

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

APPEAL NO. 131/2024 WZ  
**SAYYED MOHAMMED SABIR USMAN**

**APPELLANT**

V/s

**UNION OF INDIA & ORS.**

**RESPONDENTS**

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**PUNE**

**DATE : 22/11/2024**



**ADVOCATE FOR RESPONDENT NO. 04**

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

APPEAL NO. 131/2024 WZ  
SAYYED MOHAMMED SABIR USMAN  
APPELLANT

V/s

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RESPONDENTS

**REPLY ON BEHALF OF RESPONDENT NO.4,**  
**(M/S NEETNAV REAL ESTATE PVT. LTD.)**

MOST RESPECTFULLY SHOWETH:

1. At the outset, it is submitted that, the contents of the Appeal are not admitted by the Respondent No.4 and that the contents therein of are false and incorrect. The Respondent No.4 submits that the statements and averments made in the said Appeal are not admitted by the Respondent No.4 except so far they are expressly admitted herein under. It is further submitted that, the Respondent No.4 craves leave of this Hon'ble Tribunal to file a detailed Reply, if necessary in the present proceedings. At the outset, the Appeal filed by the Appellant is devoid of any merit and is liable to be dismissed with the compensatory cost. The Appellant herein is neither resident of the concerned area nor an aggrieved party. The

Applicant herein is claiming relief, which is beyond the purview of this Hon'ble Tribunal.

2. The Respondent No.4 submits that no substantial issue has been made out for adjudication of this Hon'ble Tribunal. The statutory authorities are already performing their statutory duties. The Respondent No.4 further submits that the Appellant herein has no locus to file the present Appeal and it is also not an aggrieved party to the present proceedings. The Hon'ble Supreme Court has held that the bonafides of the litigant are to be tested before proceeding with the proceedings for adjudication.
3. The present Appeal is filed by the Appellant whereby he has sought quashing and setting aside of Environment Clearance (EC) dated 8<sup>th</sup> February 2024 issued by the Respondent No.2 **(which is annexed at ANNEXURE – A-1 of the Appeal at Pg No.14 of the Appeal Paper Book)**.
4. The present Appeal is clearly abuse of process of law and has been wrongfully filed by the Appellant, lacking any merit in its assertions against the Respondent No.4. The Appeal is entirely founded on baseless assumptions, speculation, and conjectures, and thus holds no substance.

**I. PRELIMINARY OBJECTIONS:**

5. Appeal Not Maintainable Due to MoEFCC's 02.08.2023 Notification Allowing SEIAA Members to Grant EC Post-Tenure:

- a. The sole ground for the Appellant's challenge in the present appeal is the claim that the EC, granted to Respondent No.4 by SEIAA, was issued during a period when SEIAA was allegedly not operational. However, this assertion is wholly unfounded and misleading as Ministry of Environment, Forest, and Climate Change vide its notification/office memorandum dated 2<sup>nd</sup> August 2023 explicitly grants authority to Member of SEIAAs to issue/grant Environment Clearance letter for category B proposals even after expiry of its tenure for certain period where after approval to grant EC the SEIAA has become non-functional.
- b. The Respondent No.4 submits that the present case is clearly covered by the *de-facto* doctrine as the decision

was taken in good faith and the law on the said aspect is clear.

6. Appellant's Wrongful Suppression of MoEFCC Notification

Clarifying Procedure:

- a. The Appellant has conveniently suppressed the material fact that the Ministry of Environment, Forest, and Climate Change (MOEFCC) issued a notification/office memorandum dated 2<sup>nd</sup> August 2023, titled "*Procedure for consideration of Category 'B' proposals at Central level due to the non-functionality or delay in constitution of SEIAA/SEAC.*" This notification explicitly outlines the procedures for handling EC proposals when SEIAAs or SEACs are non-functional or delayed in their constitution.
- b. The said notification categorizes various scenarios where EC proposals might be delayed, which includes:
  - I. Proposals submitted to SEIAA and not accepted by SEIAA.
  - II. Proposals received by SEAC/SEIAA and have been processed or are under processing.

- III. Proposals considered and/or deferred by SEAC for various reasons.
  - IV. Proposals recommended by SEAC but not forwarded to/not approved by SEIAA.
  - V. Proposals (which do not require examination of SEAC) accepted by SEIAA but not processed and/or deferred for various reasons.
  - VI. Proposals approved by SEIAA, but minutes/letter not uploaded on PARIVESH.
- c. For scenarios given in point I to V of the said notification, the MOEFCC has outlined a process where these pending proposals can be transferred from the state level to the Central level for further processing, ensuring they are not indefinitely stalled due to the non-functionality of SEIAAs/SEACs.
- d. The Respondent No.4 submits that whereas point VI specifically addresses the scenario where proposals have already been approved by the SEIAA but the official minutes or approval letters have not yet been uploaded to

the PARIVESH system (*an online platform used for environmental clearances and monitoring*). Pertinently, the proposal of Respondent No.4 was covered under point VI as SEIAA has granted the EC to it on 8<sup>th</sup> January 2024, after which SEIAA's tenure had expired on 10<sup>th</sup> January 2024. However, official minutes of meetings and EC letter/certificate has been uploaded on the site of PARIVESH on 8<sup>th</sup> February 2024. It is thus submitted as stated earlier, the present scenario would be covered by the *de-facto* doctrine.

