 KLD will be used for flushing and 5 KLD will be used for garden within the plot area. 65 KLD treated sewage will be given for watering nearby gardens or construction sites around the plot are for reuse through the tanker service after obtaining necessary permissions. 100.45 KLD treated sewage will be discharged to the municipal sewer. PP also informed that, there will be marginal changes in the quantities during monsoon and non-monsoon seasons. PP submitted that, the solid waste generated from each building will be collected and segregated for bio degradable and non-biodegradable waste. The bio degradable waste will be process in OWC and non – biodegradable waste will be handed over to the local body.

PP submitted that the required RG area of is 706.75 sq.mt. but they will provide RG area of 801.10 sq.mt. on ground. PP also submitted that; the area of 44 sq.mt. will be provided for development of Miyawaki plantation within the plot. PP further confirmed that, they will achieve 5% energy saving of the maximum load by suing renewable energy. PP proposes to provide 30% EV charging station of their total parking numbers of two and four-wheeler vehicles. PP also proposes to provide 60 cum capacity rain water harvesting storage tank in the proposed development. PP prepared disaster management plan.

PP further informed that; they have obtained Development permission from VVCMC on 12.01.2024, Tree NOC on 11.12.2017.



Member Secretary

13



Minutes of 226th meeting of SEAC-2 (Day-2)**Date: 18th to 20th July, 2024****Venue: Dalamal House, First Floor,
Nariman Point, Mumbai. (Hybrid Mode)**

Representative of PP was present during the meeting along with their Environmental Consultant.
The brief information of the project as submitted by the PP 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



Member Secretary

14



Chairman

Minutes of 226th meeting of SEAC-2 (Day-2)Date: 18th to 20th July, 2024Venue: Dalamal House, First Floor,
Nariman Point, Mumbai. (Hybrid Mode)

		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	VVCMD				
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 Sludge(dry)	15	Used as Manure.		
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				
Number of trees to be cut: 03 Nos.						
Number of trees to be Retain: 15 Nos.						



Member Secretary

15



Minutes of 226th meeting of SEAC-2 (Day-2)Date: 18th to 20th July, 2024Venue: Dalamal House, First Floor,
Nariman Point, Mumbai. (Hybrid Mode)

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. of 4-W & 2-W Parking with 25% EV	4-Wheeler: 198 nos. 2-Wheeler: 133 nos.	Location: Parking Tower/Stack Parking / Open Parking	
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		

During discussion following points emerged:**Conditions:**

Sr. No.	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


Member Secretary

16


Chairman

Minutes of 226th meeting of SEAC-2 (Day-2)**Date: 18th to 20th July, 2024****Venue: Dalamal House, First Floor,
Nariman Point, Mumbai. (Hybrid Mode)**

	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.

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.



Member Secretary

17



Chairman

Item no. 26**Proposal No.:-** SIA/MH/INFRA2/468230/2024**Type of Project:** EC**Subject-** Environment 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.**Project Details-**

PP submitted the application for environmental clearance to their proposed residential building with shop line. PP submitted their proposal under category 8(a) B2 of the schedule attached to the EIA Notification,2006 as amended from time to time.

The project proposal was discussed on the basis of the guidelines provided by the SEIAA, presentation made, conceptual plan and documents submitted by the project proponent along with their environmental consultant M/s. Pollution and Ecology Control Services. All issues related to environment including air, water, land, soil, ecology, biodiversity social aspects etc. were discussed. Consolidated Statements, Form- 1,1A, presentation & conceptual plans submitted are taken on the record

SEAC Deliberation –

During deliberations, PP submitted that; the proposed development will residential and shop line building. The proposed site is under jurisdiction of Vasai – Virar City Municipal Corporation (VVMC). PP confirmed that; no construction activity is initiated on site. PP further informed that; the proposed site is partly affected by the CZMP,2019 for which PP obtained MCZMA recommendation in its 172nd meeting, the final approval form SEIAA is awaited.

