



**BEFORE THE HON'BLE NATIONAL GREEN  
TRIBUNAL,  
WESTERN ZONE BENCH, PUNE  
ORIGINAL APPLICATION NO. 51 / 2025**

Kalpesh Chandrakant Yadav

... Applicant

v/s.

Union of India & Ors.

... Respondents

**REPLY AFFIDAVIT BY RESPONDENT NO. 3,  
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 application 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 application 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 is filed against the alleged violation of EIA Notification-2006 r/w Environment (Protection) Act 1986 along with Water (Prevention and Pollution control) Act, 1971 and Air (Prevention and Pollution Control) Act, 1984 by Respondent No. 17 (Project Proponent - "PP") i.e M/s. Venkatesh Landmark. It is alleged that PP has carried out illegal construction of Residential and Commercial Development at Survey No. 214/1/1 and 214/1/4 Airport Road, Behind



A handwritten signature in blue ink, appearing to be "S. N. Dhange", written over the notary seal.

Symbiosis Law School, Viman Nagar, Lohegaon, Tal-Haveli,  
Dist-Pune.

3. PP submitted the application for EC for Residential and Commercial Development, M/s Venkatesh Landmark through Mr. Rahul Kondiba Satav and others for the Total Plot Area of 17,427 m<sup>2</sup> and Total BUA of 63,823.93 m<sup>2</sup>.
4. SEAC considered the project proposal in its 114th meeting held on 3rd to 5th February, 2021 and decided to recommend the proposal for grant of EC to SEIAA with the following observations:
  - a. *PP to obtain IOD / building plan approval from competent authority in concurrence with the remarks given by M/s PRIMO pertaining to nearby nalla.*
  - b. *PP to ensure adequate distance between trees like Kadamb instead of 3 m which is very less.*





*c. PP to submit IOD / Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under.*

Copy of the SEAC minutes dated 3rd to 5th February, 2021 is annexed as **ANNEXURE-1**.

5. SEIAA in its 218th meeting dated 01.04.2021 considered the proposal. Proposal was recommended in 114th meeting of SEAC-3 for total plot area of 17,427.00 m<sup>2</sup>, FSI area of 32,889.11 m<sup>2</sup>, Non FSI area of 30,934.82 m<sup>2</sup> and total BUA of 63,823.93 m<sup>2</sup>. SEIAA after deliberation decided to grant Environment Clearance for FSI-12047.60 m<sup>2</sup>, Non-FSI-25714.86 m<sup>2</sup>, Total BUA- 37762.46 m<sup>2</sup> (Restricted as per CC) (Plan approval- CC/461/20, dated- 31.08.2020) with the following observations:

*a. PP to achieve 5% energy saving with respect to total power requirement from solar component.*



*b. 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.*

Copy of the SEIAA minutes dated 01.04.2021 is annexed as **ANNEXURE-2.**

6. Subsequent to the grant of EC, the PP noticed typographical error in the BUA as mentioned in the EC. According to the PP, the Total BUA should have been 63,823.93 m<sup>2</sup>. Therefore, the PP submitted an application dated 17.05.2024 for rectification of the said typographical error.
7. Thereafter, SEIAA considered the same in its 313th meeting held on 03.12.2025 and decided to grant corrigendum in EC. Copy of the SEIAA minutes dated 03.12.2025 is annexed as **ANNEXURE-3** and a copy of the corrigendum in EC dated 05.01.2026 is annexed as **ANNEXURE-4.**



8. As far as the prayers in the present application are concerned, Prayers D, E and F cannot be granted in the present application as the current proceedings is an Original Application under Section 14 & 15 and not an Appeal under Section 16. Further, there is an express bar under NGT (Practices and Procedure) Rules, 2011 under Rule 14 against seeking plural remedies in a single application. Therefore, the present application is not maintainable and is liable to get rejected. Further, Prayer J seeking action against erring officials of authorities is unsubstantiated, without any proof and is vague, therefore, cannot be entertained.
9. There are no specific pleadings against SEIAA and therefore, no para wise reply has been filed and this reply is restricted only regarding placing on record the clarification regarding the TBUA of the present project which has been clarified by producing the above mentioned corrigendum.



10. 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.

11. In light of the above averments, this respondent craves leave to file any additional reply as and when required. It is respectfully prayed that the Environment Department shall abide by any orders and directions issued by the Hon'ble Tribunal.

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 : 05 FEB 2026

  
**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 15<sup>th</sup> Floor, New Administrative Building, Hutatma Rajguru Chowk, Madam Cama Road, Mantralaya, Mumbai-400032. 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 5<sup>th</sup> day of February, 2026 at Mumbai.