- e. It is stated that the MOEFCC has granted a "*window period*" of fifteen (15) days, for the Member Secretary of the SEIAA, extendable with another fifteen (15) days to upload the minutes or approval letters related for the proposals covered under point VI, i.e., proposal which was duly approved by SEIAA before it became non-functioning.
- f. In the case of Respondent No. 4, the SEIAA operated within this time frame, ensuring that the EC approval was

formalized and recorded in compliance with the procedure laid out by the MOEFCC.

Copy of Ministry of Environment, Forest, and Climate Change (MOEFCC) issued a notification/office memorandum dated 2<sup>nd</sup> August 2023, titled "*Procedure for consideration of Category 'B' proposals at Central level due to the non-functionality or delay in constitution of SEIAA/SEAC*" is annexed herewith as **ANNEXURE – R-1**.

7. Compliance of Due Process by Respondent No. 4:
  - a. Respondent No.4 has scrupulously followed the due process prescribed for seeking Environmental Clearance (EC) for its project categorized under Category B as per the EIA Notification, 2006. Environmental Clearance bearing identification no. EC24B038MH137302 has been granted to Respondent No. 4 in absolute compliance with the provisions of the EIA Rules and Regulations and after a thorough and proper appraisal process.
  - b. Both SEAC II and SEIAA have granted approval to the proposal of Respondent No. 4 in all their meetings

whenever the proposal was listed for appraisal. The said approvals were granted by the competent authorities within their tenure, following due deliberation and careful consideration. Thus, there has been no deviation from the prescribed procedures at any stage of the process.

- c. The Respondent. No.4 submits that the Respondent No.4 has complied with all rules/regulations/procedures prevailing at that period of time. The Respondent No.4 thus cannot be denied the due benefits of the EC which has been obtained in accordance with the law.

8. Baseless Allegations of Misrepresentation and Non-Compliance by Appellant:

- a. The Appellant's claims that Respondent No. 4 submitted a false, defective, and misleading application for the grant of Environmental Clearance (EC) and failed to comply with the conditions imposed by SEAC and SEIAA are entirely baseless and without merit.
- b. Respondent No.4 has meticulously adhered to all regulatory requirements under the Environmental Impact

Assessment (EIA) framework and has acted in full compliance with the stipulated procedures. Respondent No. 4 has not only submitted its application in strict accordance with the provisions of the EIA but has also responded comprehensively to every query and concern raised by the SEAC and SEIAA.

- c. Respondent No. 4, vide its reply dated 27<sup>th</sup> July 2023, duly informed SEAC that it had obtained the Consent for Operation (CFO) No Objection Certificate (NOC) on 2<sup>nd</sup> July 2023. This was in direct response to the SEAC's requirement and was promptly submitted to ensure full transparency and compliance.
- d. In response to the Minutes of the SEAC Meeting dated 29<sup>th</sup> August 2023, Respondent No.4 filed its detailed reply on 25<sup>th</sup> October 2023. In this reply, Respondent No.4 submitted the letter of concession plan approval and confirmed that all required Recreational Green (RG) areas proposed on mother earth are fully compliant with the order of the Hon'ble Supreme Court. Furthermore, Respondent No.4 also provided a copy of the Architect's

certificate, which certifies that the RG area provision adheres to the mandate of the National Green Tribunal (NGT) Order dated 13<sup>th</sup> September 2022 in Appeal No. 22/2016 (WZ).

- e. Additionally, Respondent No.4, through its letter dated 13<sup>th</sup> December 2023, submitted a point-wise reply addressing the concerns and compliance points raised by SEAC II during its 220<sup>th</sup> meeting held on 22<sup>nd</sup> November 2023. This detailed submission further demonstrates the diligent and proactive approach of Respondent No. 4 in ensuring that all regulatory requirements were met.
- f. It is stated that the EC was granted to Respondent No.4 by the SEIAA after carefully considering all the aforementioned submissions and ensuring that Respondent No.4 had fully complied with all procedural and regulatory requirements. The SEIAA's decision was based on a thorough appraisal of the application, the responses to queries, and the supporting documentation provided by Respondent No.4. Thus, the Appellant's allegations of non-compliance and misrepresentation are devoid of any

factual basis and are simply an attempt to mislead this Hon'ble Tribunal.

9. No Prejudice to Environmental Safeguards:

- a. The Appellant has entirely failed to demonstrate any harm or prejudice to environmental safeguards as a result of the Environmental Clearance (EC) granted to Respondent No.4. There is no specific assertion in the appeal that the project in question will cause any environmental damage or degradation rendering the allegations of appellant baseless.
  
- b. Respondent No.4 has adhered to all environmental regulations and requirements as mandated by law. The EC was granted after a thorough and lawful appraisal process conducted by the appropriate authorities, ensuring that all environmental conditions were met. The Appellant's allegations lack any factual basis and do not provide any evidence of non-compliance with environmental safeguards. The absence of any concrete assertion regarding potential environmental harm demonstrates that

the appeal is unfounded and serves no legitimate purpose other than to obstruct Respondent No.4's lawful activities.