PP further informed that the site is partly affected by the wet land; the part of plot is in the National Wetland Atlas, 2011 prepared by the MoEF&CC, New Delhi. The MoEF&CC issued Office Memorandum vide dated 08.03.2022 wherein it is specifically mentioned that; the areas of wetland identified in the National Wetland Inventory, 2011 should be protected as per Rule 4 of the Wetland (Conservation and Management) Rules,2017; PP submitted that; while approving the plan VVMC deducted the areas affected by DP road, CRZ, Wet Lands, DFCC from the total plot area. The details area as below,

1. The total plot area is 11,654.08 sq.mt.
 - i) Area under 40 mtr. Wide DP Road is 1553.05 sq.mt.
 - ii) Area under encroachment 819.19 sq.mt.
 - iii) Area under wetland 242.12 sq.mt.
 - iv) Area under CRZ 599.17 sq.mt.
 - v) Outside CRA area overlapped with DP road 1077.81 sq.mt.
 - vi) Area under DFCC 6.64 sq.mt.
 - vii) Area under DFCC CRZ 38.61 sq.mt.
 - viii) Total area under DFCC 1684.07 sq.mt.


Member Secretary


Chairman

Minutes of 281st Day – 2 (Part C) meeting of SEIAA held on 03rd September, 2024

- ix) Area under CRZ-II overlapped with DP road 286.90 sq.mt.
2. Total deduction area (i to ix) 4,585.33 sq.mt.
3. Total area of plot (1-2) is 7,068.75 sq.mt.

The proposed net plot area is 7,068.75 sq.mt. the proposed FSI are will be 38.889.50 sq.mt. and non-FSI area will be 1,906.91 sq.mt. The total construction area will be 40,796.41 sq.mt. The site is accessible by 40-meter-wide existing DP road abutting the proposed plot. PP further submitted that they will obtain fresh water from VVCMC. PP proposes to provide 40% open to sky STP in the proposed project. PP further informed that, treated sewage water will be utilized in the flushing, gardening within plot and will be given to nearby construction sites for reuse. The 35% of treated sewage water will be discharged to the common municipal sewer. PP submitted that; the total water requirement will be 353 KLD. The total sewage generation will be 302 KLD and total treated sewage water generation will be 287 KLD of which 117 KLD will be used for flushing and 5 KLD will be sued for garden within the plot area. 65 KLD treated sewage will be given for watering nearby gardens or construction sites around the plot are for reuse through the tanker service after obtaining necessary permissions. 100.45 KLD treated sewage will be discharged to the municipal sewer. PP also informed that, there will be marginal changes in the quantities during monsoon and non-monsoon seasons. PP submitted that, the solid waste generated from each building will be collected and segregated for bio degradable and non-biodegradable waste. The bio degradable waste will be process in OWC and non – biodegradable waste will be handed over to the local body.

PP submitted that the required RG aera of is 706.75 sq.mt. but they will provide RG area of 801.10 sq.mt. on ground. PP also submitted that; the area of 44 sq.mt. will be provided for development of Miyawaki plantation within the plot. PP further confirmed that, they will achieve 5% energy saving of the maximum load by suing renewable energy. PP proposes to provide 30% EV charging station of their total parking numbers of two and four-wheeler vehicles. PP also proposes to provide 60 cum capacity rain water harvesting storage tank in the proposed development. PP prepared disaster management plan.

PP further informed that; they have obtained Development permission from VVCMC on 12.01.2024, Tree NOC on 11.12.2017.

Representative of PP was present during the meeting along with their Environmental Consultant. The brief information of the project as submitted by the PP 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

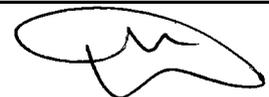

Member Secretary


Chairman

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	VVCMD			
26	STP Capacity & Technology	330 KLD and MBBR Technology			
27	STP Location	Below Ground.			



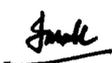
Member Secretary



Chairman

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 Sludge(dry)	15	Used as Manure.
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.		
		c) In RG area: 88 Nos.		
		d) 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	c) Total Energy saving (%): 20.42		
		d) 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 /	
		2-Wheeler: 133nos.	Open Parking	
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		

During discussion following points emerged:


Member Secretary



Chairman

Sr. No.	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.