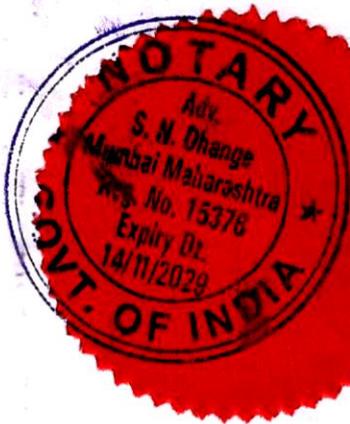
**05 FEB 2026**  
*[Signature]*

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

**BEFORE ME**

*[Signature]*

**Adv. S. N. Dhange**  
Notary Govt. of India  
Regd. No. 15376, MUMBAI (MS)  
404-405, 4th Floor, Davar House,  
197/199, Near Central Camera Bldg.-  
D. N. Road, Fort, Mumbai - 400001.  
Mob.: 8788385738



**NOTED & REGISTERED**  
Page No. 89.....Sr. No. 736  
Date 05 FEB 2026



## ANNEXURE-1

*Minutes of 114<sup>th</sup> SEAC-3 meeting held on 03<sup>rd</sup>, 04<sup>th</sup>, 05<sup>th</sup> February, 2021 at Dalamal House, Nariman Point, Mumbai-21*

15.	P-15	MIS/149621/2020	Residential and Commercial Development by M/s.Venkatesh Landmark through Mr.Rahul Kondiba Satav.
-----	------	-----------------	--

PP had submitted application for prior Environmental clearance for total plot area of 17,427.00 m<sup>2</sup>, FSI area of 32,889.11 m<sup>2</sup>, Non FSI area of 30,934.82 m<sup>2</sup> and total BUA of 63,823.93 m<sup>2</sup>.

Brief information of the proposal is as below:

Proposal Number	SIA/MH/MIS/149621/2020				
Name of Project	Residential and commercial development, M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav and Others				
Project category	8a (B2)				
Type of Institution	Private				
Project Proponent	Name	Residential and commercial development, M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav and others			
	Regd. Office address	Survey No.214/1/1 and 214/1/4 Airport Road, Behind Symbiosis Law School, Viman Nagar, Lohegaon, Tal-Haveli, Dist-Pune 411014			
Consultant	NABET Accredited EIA Consultant				
Applied for	New Greenfield Project				
Details of previous EC	NA				
Location of the project	Survey No.214/1/1 and 214/1/4 Airport road, Behind Symbiosis Law school				
Latitude and Longitude	Latitude - 18°34'35.01"N, Longitude 73°54'46.53"E				
Total Plot Area (m <sup>2</sup> )	17,427.00				
Deductions (m <sup>2</sup> )	4,150.38				
Net Plot area (m <sup>2</sup> )	13,276.62				
Proposed FSI area (m <sup>2</sup> )	32,889.11				
Proposed non-FSI area (m <sup>2</sup> )	30,934.82				
Proposed TBUA (m <sup>2</sup> )	63,823.93				
TBUA (m <sup>2</sup> ) approved by	63,823.93				
Planning Authority till date	Pune Municipal Corporation				
Ground coverage (m <sup>2</sup> ) & %	4,326.70				
Total Project Cost (Rs.)	Rs. 62.00Cr				
Details of Building Configuration:					
Previous EC / Existing Building			Reason for Modification / Change		
Proposed Configuration					
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
			WING – F (COMMERCIAL)	B1+B2+LP+UG+8TH FLOOR	30.95
			WING - A	B1+B2+LP+UG+9TH FLOOR	30.90
			WING - B	B1+B2+LP+UG+9TH FLOOR	30.90
			WING - C	B1+B2+LP+UG+9TH FLOOR	30.90
			WING - D	B1+B2+LP+UG+9TH FLOOR	30.90

Member Secretary, SEAC-3

Chairman, SEAC-3

		WING - E	B1+B2+LP+UG+9TH FLOOR	30.90	
		WING - (MHADA)	GLP+UG+7TH FLOOR	24.00	
		Club House	G + 1		
Total number of tenements		No of Tenements- 288 No. of shops – 54 + 2 Restaurant No of offices - 06			
Water Budget	Dry Season (CMD)		Wet Season (CMD)		
	Fresh Water	Residential 129 + Commercial 41	Fresh Water	Residential 129 + Commercial 41	
	Recycled (Gardening)	Residential 10 + Commercial 3	Recycled (Gardening)	0	
	Swimming Pool	0	Swimming Pool	0	
	Flushing	Residential 65 + Commercial 27	Flushing	Residential 65 + Commercial 27	
	Total	275	Total	262	
	Waste water generation	Residential – 194 Commercial - 68	Waste water generation	Residential – 194 Commercial – 68	
Water Capacity for Firefighting / UGT	Fire UG tank – Residential – 250 Commercial - 200 Fire Overhead tank – Residential – 20 MHADA - 25 Commercial – 20				
Source of water	Local Body – Pune Municipal Corporation				
Rainwater Harvesting (RWH)	Level of the Ground water table:		Summer Season – 11.50 m. to 15.50 m. BGL. (13.50 M. BGL Average) Rainy Season – 5.50 m. to 8.00 m. BGL. (6.75 M. BGL Average) Winter Season – 8.50 m. to 11.75 m. BGL. (10.13 M. BGL Average)		
	Size and no of RWH tank(s) and Quantity:		NA		
	Quantity and size of recharge pits:		7 Nos. {a) 5 for Roof Top & b) 2 for Surface Run Off} a) 2.25 M. X 2.25 M. X 1.75 M. Depth with 45 to 60 m. Deep 6" Dia. Bore Well via 1 No. of de-siltation pits of 0.9 m. Dia. 1.0 m. Deep & 2.25 M. X 2.25 M. X 1.75 M. Depth with 45 to 60 m. Deep 6" Dia. Bore Well via 2 No. of de-siltation pits of 0.9 m. Dia. 1.0 m. Deep.		
	Details of UGT tanks if any:		Residential – 406 MHADA -38 Commercial – 262		
Sewage and	Sewage generation in CMD:		Residential – 194		