**BRIEF FACTS OF THE PRESENT CASE:**

10. The brief facts of the present case are enumerated as under: -
  - a. Respondent No.4, is a company registered under the laws of India, having its registered office at Acme Plaza, Andheri-Kurla Road, Andheri (East), Mumbai - 400 059.
  - b. On 9<sup>th</sup> February 2023, Respondent No.4 filed an application with the Ministry of Environment, Forest and Climate Change seeking Environment Clearance (*EC*) for proposed addition and alteration of existing commercial building located at CTS. Nos. 201-B/1 of village Goregaon, at Goregaon (East), Mumbai, Maharashtra (*Commercial Building*). The proposal pertains to vertical extension of the existing commercial building by addition of 10 floors and amendments in the existing building with provision of additional amenities like club house, Gym and robotic parking provisions. The application of

Respondent No.4 has been registered in “*Category B*” projects vide proposal no. SIA/MH/INFRA2/417584/2023.

Copy of Respondent No.4’s application no. SIA/MH/INFRA2/417584/2023 is annexed herewith as

**ANNEUXRE – R-2.**

- c. In 199<sup>th</sup> meeting of SEAC dated 16.03.2023 the proposal application no. SIA/MH/INFRA2/417584/2023 was listed for appraisal, however, the same was deferred on account of pendency of approval by Municipal Co-operation of Great Mumbai (MCGM) of the concession plan and CFO NOC. Vide reply dated 27<sup>th</sup> July 2023, Respondent No.4 has duly informed SEAC that it has obtained CFO NOC on 2<sup>nd</sup> July 2023 and concession plan approval by MCGM is under process. Copy of Minutes of Meeting of SEAC II dated 16<sup>th</sup> March 2023 in reference to Respondent No.4 is annexed herewith as **ANNEXURE – R-3.** Copy of Respondent No.4’s reply dated 27<sup>th</sup> July 2023 is annexed herewith as **ANNEXURE – R-4.**

- d. The proposal application was again listed for appraisal before SEAC II in its 213<sup>th</sup> Meeting, whereby SEAC has

recommended the proposal to SEIAA for grant of EC. Copy of Minutes of Meeting of SEAC II dated 29<sup>th</sup> August 2023 in reference to Respondent No.4 is annexed herewith as **ANNEXURE – R-5**.

- e. Respondent No.4 has filed its reply to Minutes of Meeting dated 29<sup>th</sup> August 2023 on 25<sup>th</sup> October 2023 whereby it has filed copy of letter of concession plan approval and informed that all the required RG area proposed on mother earth is in terms of order of Hon'ble Apex Court. Further, Respondent No.4 has also filed copy of Architect certificate certifying the RG area provision as mandated by National Green Tribunal Order dated 13<sup>th</sup> September 2022 in Appeal No.22/2016 (WZ). Copy of Respondent No.4's reply dated 25<sup>th</sup> October 2023 is annexed herewith as **ANNEXURE – R-6**.

- f. On 22<sup>nd</sup> November 2023 SEAC II has again taken up the proposal of Respondent No.4 for appraisal in its 220<sup>th</sup> meeting and once again recommended the proposal of Respondent No.4 to SEIAA for grant of EC. Respondent No. 4 vide its letter dated 13<sup>th</sup> December 2023 has

submitted point-wise reply to the concerns/compliance points raised by SEAC II in its 220<sup>th</sup> meeting dated 22<sup>nd</sup> November 2023. Copy of Minutes of Meeting of SEAC II dated 22<sup>nd</sup> November 2023 in reference to Respondent No.4 is annexed herewith as **ANNEXURE – R-7**. Copy of letter of Respondent No.4 dated 13<sup>th</sup> December 2023 submitting point-wise reply is annexed herewith as **ANNEXURE – R-8**.

- g. After recommendation of SEAC II to SEIAA for grant of EC to Respondent No.4 in its 220<sup>th</sup> meeting, the proposal was taken up by SEIAA for appraisal in its 274<sup>th</sup> Meeting dated 8<sup>th</sup> January 2024. SEIAA after considering the undertaking given by Respondent on 4<sup>th</sup> January 2024 towards the compliance of SEAC II's conditions and Respondent No.4's area undertaking as per the provisions of RG dated 6<sup>th</sup> January 2024 was pleased to grant Environment Clearance. After grant of EC on 8<sup>th</sup> January 2024, the computer-generated copy of the same has been received by Respondent No.4 on 8<sup>th</sup> February 2024. Copy of Minutes of 274<sup>th</sup> Meeting of SEIAA dated 8<sup>th</sup> January

2024 in reference to Respondent No.4 is annexed herewith as **ANNEXURE – R-9**.

**PARAWISE REPLY**

11.The Respondent No.4 submits that with respect to the contents of Para 1 of the appeal are a matter of record and hence needs no reply.

12.The Respondent No.4 submits that with respect to the contents of Para 2 of the Appeal to an extent are a matter of record and needs no response. Rest of the contents of the said para are denied being ill-motivated, false and incorrect. It is stated that the present appeal at the outset is not maintainable as the same wrongly challenges the issuance of EC having identification no. EC24B038MH137302 to the answering Respondent by Respondent Nos.2 & 3. It is further stated that the contention of the Appellant that SEIAA was non-functional and hence cannot grant EC is misconceived. The Respondent's proposal was approved by SEIAA on 8<sup>th</sup> January 2024, i.e., when the SEIAA was operational and was uploaded on online portal (PARIVESH) on 8<sup>th</sup> February 2024, exercising the power/authority given by

MOEFCC vide its notification dated 02.08.2023 whereby, MOEFCC has categorically granted a "*window period*" of fifteen (15) days, for the Member Secretary of the SEIAA, extendable with another fifteen (15) days to upload the minutes or approval letters related for the proposals which was duly approved by SEIAA before it became non-functioning.