Recommendations of SEAC-

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.

Deliberation in SEIAA-

PP was absent for the meeting, hence deferred.

SEIAA Decision-

Deferred.



Member Secretary



Chairman

Item no. 34

Proposal No.:- SIA/MH/INFRA2/468230/2024

Type of Project: EC

Subject- Environment 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.

Project Details-

PP submitted the application for environmental clearance to their proposed residential building with shop line. PP submitted their proposal under category 8(a) B2 of the schedule attached to the EIA Notification,2006 as amended from time to time.

The project proposal was discussed on the basis of the guidelines provided by the SEIAA, presentation made, conceptual plan and documents submitted by the project proponent along with their environmental consultant M/s. Pollution and Ecology Control Services. All issues related to environment including air, water, land, soil, ecology, biodiversity social aspects etc. were discussed. Consolidated Statements, Form- 1,1A, presentation & conceptual plans submitted are taken on the record

SEAC Deliberation –

During deliberations, PP submitted that; the proposed development will residential and shop line building. The proposed site is under jurisdiction of Vasai – Virar City Municipal Corporation (VVCMC). PP confirmed that; no construction activity is initiated on site. PP further informed that; the proposed site is partly affected by the CZMP,2019 for which PP obtained MCZMA recommendation in its 172nd meeting, the final approval form SEIAA is awaited.

PP further informed that the site is partly affected by the wet land; the part of plot is in the National Wetland Atlas, 2011 prepared by the MoEF&CC, New Delhi. The MoEF&CC issued Office Memorandum vide dated 08.03.2022 wherein it is specifically mentioned that; the areas of wetland identified in the National Wetland Inventory, 2011 should be protected as per Rule 4 of the Wetland (Conservation and Management) Rules,2017; PP submitted that; while approving the plan VVMC deducted the areas affected by DP road, CRZ, Wet Lands, DFCC from the total plot area. The details area as below,

1. The total plot area is 11,654.08 sq.mt.
 - i) Area under 40 mtr. Wide DP Road is 1553.05 sq.mt.
 - ii) Area under encroachment 819.19 sq.mt.
 - iii) Area under wetland 242.12 sq.mt.
 - iv) Area under CRZ 599.17 sq.mt.
 - v) Outside CRA area overlapped with DP road 1077.81 sq.mt.
 - vi) Area under DFCC 6.64 sq.mt.
 - vii) Area under DFCC CRZ 38.61 sq.mt.
 - viii) Total area under DFCC 1684.07 sq.mt.


Member Secretary


Chairman

Minutes of 292nd Day – 4 (Part C) meeting of SEIAA held on 14th May, 2025.

- ix) Area under CRZ-II overlapped with DP road 286.90 sq.mt.
- 2. Total deduction area (i to ix) 4,585.33 sq.mt.
- 3. Total area of plot (1-2) is 7,068.75 sq.mt.

The proposed net plot area is 7,068.75 sq.mt. the proposed FSI are will be 38.889.50 sq.mt. and non-FSI area will be 1,906.91 sq.mt. The total construction area will be 40,796.41 sq.mt. The site is accessible by 40-meter-wide existing DP road abutting the proposed plot. PP further submitted that they will obtain fresh water from VVCMC. PP proposes to provide 40% open to sky STP in the proposed project. PP further informed that, treated sewage water will be utilized in the flushing, gardening within plot and will be given to nearby construction sites for reuse. The 35% of treated sewage water will be discharged to the common municipal sewer. PP submitted that; the total water requirement will be 353 KLD. The total sewage generation will be 302 KLD and total treated sewage water generation will be 287 KLD of which 117 KLD will be used for flushing and 5 KLD will be sued for garden within the plot area. 65 KLD treated sewage will be given for watering nearby gardens or construction sites around the plot are for reuse through the tanker service after obtaining necessary permissions. 100.45 KLD treated sewage will be discharged to the municipal sewer. PP also informed that, there will be marginal changes in the quantities during monsoon and non-monsoon seasons. PP submitted that, the solid waste generated from each building will be collected and segregated for bio degradable and non-biodegradable waste. The bio degradable waste will be process in OWC and non – biodegradable waste will be handed over to the local body.