*Minutes of 114<sup>th</sup> SEAC-3 meeting held on 03<sup>rd</sup>, 04<sup>th</sup>, 05<sup>th</sup> February, 2021 at Dalamal House, Nariman Point, Mumbai-21*

Wastewater			Commercial – 68	
	STP technology:		MBBR	
	Capacity of STP (CMD):		Residential – 200 Commercial – 80	
Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
	Dry waste:	4	Collected by Ghantagadi	
	Wet waste:	2	Collected by Ghantagadi	
	Construction waste	Excavated material from proposed buildings.	Debris and excavated material will be reused within site; top soil will be used for landscaping.	
Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal	
	Dry waste:	532	Handed over to authorized recyclers	
	Wet waste:	669	Organic Waste Converter	
	Hazardous waste:	Negligible	Handed over to authorized recyclers	
	Biomedical waste	NA	NA	
	E-Waste	5.6	Handed over to Authorised Vendor	
	STP Sludge (dry)	80 Kg/day	Will be used as manure	
Green Belt Development	Total RG area (m <sup>2</sup> ):		Provided RG =1561.8	
	Existing trees on plot:		109 planted by the developer	
	Number of trees to be planted:		196	
	Number of trees to be cut:		0	
Power requirement:	Number of trees to be transplanted:		0	
	Source of power supply:		MSEDCL	
	During Construction Phase (Demand Load):		100 KW	
	During Operation phase (Connected load):		3412.85 KW	
	During Operation phase (Demand load):		2497.48 KVA	
	Transformer:		630 KVA - 4Nos	
	DG set:		Residential 160KVA, MHADA 20 KVA and Commercial 82.5KVA	
	Fuel used:		HSD	
Details of Energy saving	Solar water heating – 13.02 % Solar PV system– 10.77 % Total Power saving including saving due to Water Heaters – 23.86 %			
Environmental Management plan budget during Construction phase	Type	Details	Cost	
	Capital	Air, water, land, biological environment and socioeconomic environment	11.01	
	O&M	Air, water and Noise Monitoring	1.08	
Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.in Lacs)	O&M (Rs.in Lacs/Y)
	Storm water	-	-	-
	Sewage treatment	STP	27.5 + 12.5	14.48 + 5.23
	Water treatment	-	-	-
	RWH	RWH Pits	10	0.5
	Swimming Pool	-	-	-
	Solid Waste	OWC	15.50	3.63
Hazardous waste	-	-	-	

Member Secretary, SEAC-3

Chairman, SEAC-3

	E waste	Handed over to Authorized Vendor	-	-
	Green belt development	Gardening	10.86	2.00
	Energy saving	Other measures	-	-
		Renewable energy	57.8	2.89
	Environmental Monitoring	From MoEF&CC approved lab	-	8.44
	Disaster Management	-	123	7.95
	Sewage Pumping Cost	-	-	-
Parking details	Type	Required as per DCR	Actual Provided	Area per parking (m <sup>2</sup> )
	4-Wheeler	700	700	12873.04
	2-Wheeler	1564	1564	
	Bicycles	692	692	

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 obtain IOD / building plan approval from competent authority in concurrence with the remarks given by M/s PRIMO pertaining to nearby nalla.
2. PP to ensure adequate distance between trees like *Kadamb* instead of 3 m which is very less.
3. PP to submit IOD / Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under.

SEAC decided to **recommend** the proposal for prior environmental Clearance, subject to PP complying with the above conditions.

\*\*\*\*\*

# ANNEXURE-2

724

Minutes of 218<sup>th</sup> (Part-A) meeting of SEIAA held on 01.04.2021

**Item no. 15**

**Proposal No.:-** SIA/MH/MIS/149621/2020

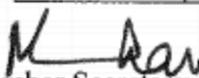
**Type of Project: EC**

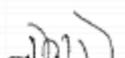
**Subject-** Environment Clearance for proposed Residential and Commercial Development by M/s.Venkatesh Landmark through Mr.Rahul Kondiba Satav

**Project Details-**

PP had submitted application for prior Environmental clearance for total plot area of 17,427.00 m<sup>2</sup>, FSI area of 32,889.11 m<sup>2</sup>, Non FSI area of 30,934.82 m<sup>2</sup> and total BUA of 63,823.93 m<sup>2</sup>. Brief information of the proposal is as below:

Proposal Number	SIA/MH/MIS/149621/2020					
Name of Project	Residential and commercial development, M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav and Others					
Project category	8a (B2)					
Type of Institution	Private					
Project Proponent	Name	Residential and commercial development, M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav and others				
	Regd. address	Office	Survey No.214/1/1 and 214/1/4 Airport Road, Behind Symbiosis Law School, Viman Nagar, Lohegaon, Tal-Haveli, Dist-Pune 411014			
Consultant	NABET Accredited EIA Consultant					
Applied for	New Greenfield Project					
Details of previous EC	NA					
Location of the project	Survey No.214/1/1 and 214/1/4 Airport road, Behind Symbiosis Law school					
Latitude and Longitude	Latitude - 18°34'35.01"N, Longitude 73°54'46.53"E					
Total Plot Area (m <sup>2</sup> )	17,427.00					
Deductions (m <sup>2</sup> )	4,150.38					
Net Plot area (m <sup>2</sup> )	13,276.62					
Proposed FSI area (m <sup>2</sup> )	32,889.11					
Proposed non-FSI area (m <sup>2</sup> )	30,934.82					
Proposed TBUA (m <sup>2</sup> )	63,823.93					
TBUA (m <sup>2</sup> ) approved by	63,823.93					
Planning Authority till date	Pune Municipal Corporation					
Ground coverage (m <sup>2</sup> ) & %	4,326.70					
Total Project Cost (Rs.)	Rs. 62.00Cr					
Details of Building Configuration:					Reason for Modification Change	
Previous EC / Existing Building			Proposed Configuration			
Building Name	Configuration	Height (m)	Building Name	Configuration		Height (m)
			WING - F (COMMERCIAL)	B1+B2+LP+UG+8T H FLOOR		30.95
			WING - A	B1+B2+LP+UG+9T H FLOOR		30.90
			WING - B	B1+B2+LP+UG+9T H FLOOR		30.90
			WING - C	B1+B2+LP+UG+9T H FLOOR		30.90
			WING - D	B1+B2+LP+UG+9T H FLOOR	30.90	

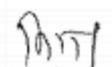
  
Member Secretary

  
Chairman

Minutes of 218<sup>th</sup> (Part-A) meeting of SEIAA held on 01.04.2021

			WING - E	B1+B2+LP+UG+9T H FLOOR	30.90	
			WING - (MHADA)	GLP+UG+7TH FLOOR	24.00	
			Club House	G + 1		
Total number of tenements			No of Tenements- 288 No. of shops - 54 + 2 Restaurant No of offices - 06			
Water Budget	Dry Season (CMD)		Wet Season (CMD)			
	Fresh Water	Residential 129 + Commercial 41	Fresh Water	Residential 129 + Commercial 41		
	Recycled (Gardening)	Residential 10 + Commercial 3	Recycled (Gardening)	0		
	Swimming Pool	0	Swimming Pool	0		
	Flushing	Residential 65 + Commercial 27	Flushing	Residential 65 + Commercial 27		
	Total	275	Total	262		
	Waste water generation	Residential - 194 Commercial - 68	Waste water generation	Residential - 194 Commercial - 68		
Water Storage Capacity for Firefighting / UGT	Fire UG tank - Residential - 250 Commercial - 200 Fire Overhead tank - Residential - 20 MHADA - 25 Commercial - 20					
Source of water	Local Body - Pune Municipal Corporation					
Rainwater Harvesting (RWH)	Level of the Ground water table:		Summer Season - 11.50 m. to 15.50 m. BGL. (13.50 M. BGL Average) Rainy Season - 5.50 m. to 8.00 m. BGL. (6.75 M. BGL Average) Winter Season - 8.50 m. to 11.75 m. BGL. (10.13 M. BGL Average)			
	Size and no of RWH tank(s) and Quantity:		NA			
	Quantity and size of recharge pits:		7 Nos. {a) 5 for Roof Top & b) 2 for Surface Run Off} a) 2.25 M. X 2.25 M. X 1.75 M. Depth with 45 to 60 m. Deep 6" Dia. Bore Well via 1 No. of de-siltation pits of 0.9 m. Dia. 1.0 m. Deep & 2.25 M. X 2.25 M. X 1.75 M. Depth with 45 to 60 m. Deep 6" Dia. Bore Well via 2 No. of de- siltation pits of 0.9 m. Dia. 1.0 m. Deep.			
	Details of UGT tanks if any:		Residential - 406 MHADA - 38 Commercial - 262			
Sewage Wastewater	Sewage generation in CMD:		Residential - 194 Commercial - 68			
	STP technology:		MBBR			
	Capacity of STP (CMD):		Residential - 200 Commercial - 80			
	Type	Quantity (kg/d)		Treatment / disposal		

  
Member Secretary

  
Chairman

Minutes of 218<sup>th</sup> (Part-A) meeting of SEIAA held on 01.04.2021

Solid Waste Management during Construction Phase	Dry waste:	4	Collected by Ghantagadi	
	Wet waste:	2	Collected by Ghantagadi	
	Construction waste	Excavated material from proposed buildings.	Debris and excavated material will be reused within site; top soil will be used for landscaping.	
Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal	
	Dry waste:	532	Handed over to authorized recyclers	
	Wet waste:	669	Organic Waste Converter	
	Hazardous waste:	Negligible	Handed over to authorized recyclers	
	Biomedical waste	NA	NA	
	E-Waste	5.6	Handed over to Authorised Vendor	
	STP Sludge (dry)	80 Kg/day	Will be used as manure	
Green Belt Development	Total RG area (m <sup>2</sup> ):	Provided RG =1561.8		
	Existing trees on plot:	109 planted by the developer		
	Number of trees to be planted:	196		
	Number of trees to be cut:	0		
	Number of trees to be transplanted:	0		
Power requirement:	Source of power supply:	MSEDCL		
	During Construction Phase (Demand Load):	100 KW		
	During Operation phase (Connected load):	3412.85 KW		
	During Operation phase (Demand load):	2497.48 KVA		
	Transformer:	630 KVA - 4Nos		
	DG set:	Residential 160KVA, MHADA 20 KVA and Commercial 82.5KVA		
	Fuel used:	HSD		
Details of Energy saving	Solar water heating – 13.02 % Solar PV system– 10.77 % Total Power saving including saving due to Water Heaters – 23.86 %			
Environmental Management plan budget during Construction phase	Type	Details	Cost	
	Capital	Air, water, land, biological environment and socioeconomic environment	11.01	
	O&M	Air, water and Noise Monitoring	1.08	
Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.in Lacs)	O&M (Rs.in Lacs/Y)
	Storm water	-	-	-
	Sewage treatment	STP	27.5 + 12.5	14.48 + 5.23
	Water treatment	-	-	-
	RWH	RWH Pits	10	0.5
	Swimming Pool	-	-	-
	Solid Waste	OWC	15.50	3.63
	Hazardous waste	-	-	-
E waste	Handed over to Authorize d Vendor	-	-	
Green belt development	Gardening	10.86	2.00	