13. The Respondent No.4 submits that with respect to the contents of Para 3 of the appeal are denied being false and incorrect as the appeal filed by the Appellant is misconceived, without merit, and lacks any cause of action. The issues raised by the Appellant as mixed questions of law and facts are wholly untenable and do not warrant consideration by this Hon'ble Tribunal. The appeal is not maintainable and should be dismissed at the outset.

Rebuttal to Issues Raised by the Appellant:

13.1. Whether the impugned EC can be granted when SEIAA is not in operation & functioning due to its expiry of tenure since 10.01.2024?

- The Appellant's contention regarding the invalidity of the Environmental Clearance (EC) due to the alleged non-operation of SEIAA is fundamentally flawed. Even in instances where

SEIAA's tenure has expired, MOEFCC vide its notification dated 2<sup>nd</sup> August 2023 has ensured the continuity of administrative functions. The impugned EC was issued by authorized officials within the authority granted to it under MOEFCC notification dated 2<sup>nd</sup> August 2023, ensuring that all necessary legal and procedural requirements were met. Therefore, this issue raised by the Appellant is misconceived and does not affect the validity of the EC.

13.2. Whether the SEIAA have followed the due process of law and also, the procedures under EIA Notification, 2006, law laid down by Hon'ble Supreme Court and by Hon'ble NGT Rulings?

- Respondent No.4 submits that the SEIAA, through its authorized representatives, followed due process and adhered to the procedures prescribed under the EIA Notification, 2006, as well as the precedents set by the Hon'ble Supreme Court and the Hon'ble NGT. The granting of the impugned EC was conducted in

strict compliance with all applicable legal requirements, leaving no room for questioning its validity. The Appellant's suggestion that due process was not followed is speculative and baseless in view of the notification of MOEFCC dated 2<sup>nd</sup> August 2024.

13.3. Whether the Conduct of Member Secretary of SEIAA, Respondent No.4 is in collusion and needs strict Legal action?

- The allegation of collusion between the Member Secretary of SEIAA and the Respondent No.4 is entirely unfounded and unsupported by any credible evidence. Respondent No.4 strongly denies any collusion or wrongdoing in the process of granting the EC. The entire process was conducted with transparency and in accordance with the law. The Appellant's baseless allegations are an attempt to jeopardize the authority vested in SEIAA and SEAC.

13.4. Whether the impugned EC is tenable in the eyes of law being granted by ex-officio in absence of any powers and without authority?

- The impugned EC was granted by officials who were vested with the necessary authority to act on behalf of SEIAA. The delegation of authority in such circumstances is well within the legal framework and ensures the uninterrupted functioning of administrative duties. The Appellant's challenge to the authority of these officials is without merit, and the EC remains fully tenable in the eyes of the law.

13.5. Whether there is compliance to the conditions imposed in SEAC & SEIAA minutes and who have verified the same in the absence of SEIAA?

- The compliance with the conditions imposed by SEAC and SEIAA was duly verified by competent authorities acting within their legal mandate. The Appellant's doubts regarding verification are unfounded. It is stated that

Respondent No. 4 has duly replied to each and every concern raised by both SEIAA and SEAC. Contents of para 8 of the preliminary objections may be read as part and parcel of the reply to the present para as the same has not been repeated herein for the sake of brevity.

13.6. Whether the Respondent No. 3-Shri. Pravin C. Darade has powers in personal capacity to grant impugned EC? And is there any abuse of process of law by Respondent No. 3-Shri. Pravin C. Darade?

- The said question as framed is mischievous and reeks of ulterior motives of the appellant. The EC has been issued in compliance with the applicable law and authority vested by law. There has been no abuse of the process of law, and the EC was granted in full compliance with the applicable legal provisions.

14. The Respondent No.4 submits that with respect to the contents of Para 4.1. of the appeal is denied being false and incorrect. The Appellant appears to be indulging in extortive acts by abusing legal process. It is stated that the present appeal is without any

merit as the EC has been granted to Respondent No.4 in absolute compliance of the provisions of EIA Rules and Regulation.

15.The Respondent No.4 submits that with respect to the contents of Para 4.2 of the appeal is a matter record and needs no response.

16.The Respondent No.4 submits that with respect to the contents of Para 4.3 of the appeal are denied being false and incorrect. It is denied that Respondent No.4 has procured the subject EC from SEIAA false, baseless and misleading information without following the due process. Respondent No.4 states that it has taken part in each and every meeting of both SEAC and SEIAA and provided all the information/documents as sought by both the authorities.

17.The Respondent No.4 submits that with respect to the contents of Para 4.4, 4.5 and 4.6 of the appeal are matter of record and needs no response.

18.The Respondent No.4 submits that with respect to the contents of Para 4.7 to the extent are a matter of record and needs no response. Rest of the contents are denied being false and incorrect. It is denied that Respondent No.4 has not complied with any condition proposed by SEAC II. Respondent No.4 after the 220<sup>th</sup> meeting of SEAC II has submitted a point wise reply

dated 15.12.2023, wherein it has addressed all the conditions recommended by SEAC II.

19.The Respondent No.4 submits that with respect to the contents of Para 4.8 of the appeal are matter of record and needs no response.