PP submitted that the required RG aera of is 706.75 sq.mt. but they will provide RG area of 801.10 sq.mt. on ground. PP also submitted that; the area of 44 sq.mt. will be provided for development of Miyawaki plantation within the plot. PP further confirmed that, they will achieve 5% energy saving of the maximum load by suing renewable energy. PP proposes to provide 30% EV charging station of their total parking numbers of two and four-wheeler vehicles. PP also proposes to provide 60 cum capacity rain water harvesting storage tank in the proposed development. PP prepared disaster management plan.

PP further informed that; they have obtained Development permission from VVCMC on 12.01.2024, Tree NOC on 11.12.2017.

Representative of PP was present during the meeting along with their Environmental Consultant. The brief information of the project as submitted by the PP 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	9890971222


Member Secretary


Chairman

Minutes of 292nd Day – 4 (Part C) meeting of SEIAA held on 14th May, 2025.

		number		
		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	Heigh t(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


Member Secretary

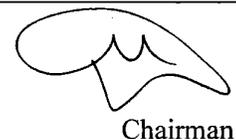

Chairman

		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 Sludge(dry)	15	Used as Manure.
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		
		Number of trees to be cut: 03 Nos. Number of trees to be Retain: 15 Nos.		
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		

During discussion following points emerged:

Sr. No.	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


 Member Secretary


 Chairman

	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.

Recommendations of SEAC-

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.

Deliberation in SEIAA-

PP was absent for the meeting, SEIAA decided to defer the proposal.

SEIAA Decision-

SEIAA decided to defer the proposal.


 Member Secretary



Chairman

Minutes of 303rd Day – 1 (Part B) meeting of SEIAA held on 25th August, 2025

Item no. 21

Proposal No.:- SIA/MH/INFRA2/468230/2024

Type of Project: EC

Subject- Environment 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.

Project Details-

PP submitted the application for environmental clearance to their proposed residential building with shop line. PP submitted their proposal under category 8(a) B2 of the schedule attached to the EIA Notification,2006 as amended from time to time.

The project proposal was discussed on the basis of the guidelines provided by the SEIAA, presentation made, conceptual plan and documents submitted by the project proponent along with their environmental consultant M/s. Pollution and Ecology Control Services. All issues related to environment including air, water, land, soil, ecology, biodiversity social aspects etc. were discussed. Consolidated Statements, Form- 1,1A, presentation & conceptual plans submitted are taken on the record

SEAC Deliberation –

During deliberations, PP submitted that; the proposed development will residential and shop line building. The proposed site is under jurisdiction of Vasai – Virar City Municipal Corporation (VVCMC). PP confirmed that; no construction activity is initiated on site. PP further informed that; the proposed site is partly affected by the CZMP,2019 for which PP obtained MCZMA recommendation in its 172nd meeting, the final approval from SEIAA is awaited.

PP further informed that the site is partly affected by the wet land; the part of plot is in the National Wetland Atlas, 2011 prepared by the MoEF&CC, New Delhi. The MoEF&CC issued Office Memorandum vide dated 08.03.2022 wherein it is specifically mentioned that; the areas of wetland identified in the National Wetland Inventory, 2011 should be protected as per Rule 4 of the Wetland (Conservation and Management) Rules,2017; PP submitted that; while approving the plan VVMC deducted the areas affected by DP road, CRZ, Wet Lands, DFCC from the total plot area. The details area as below,

1. The total plot area is 11,654.08 sq.mt.
 - i) Area under 40 mtr. Wide DP Road is 1553.05 sq.mt.
 - ii) Area under encroachment 819.19 sq.mt.
 - iii) Area under wetland 242.12 sq.mt.
 - iv) Area under CRZ 599.17 sq.mt.
 - v) Outside CRA area overlapped with DP road 1077.81 sq.mt.
 - vi) Area under DFCC 6.64 sq.mt.
 - vii) Area under DFCC CRZ 38.61 sq.mt.
 - viii) Total area under DFCC 1684.07 sq.mt.