  
Member Secretary

  
Chairman

Minutes of 218<sup>th</sup> (Part-A) meeting of SEIAA held on 01.04.2021

	Energy saving	Other measures	-	-
		Renewable energy	57.8	2.89
	Environmental Monitoring	From MoEF&C approved lab	-	8.44
	Disaster Management		123	7.95
	Sewage Pumping Cost			
Parking details	Type	Required as per DCR	Actual Provided	Area per parking (m <sup>2</sup> )
	4-Wheeler	700	700	12873.04
	2-Wheeler	1564	1564	
	Bicycles	692	692	

**SEAC Deliberation –**

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 obtain IOD / building plan approval from competent authority in concurrence with the remarks given by M/s PRIMO pertaining to nearby nalla.
2. PP to ensure adequate distance between trees like *Kadamb* instead of 3 m which is very less.
3. PP to submit IOD / Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under.

**Recommendations of SEAC-**

SEAC decided to recommend the proposal for prior environmental Clearance, subject to PP complying with the above conditions.

**Deliberation in SEIAA-**

Proposal was recommended in 114th meeting of SEAC-3 for total plot area of 17,427.00 m<sup>2</sup>, FSI area of 32,889.11 m<sup>2</sup>, Non FSI area of 30,934.82 m<sup>2</sup> and total BUA of 63,823.93 m<sup>2</sup>.

**SEIAA after deliberation decided to grant Environment Clearance for-** FSI- 12047.60 m<sup>2</sup>, Non-FSI-25714.86 m<sup>2</sup>, Total BUA- 37762.46 m<sup>2</sup> (Restricted As per CC) (Plan approval- CC/461/20, dated- 31.08.2020)

**SEIAA Decision-**

**SEIAA after deliberation decided to grant EC subject to following conditions-**

1. PP to achieve 5 % energy saving with respect to total power requirement from solar component.
2. 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.



Member Secretary



Chairman

# ANNEXURE-3

728

Minutes of 313<sup>th</sup> Day- 2 (Part C) meeting of SEIAA held on 03<sup>rd</sup> December 2025

**Item no. 38**

**Proposal No.:-SIA/MH/INFRA2/482616/2024**

**Type of Project: EC**

**Subject-** Environmental Clearance for Residential and commercial development, M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav and Others (**Corrigendum**)

**Project Details-**

Name of Consultancy	Sustainera Solutions Pvt Ltd
Representative of Consultancy who presented before the Committee	
Name of the PP / Representative of the PP who attended the meeting	M/s Venkatesh Landmark through Mr. Rahul Kondiba Satav and Others
Application made for	Corrigendum EC
Application made in	Form-1 (a/b/c)

**SEAC Deliberation –**

PP stated that, the project titled “Residential and Commercial Development” at Survey No. 214/1/1 and 214/1/4, Pune, by M/s Venkatesh Landmark through Mr. Rahul Kondiba Satav and others, had earlier received Environmental Clearance vide file no. SIA/MH/MIS/149621/2020 dated 30.04.2021. PP further stated that, the current proposal is for a corrigendum in the EC with respect to area details mentioned in the EC letter as per IOD. Accordingly, a corrigendum application has been submitted under proposal no. SIA/MH/INFRA2/482616/2024.

**Corrigendum Sought Details:**

Particulars as per EC letter	EC obtained vide no. SIA/MH/MIS/149621/2020 dated 30.04.2021	Corrigendum Sought in EC Letter
Specific Condition B. SEIAA Condition 3	SEIAA after deliberation decided to grant Environment Clearance for FSI – 12,047.60 m <sup>2</sup> , Non-FSI – 25,714.86 m <sup>2</sup> , Total BUA – 37,762.46 m <sup>2</sup> (Restricted as per CC) (Plan approval - CC/461/20, dated - 31.08.2020)	SEIAA after deliberation decided to grant Environment Clearance for FSI – 32,889.11 m <sup>2</sup> , Non-FSI – 30,934.82 m <sup>2</sup> , Total BUA – 63,823.93 m <sup>2</sup> as per IOD (Plan approval - CC/461/20, dated - 31.08.2020)

**Area Statement:**

Area Details	FSI	Non FSI	Total BUA	Remark
EC Application	32,889.11 m <sup>2</sup>	30,934.82 m <sup>2</sup>	63,823.93 m <sup>2</sup>	Full Potential EC application for 68,823.93 m <sup>2</sup>
IOD Obtained from PMC vide	32,889.11 m <sup>2</sup>	30,934.82 m <sup>2</sup>	63,823.93 m <sup>2</sup>	IOD received for full potential of