20.The Respondent No.4 submits that with respect to the contents of Para 4.9 of the appeal are denied being false, incorrect and an afterthought. The present appeal is without any substantive basis and are an attempt to misconstrue the facts and the law. The appeal itself is misconceived, lacks any cause of action, and is therefore not maintainable.

**REPLY TO GROUNDS:**

21.Ground 5.1 of the appeal is denied being misconceived. It is stated that Respondent No.3 in terms of MOEFCC notification dated 2<sup>nd</sup> August 2023 is lawfully authorized to grant EC for the proposals which was duly approved by SEIAA before it became non-functioning for a period of one month after the expiry of the tenure of SEIAA Committee.

22. Ground 5.2 of the appeal is denied being false, incorrect and misconceived. It is denied EC granted to Respondent No.4 has been approved illegal manner and in abuse of process of law.

23. Ground 5.3 of the appeal is denied being false and incorrect. It is stated that subject EC has been granted to Respondent No.4 after following due process and procedure by both Respondent Nos.2 & 3 and Respondent No.4.

24. Ground 5.4 and 5.5 of the appeal is categorically denied being false and incorrect. Respondent No.4 at no point of time submitted any false and baseless information before SEIAA. Respondent No.4 has time and again provided the required documents and information as sought by SEAC II and SEIAA in its meetings. The Appellant's allegation that false, baseless, or misleading information was submitted to the SEIAA during the process of obtaining EC. It is stated that all information provided by Respondent No. 4 was accurate, truthful, and in compliance with the applicable regulations and guidelines. The accusation of "*Suppressio Veri Suggestio Falsi*" is without any basis in fact or law. The process of obtaining the EC involved thorough scrutiny by SEIAA, which included multiple levels of review and verification of the information provided by Respondent No.4.

The SEIAA, being a competent authority, would not have granted the EC if any discrepancies or falsehoods had been detected in the application submitted by Respondent No. 4.

25. Ground 5.6 of the appeal is denied being false, incorrect and untenable in the eye of law. It is denied that EC granted to Respondent No.4 by SEIAA valid and correct and issued in due compliance of the relevant rules and regulations.

26. Ground 5.6 of the appeal is denied being false, incorrect and untenable in the eye of law. It is denied that the EC granted is illegal or that it warrants quashing along with any legal action or costs. The EC was granted following all due processes under the law, including proper evaluation and compliance with all applicable norms and guidelines. The Appellant's demand for quashing the EC is baseless and devoid of merit, and the prayer for legal action against Respondent No.4 is entirely unwarranted.

27. Ground 6(a) of the appeal is denied being false and incorrect. It is stated that there is no basis to the claim that there was a lack of coordination between MOEFCC and SEIAA during the grant of the EC. The entire process was conducted in accordance with the law, with due regard to environmental protection and MOEFCC notification dated 2<sup>nd</sup> August 2023. Respondent No. 4 has strictly

followed all required environmental regulations, and the EC was granted after careful consideration of all relevant factors.

28. Ground 6(b) of the appeal is denied being false and incorrect.

Clearly, the Appellant has failed to establish any prima-facie case that justifies the quashing of the EC or the imposition of a stay on its operation. The EC was granted in compliance with all legal requirements, and Respondent No. 4 is not engaged in any illegal construction activity. The demand for a stay is entirely without merit and would unjustly halt a legally approved project, causing irreparable harm to Respondent No.4 and other stakeholders. There is no basis for any prohibition or stay, and the Hon'ble Tribunal is urged to dismiss this request.

29. Ground 6(c) of the appeal is denied being false and incorrect.

Respondent No. 4 firmly denies the baseless and defamatory characterization as a "*white-collar defaulter*" or "*violator*." The EC was obtained through a lawful and transparent process, with all due diligence exercised. The insinuation of corruption or impropriety is wholly unfounded and intended to malign Respondent No. 4 without any supporting evidence. Respondent No. 4 maintains that the EC process was conducted with full integrity and in accordance with the law.

30. Ground 6(d) of the appeal is denied being false and incorrect.

Respondent No. 4 states that the Appellant's allegations of "*intentional violations of laws*" are entirely unfounded. The Appellant has not demonstrated any specific legal violation by Respondent No.4. The EC was granted following the legal procedures established under the NGT Act, 2010, and related rules. The Appellant's invocation of this Hon'ble Tribunal's jurisdiction is an attempt to obstruct a legally compliant project, and the appeal lacks merit.

31. Ground 6(e) of the appeal is denied being false and incorrect.

Respondent No. 4 takes note of this submission and has no further comments on this point as it does not raise any substantive legal issue against Respondent No. 4.

32. Ground 6(f) is denied being false and incorrect. It is stated that

the Appellant's actions are not based on any genuine public interest concern. Instead, the appeal appears to be driven by a desire to obstruct a legally compliant project without any substantial legal grounds.

33. Contents of Para 6(g) and 6(h) of the appeal is not maintainable

and is illegal. Respondent No. 4 reserves the right to respond to

any such additional grounds or documents as per the directions of this Hon'ble Tribunal.

34. Contents of Para 6(i) of the appeal calls for no reply.

35. Contents of Para 6(j) of the appeal denied being incorrect. It is stated that there is no prima facie case in favour of the appellant and the present appeal does not call for any relief as sought by appellant.