Minutes of 303rd Day – 1 (Part B) meeting of SEIAA held on 25th August, 2025

- ix) Area under CRZ-II overlapped with DP road 286.90 sq.mt.
- 2. Total deduction area (i to ix) 4,585.33 sq.mt.
- 3. Total area of plot (1-2) is 7,068.75 sq.mt.

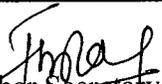
The proposed net plot area is 7,068.75 sq.mt. the proposed FSI are will be 38.889.50 sq.mt. and non-FSI area will be 1,906.91 sq.mt. The total construction area will be 40,796.41 sq.mt. The site is accessible by 40-meter-wide existing DP road abutting the proposed plot. PP further submitted that they will obtain fresh water from VVCMC. PP proposes to provide 40% open to sky STP in the proposed project. PP further informed that, treated sewage water will be utilized in the flushing, gardening within plot and will be given to nearby construction sites for reuse. The 35% of treated sewage water will be discharged to the common municipal sewer. PP submitted that; the total water requirement will be 353 KLD. The total sewage generation will be 302 KLD and total treated sewage water generation will be 287 KLD of which 117 KLD will be used for flushing and 5 KLD will be sued for garden within the plot area. 65 KLD treated sewage will be given for watering nearby gardens or construction sites around the plot are for reuse through the tanker service after obtaining necessary permissions. 100.45 KLD treated sewage will be discharged to the municipal sewer. PP also informed that, there will be marginal changes in the quantities during monsoon and non-monsoon seasons. PP submitted that, the solid waste generated from each building will be collected and segregated for bio degradable and non-biodegradable waste. The bio degradable waste will be process in OWC and non – biodegradable waste will be handed over to the local body.

PP submitted that the required RG aera of is 706.75 sq.mt. but they will provide RG area of 801.10 sq.mt. on ground. PP also submitted that; the area of 44 sq.mt. will be provided for development of Miyawaki plantation within the plot. PP further confirmed that, they will achieve 5% energy saving of the maximum load by suing renewable energy. PP proposes to provide 30% EV charging station of their total parking numbers of two and four-wheeler vehicles. PP also proposes to provide 60 cum capacity rain water harvesting storage tank in the proposed development. PP prepared disaster management plan.

PP further informed that; they have obtained Development permission from VVCMC on 12.01.2024, Tree NOC on 11.12.2017.

Representative of PP was present during the meeting along with their Environmental Consultant. The brief information of the project as submitted by the PP 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


 Member Secretary

Chairman

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.			


Member Secretary

Chairman

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 Sludge(dry)	15	Used as Manure.
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	c) Total Energy saving (%): 20.42 d) 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		

During discussion following points emerged:


Member Secretary

Chairman

Sr. No.	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.

Recommendations of SEAC-

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.

Deliberation in SEIAA-

Proposal is a new construction project. Proposal is recommended by SEAC-II in its 226th meeting dated 18.07.2024 for grant of Environment Clearance for total plot area of 11654.08 m², Net plot area of 7068.75m², FSI area of 38889.50 m², Non FSI area of 1906.91 m² and total BUA of 40796.41m².

SEIAA earlier considered the proposal in its 292nd meeting dated 14.05.2025 and decided to defer as PP was absent in that meeting.

SEIAA Verified that RG is on mother earth open to sky as per Hon'ble NGT order dated 13.09.2022 (Appeal No. 22/2016 WZ).

SEIAA checked undertaking about complying SEAC conditions dated 20.08.2025.

Minutes of 303rd Day – 1 (Part B) meeting of SEIAA held on 25th August, 2025

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

SEIAA Decision-

SEIAA decided to grant Environment Clearance.


Member Secretary

Chairman