  
Member Secretary

<b>letter no. CC/0461/20 dated 31.08.2020</b>				68,823.93 m <sup>2</sup> as per EC application
<b>Area mentioned in EC dated 30.04.2021</b>	12,047.60 m <sup>2</sup>	25,714.86 m <sup>2</sup>	37,762.46 m <sup>2</sup>	Reference of IOD number and date is given in EC; however, area mentioned is incorrect

Information regarding NoCs / Permissions / Reports pertaining to the proposal received till date: -

Sr	Type	Date	Issuing authority / Remarks
1	IOD	31.08.2020	PMC

PP stated that, they had made application considering the full potential of the plot i.e 68,823.93 m<sup>2</sup> and the appraisal of the same is done in 144<sup>th</sup> SEAC-3 meeting and 218<sup>th</sup> SEIAA meeting. PP further stated that, in the EC letter, reference of IOD dated 31.08.2020 is given however, there is error in the area mentioned. Hence, they are requested to grant corrigendum in EC as per rea mentioned in IOD dated 31.08.0220 for FSI: 32,889.11 m<sup>2</sup> and Non FSI: 30,934.82 m<sup>2</sup> admeasuring total BUA: 63,823.93 m<sup>2</sup>.

**During discussion following points emerged:**

1. PP to submit the undertaking regarding there is no change in the project.

**Recommendations of SEAC-**

After deliberation, Committee decided to refer the proposal of Corrigendum to SEIAA for further necessary changes, subject to compliance of above points.

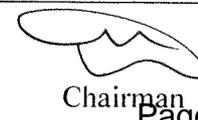
**Deliberation in SEIAA-**

Proposal is for corrigendum in earlier Environment Clearance with respect to area details mentioned in the EC letter as per IOD. Accordingly, a corrigendum application has been submitted under proposal no. SIA/MH/INFRA2/482616/2024.

SEIAA observed that, PP had earlier received Environmental Clearance vide file no. SIA/MH/MIS/149621/2020 dated 30.04.2021.

Particulars as per EC letter	EC obtained vide no. SIA/MH/MIS/149621/2020 dated 30.04.2021	Corrigendum Sought in EC Letter
Specific Condition B. SEIAA Condition 3	SEIAA after deliberation decided to grant Environment Clearance for FSI – 12,047.60 m <sup>2</sup> , Non-FSI – 25,714.86 m <sup>2</sup> , Total BUA – 37,762.46 m <sup>2</sup> (Restricted as per CC) (Plan approval - CC/461/20, dated - 31.08.2020)	SEIAA after deliberation decided to grant Environment Clearance for FSI – 32,889.11 m <sup>2</sup> , Non-FSI – 30,934.82 m <sup>2</sup> , Total BUA – 63,823.93 m <sup>2</sup> as