36. Contents of para 7 of the appeal are denied being false and incorrect. It is specifically denied that the present appeals consist of a question of public importance.

37. Contents of para 8 of the appeal are denied being false and incorrect. It is, however, submitted that the present appeal is not maintainable and without jurisdiction as the same is without any cause of action.

38. Contents of para 9 of the appeal are denied being false and incorrect. It is stated that there is no cause of action in favour of the Appellant and against the Respondent No.4.

39. Contents of para 10 of the appeal are denied being false and incorrect. Respondent No.4 asserts that the Appellant has deliberately attempted to mislead this Hon'ble Tribunal by

inaccurately presenting the delay as 59 days, when in fact it amounts to 68 days. The period of delay is non-condonable.

40. Contents of para 11 of the appeal, i.e., Prayer clause is incorrect and vehemently denied. The Appellant is by instituting this appeal is only trying to harass the Respondent No.4 and waste the precious time of this Hon'ble Tribunal.

41. The Appellant has not provided any concrete evidence to support the allegations of misrepresentation, non-compliance, or submission of a defective application by Respondent No. 4. The claims made by the Appellant are speculative, unsupported by facts, and appear to be an attempt to obstruct the lawful grant of EC. It is stated that in the absence of any substantive evidence, the appeal lacks merit and should be dismissed.

42. It is stated that Respondent No. 4 has followed the due process prescribed for seeking EC in respect of projects categorized under Category B. The EC has been granted to Respondent No.4 in absolute compliance of the provisions of EIA Rules and Regulation.

43. The Appellant has failed to demonstrate any actual harm or prejudice to environmental safeguards resulting from the grant of EC to Respondent No.4. On the contrary, Respondent No.4 has

complied with all environmental conditions and requirements imposed by SEAC and SEIAA, thereby ensuring that the environmental integrity of the project is maintained. The appellant's appeal is thus not only baseless but also an abuse of the legal process.

44. The present appeal is a vexatious attempt to delay and hinder the lawful operations of Respondent No.4, despite the latter's compliance with all legal and procedural requirements. The appellant's continued pursuit of this appeal, despite the lack of any substantive grounds, constitutes an abuse of process.

45. Given the baseless nature of the Appellant's claims, it is evident that the appeal is an abuse of the judicial process, aimed at causing undue delay and prejudice to Respondent No.4. The Appellant's conduct warrants the imposition of heavy costs to deter such frivolous and malicious litigation in the future.

46. In light of the aforesaid facts and circumstances, and in view of the comprehensive submissions made by Respondent No.4, a para-wise reply to the appeal is not warranted. The baseless and unsubstantiated nature of the Appellant's allegations does not necessitate a detailed response, as the grounds for rejection of the appeal are clear and evident.

**PRAYER**

In the aforesaid premise, it is most humbly prayed that this Hon'ble Tribunal may graciously be pleased to:

A. Dismiss the appeal filed by the appellant with exemplary costs;

And/or

B. Pass any such other further orders as this Hon'ble Tribunal may deem fit and proper in the facts and circumstances of the present case and in the interests of justice.

**Pune**

**Date: 22/11/2024**



**Advocate for Respondent No.4**



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

**APPEAL NO. 131/2024 WZ**

**SAYYED MOHAMMED SABIR USMAN**

**APPELLANT**

V/s

**UNION OF INDIA & ORS.**

**RESPONDENTS**

**A F F I D A V I T**

**MAY IT PLEASE THE HON'BLE TRIBUNAL:**

I, Rakeshchandra Jagdishprasad Sinha, adult 59 Years, Occu.: Service, having registered office at Acme Plaza, Andheri Kurla Road, Andheri (East), Mumbai – 400 059 do hereby state on solemn affirmation as under:

I am the Director of the Respondent No.4 above named and responsible for day to day administration of my business. As such, I have gone through the Reply and annexure thereto being filed today. I find that the contents therein are true and correct to the best of my knowledge and belief and which may be treated as part and parcel of the present affidavit.

WHATEVER STATED ABOVE is true and correct to the best of my knowledge and belief. In witness whereof I have signed hereunder at

Mumbai on 22nd day of November 2024



DEPONENT

**BEFORE ME**

22-11-2024

**SANJAY KUMAR PANDEY**  
Advocate & Notary Govt. of India  
Room No. 7, Swami Krishna Nand Chawl,  
Swami Compound, Near Marathi School,  
Opp. Highway Caves Road, Jogeshwasi (E),  
Mumbai-400

**NOTARIAL REGISTER**  
IN THE NOTARIAL REGISTER

F.No. IA3-22/10/2022-IA.III [E 177258]  
Government of India  
Ministry of Environment, Forest and Climate Change  
Impact Assessment Division

\*\*\*

Indira Paryavaran Bhawan  
3<sup>rd</sup> Floor, Vayu Wing, Jor Bagh Road  
Ali Ganj, New Delhi-3

Dated: 2<sup>nd</sup> August, 2023

OFFICE MEMORANDUM

**Subject: Procedure for consideration of Category 'B' proposals at Central level due to the non-functionality or delay in constitution of SEIAA/SEAC - reg.**

The State Environmental Impact Assessment Authorities (SEIAAs)/State Expert Appraisal Committees (SEACs) have been constituted in exercise of the powers conferred by sub-section (3) of section 3 of the Environment (Protection) Act, 1986 for decentralisation of the Environment Clearance (EC) process and grant of Environment Clearances at the State level. All projects or activities under Category 'B' in the Schedule of the EIA Notification, 2006 are appraised by the respective SEACs/SEIAAs of the States/UTs.