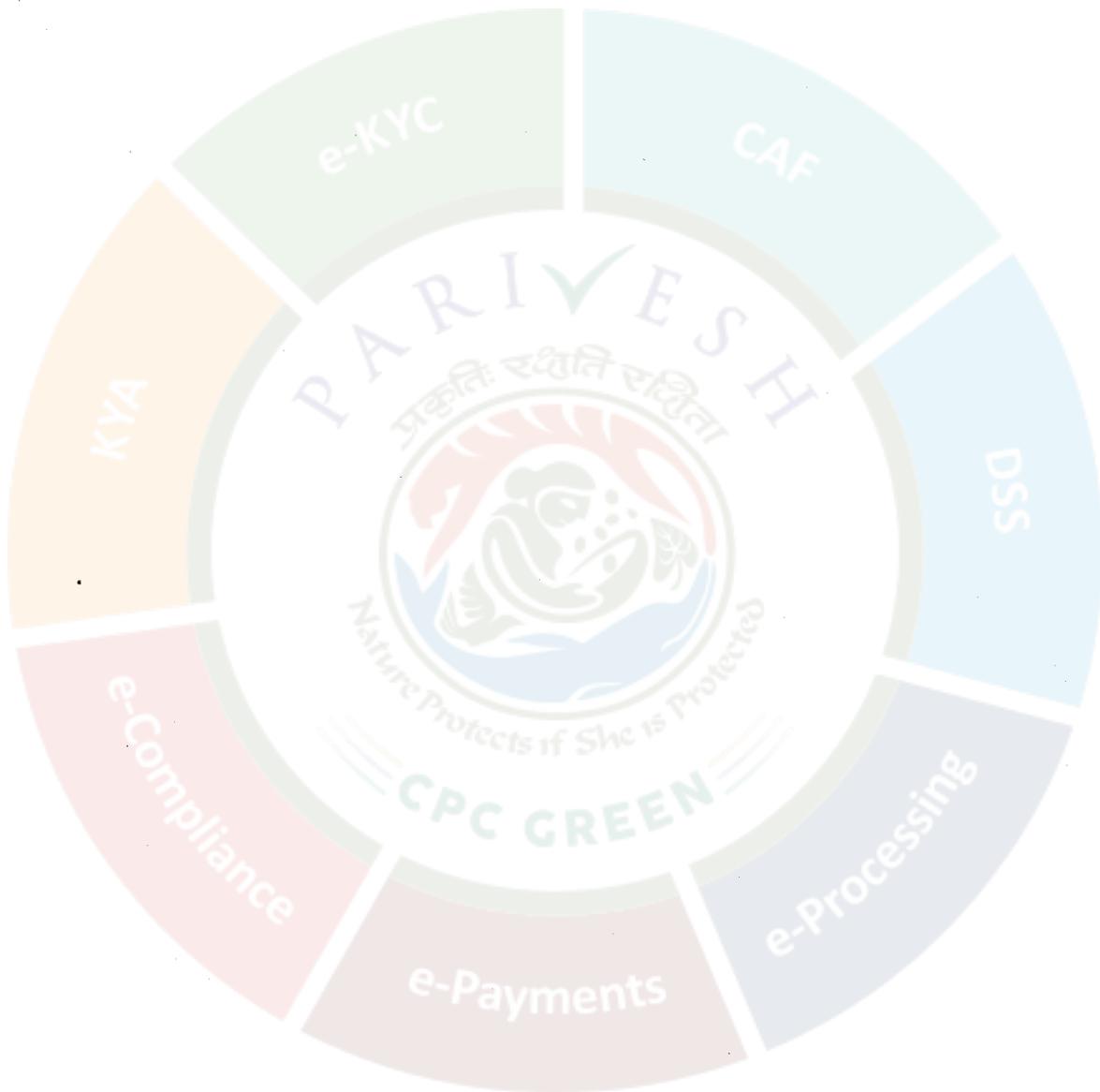
  
Member Secretary

  
Chairman

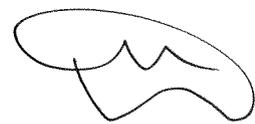
		per IOD (Plan approval - CC/461/20, dated - 31.08.2020)
--	--	---

**SEIAA Decision-**

SEIAA decided to grant corrigendum in EC.



  
Member Secretary





सत्यमेव जयते

## ANNEXURE-4

File No: SIA/MH/INFRA2/482616/2024

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority (SEIAA),  
MAHARASHTRA)

\*\*\*



Date 05/01/2026



To,

Rahul Satav  
M/S.VENKATESH LANDMARK THROUGH MR. RAHUL KONDIBA SATAV  
Survey No. 214/1/1 and 214/1/4 Airport road, behind Symbiosis law school, Vimannagar, Lohegaon,  
Tal. Haveli, Dist. Pune - 411014

**Subject:** Grant of Corrigendum of Environmental Clearance (EC) to the proposed Project -regarding.

**Sir/Madam,**

This is in reference to your application for Corrigendum to EC submitted to Ministry vide proposal number SIA/MH/INFRA2/482616/2024 dated 30/12/2024.

2. The particulars of clearance granted against which the corrigendum is sought are as under:

(i) Unique Identification No.	SIA/MH/INFRA2/482616/2024
(ii) File No.	SIA/MH/INFRA2/482616/2024
(iii) Clearance Type	Application of corrigendum- EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction Residential and commercial development, M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav and Others
(vi) Name of Project	M/S.VENKATESH LANDMARK THROUGH MR. RAHUL KONDIBA SATAV
(vii) Name of Company/Organization	MAHARASHTRA
(viii) Location of Project (District, State)	MOEF&CC
(ix) Issuing Authority	

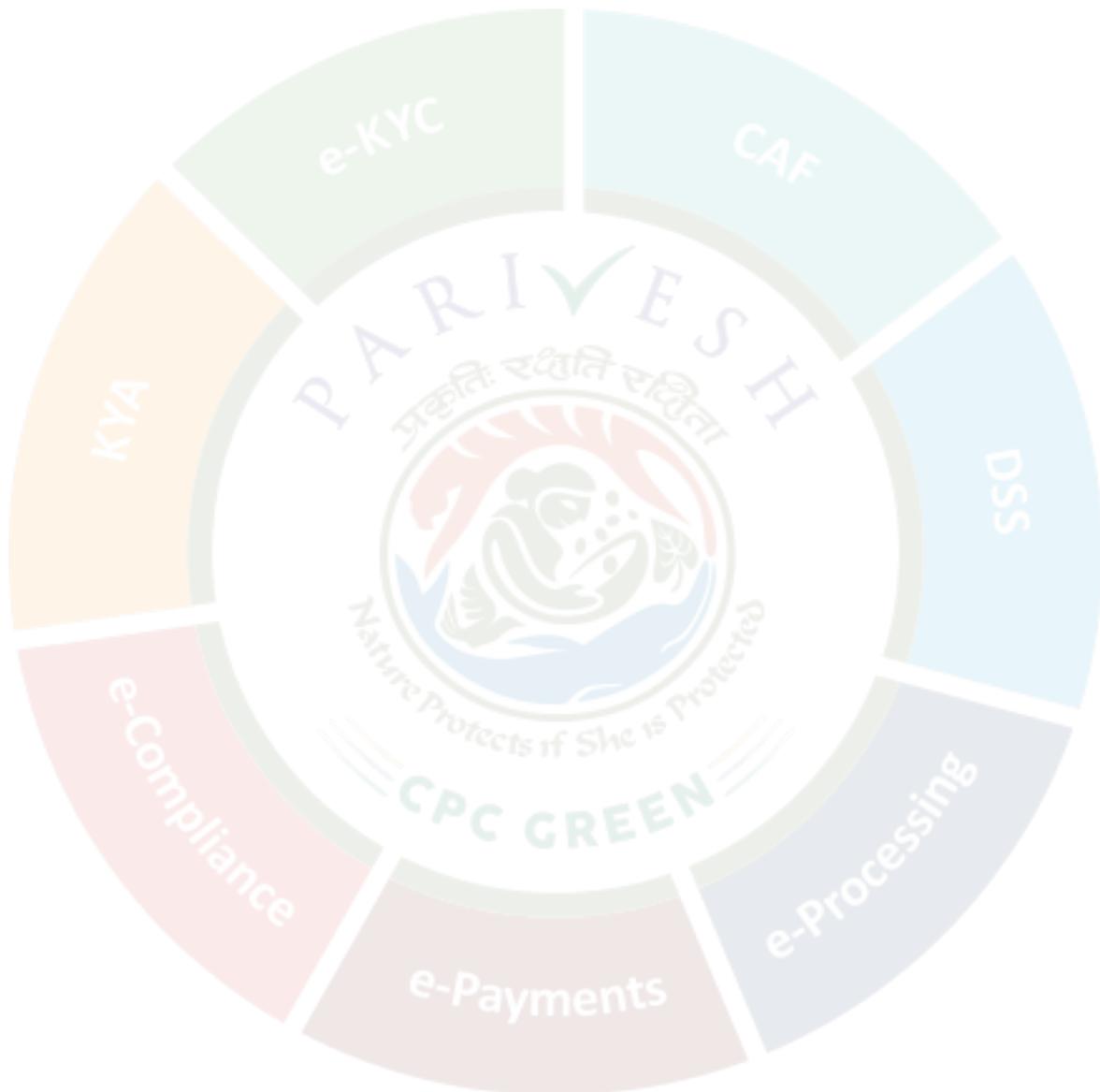
Plot/Survey Khasra Nos.: { %KML\_KHASRA\_NO% }