2. As per the extant provisions of EIA, 2006, in the absence of a duly constituted SEIAA/SEAC, a Category 'B' project shall be considered at the Central Level as a Category 'B' project. However, instances have been brought to the notice of this Ministry that in the event of non-functionality or delay in constitution of SEIAA/SEAC, many proposals submitted to SEIAA are held up at different stages of EC process at the State level. The matter has been examined in the Ministry and it is observed that there could be different situations arising out of non-functionality or delay in constitution of SEIAA/SEAC as enumerated below:

- i. Proposals submitted to SEIAA and not accepted by SEIAA.
- ii. Proposals received by SEAC/SEIAA and have been processed or are under processing.
- iii. Proposals considered and/or deferred by SEAC for various reasons.
- iv. Proposals recommended by SEAC but not forwarded to/not approved by SEIAA.
- v. Proposals (which do not require examination of SEAC) accepted by SEIAA but not processed and/or deferred for various reasons.
- vi. Proposals approved by SEIAA but minutes/letter not uploaded on PARIVESH.


3. In this regard, the Ministry deems it necessary to clarify the process for handling such proposals. For the scenarios mentioned at sub para (i) to (v) of para 2 above, the following procedures shall be followed:

- i. Consequent upon the non-functioning/ discontinuation of SEIAA/SEACs, the Member Secretary of SEIAA/State Government shall submit the details of the pending proposals to the PARIVESH of MoEF&CC with a request to transfer such proposals to the Central level.
- ii. PARIVESH shall examine the aforesaid request and seek the approval of the Competent Authority for the transfer of proposals from SEIAA/SEAC to the Central level.
- iii. Thereafter, the proposals from the SEIAA/SEAC shall be transferred through PARIVESH to the concerned Member Secretary of the EAC at Central level.
- iv. The concerned Member Secretary of the EAC at Central level shall carry out the due diligence to ascertain the level of examination/appraisal needed to be carried out by the Central level EAC based on the stage at which the proposal was pending for appraisal at the concerned SEIAA/SEAC.

4. For the scenario mentioned at sub para (vi) of para 2 above, based on the request from the Member Secretary of SEIAA/State Government, a window period of 15 days shall be provided to the Member Secretary SEIAA, extendable by a further period of 15 days, to only upload the minutes/letters for the proposals which were duly approved by SEIAA before it became non-functional.

5. Further, in case of only SEIAA becoming non-functional / discontinued due to various reasons, the proposals pending with SEAC for (re)consideration up to the day of such discontinuation shall be (re)considered by the respective SEAC and forwarded to the Ministry along with recommendation as per the procedure prescribed at Para 3 above.

6. This is issued with the approval of Competent Authority.

  
 (Sundar Ramanathan)  
 Scientist E

To

1. Chairman, Central Pollution Control Board (CPCB).
2. Chairman of all the Expert Appraisal Committees
3. Chairperson/Member Secretaries of all the SEIAAs/SEACs

4. Chairpersons/Member Secretaries of all SPCBs/UTPCCs
5. All the Officers of IA Division

**Copy for information to:**

1. PS to Hon'ble Minister for Environment, Forest and Climate Change
2. PS to Hon'ble MoS (EF&CC)
3. Sr.PPS to Secretary (EF&CC)
4. Sr.PPS to AS(TK) / AS (NPG)
5. Sr.PPS to JS (SKB)
6. Website, MoEF&CC
7. Guard file.



Minutes of the 220<sup>th</sup> meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 21<sup>st</sup>, 22<sup>nd</sup> & 23<sup>rd</sup> November, 2023 through Video Conferencing.

**Item No.10:** Neetnav Real Estate Pvt. Ltd. (SIA/MH/INFRA2/417584/2023)

Environment Clearance for proposed addition and alteration of existing commercial building located at plot bearing CTS. Nos. 201-B/1 of Village: Goregaon, at Goregaon (East), Mumbai, by Neetnav Real Estate Pvt. Ltd.

**Introduction:** -

PP submitted the application for environment clearance to their proposed addition and alteration of existing Commercial building project having total plot area of 8,669.20 Sq.Mtrs., Total construction area of 49,218.94 Sq.Mtrs. and FSI area of 33,699.65 Sq.Mtrs. PP proposes to construct an Office building having maximum height of 69.60 Mtr. as mentioned at Sr.no. 20 of the project details.

Representative of PP was present during the meeting along with Environmental Consultant Aditya Environmental Services Pvt. Ltd. The details of project are as mentioned below:

Sr. No	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/417584/2023	
2	Name of Project	Proposed addition and alteration of existing commercial building at plot bearing CTS. Nos. 201-B/1 of village Goregaon, at Goregaon (East), Mumbai	
3	Project category	Category 8 (a) 'B'	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Vinod Narayanan
		Regd. Office address	Acme Plaza, Andheri Kurla Road, Andheri (East), Mumbai – 400 059
		Contact number	9819191644
		E-mail	<a href="mailto:Vinod.narayanan@sunpharma.com">Vinod.narayanan@sunpharma.com</a>
6	Consultant	Aditya Environmental Services Pvt. Ltd. Accreditation no: NABET/EIA/2225/RA 0262 Date of validity: 01.05.2025	
7	Applied for	New	
8	Location of the project	At plot bearing CTS. Nos. 201-B/1 of Village: Goregaon, at Goregaon (East), Mumbai, Maharashtra	