3. Details of corrigendum sought vide aforesaid application are as under:

Sr.No	Description as per approved clearance	Corrigendum sought
1	3. SEIAA after deliberation decided to grant Environment Clearance for FSI - 12047.60 m2, Non-Environment Clearance for FSI - 32889.11 m2, Non-	3. SEIAA after deliberation decided to grant Environment Clearance for FSI - 12047.60 m2, Non-Environment Clearance for FSI - 32889.11 m2, Non-

FSI- 25714.86 m<sup>2</sup>, Total BUA - 37762.46 m<sup>2</sup> FSI- 30934.82 m<sup>2</sup>, Total BUA - 63823.93 m<sup>2</sup>  
(Restricted As per CC) (Plan approval - CC/461/20, (Restricted As per CC) (Plan approval - CC/461/20,  
dated - 31.08.2020) dated - 31.08.2020)

4. The Ministry of Environment, Forest and Climate Change has examined the request submitted to Ministry for the aforementioned factual correction. Based on the detailed deliberation, Ministry hereby accords corrigendum to EC issued vide dated 30/12/2024 subject to compliance of Terms and conditions stipulated in aforesaid letter.



## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No.SIA/MH/INFRA2/482616/2024  
Environment & Climate  
Change Department,  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To,  
M/s. Venkatesh Landmark through  
Mr. Rahul Kondiba Satav and Others.

Sub : Corrigendum in Environmental Clearance for Residential and commercial development, M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav and Others.

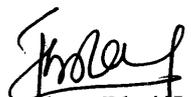
Ref : 1. Your application for transfer of EC- SIA/MH/INFRA2/482616/2024  
2. EC Letter no. SIA/MH/MIS/149621/2020, dated 30.04.2021.

1. This has reference to your online application vide proposal No. SIA/MH/INFRA2/482616/2024 in prescribed Form -13 and other documents for seeking corrigendum in Environmental Clearance (EC) of the project mentioned in the subject.
2. PP had obtained EC vide no. SIA/MH/MIS/149621/2020 received on dt. 30.04.2021.
3. PP further informed that Corrigendum in EC is only for correction in SEIAA condition of EC letter 30.04.2021

Corrigendum in EC is as below:

Particulars as per EC letter	EC obtained vide no. SIA/MH/MIS/149621/2020 dated 30.04.2021	Corrigendum Sought in EC Letter
Specific Condition B. SEIAA Condition 3	SEIAA after deliberation decided to grant Environment Clearance for FSI – 12,047.60 m <sup>2</sup> , Non-FSI – 25,714.86 m <sup>2</sup> , Total BUA – 37,762.46 m <sup>2</sup> (Restricted as per CC) (Plan approval - CC/461/20, dated - 31.08.2020)	SEIAA after deliberation decided to grant Environment Clearance for FSI – 32,889.11 m <sup>2</sup> , Non-FSI – 30,934.82 m <sup>2</sup> , Total BUA – 63,823.93 m <sup>2</sup> as per IOD (Plan approval - CC/461/20, dated - 31.08.2020)

4. SEIAA noted the above facts in its 313<sup>th</sup> meeting and decided to grant corrigendum in EC dated 30.04.2021 subject to all the other terms and conditions mentioned in the EC letter dated 30.04.2021 shall remain the same.

  
(Jayashree Bhoj, IAS)  
(Member Secretary, SEIAA)