  
Member Secretary

  
Chairman

**Minutes of the 220<sup>th</sup> meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 21<sup>st</sup>, 22<sup>nd</sup> & 23<sup>rd</sup> November, 2023 through Video Conferencing.**

9	Latitude and Longitude		Latitude: 19 <sup>o</sup> 08'36.77" N Longitude: 72 <sup>o</sup> 51'16.42" E				
10	Plot Area (sq.m.)		8669.20				
11	Deductions (sq.m.)		1582.7				
12	Net Plot area (sq.m.)		7086.50				
13	Ground coverage (m <sup>2</sup> ) & %		2751.73				
14	FSI Area (sq.m.)		33,699.65				
15	Non-FSI (sq.m.)		15,519.29				
16	Proposed built-up area (FSI + Non FSI) (sq.m.)		49,218.94				
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date		FSI area: 33,699.65 sq.m Non FSI area: 15,519.29 sq.m GCBUA: 49,218.94 sq.m Application no: Concession approval no. P-9725/2021/(201)/P/SWARD/GOREGAON- P/S/3421/AMEND, dtd. 16.10.2023				
18	Earlier EC details with Total Construction area, if any.		Nil				
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)		FSI area: NA Non FSI area: NA GCBUA: NA				
20	<b>Previous EC / Existing Building</b>			<b>Proposed Configuration</b>			<b>Reason for Modification / Change</b>
	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	
	Office building	Lower Basement + Upper Basement + Ground + 6 UF	30.60 m	Office building	Lower Basement + Upper Basement + Ground + 16 UF	69.60	Existing structure include 1 office building of Lower Basement + Upper basement + Ground + 6 UF with amenities like club house,

  
Member Secretary

  
Chairman

**Minutes of the 220<sup>th</sup> meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 21<sup>st</sup>, 22<sup>nd</sup> & 23<sup>rd</sup> November, 2023 through Video Conferencing.**

						swimming pool etc which had received commencement certificate on 21 <sup>st</sup> July 2005. Hence the existing office building did not fall under the purview of Environment Clearance. Proposal pertains to addition 10 upper floors and alteration in existing building with provision of amenities like gym, robotic parking facility.
21	No. of Tenements & Shops		1 Office building, Robotic parking units, Gym			
22	Total Population		Total Occupants: 4790 nos.			
23	Total Water Requirements CMD		356 CMD			
24	Under Ground Tank (UGT) location		Lower basement			
25	Source of water		Supply from MCGM + Recycled water from STP + Tanker			

  
Member Secretary



Minutes of the 220<sup>th</sup> meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 21<sup>st</sup>, 22<sup>nd</sup> & 23<sup>rd</sup> November, 2023 through Video Conferencing.

26	STP Capacity & Technology	STP Capacity: 65 KLD and 124 KLD Technology: Fluidized Media Bio-Reactor (FMBR) Technology and MBBR Technology		
27	STP Location	Upper basement		
28	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage generation: 183 CMD % of sewage discharge in sewer line: Zero liquid discharge		
29	Solid Waste Management during Construction Phase	<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>
		Dry waste	7.2	
		Wet waste	10.8	Will be segregated, and recyclable waste will be disposed of to authorized vendors.
		Construction waste	1450 cum	
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>
		Dry waste	527	will be segregated, and recyclable waste will be disposed off to authorized vendors.
		Wet waste	351	Proposed organic waste converter onsite.
		E-Waste	6340 kg/yr	E waste generated will be sent to MPCB authorised vendors.
		STP Sludge (dry)	7.32	The dried STP sludge, after appropriate drying, will be used as manure for gardening to the extent possible.
		Capacity of OWC to be installed:	1 no. of OWC of 350 Kg/d capacity	

  
Member Secretary

  
Chairman

Minutes of the 220<sup>th</sup> meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 21<sup>st</sup>, 22<sup>nd</sup> & 23<sup>rd</sup> November, 2023 through Video Conferencing.

31	R.G. Area in sq.m.	RG required – 1417.30 sq.m				
		RG provided on Mother earth- 1421.94 sq.m				
		RG provided on Podium – Nil				
		RG provided on basement/paved RG: 822.51 sq.m				
		Total: 2244.45 sq.m				
		Existing trees on plot: 30 nos.				
		Number of trees to be cut: Nil				
		Number of trees to be retained: 30 nos.				
		Number of trees to be transplanted: Nil				
		Number of trees to be planted: 251 nos.				
a) In RG area: 20 nos.						
b) In Miyawaki Plantation (with area): 432 nos.						
Total nos. of trees after the development: 482 nos.						
32	Power requirement	<b>During Operation Phase:</b>				
		<b>Details</b>	<b>Requirement</b>			
		Connected load (MW)	2974.54			
		Demand load (MW)	1783			
33	Energy Efficiency	a) Total Energy saving (%): 21.61%				
		c) Solar energy (%): 5.05%				
34	D.G. set capacity	<b>Particular</b>	<b>Capacity (KVA)</b>	<b>DG Sets (Nos)</b>	<b>Total (KVA)</b>	
		<b>Transformers</b>				
		Existing transformer	1600	1	1600	
			1000	2	2000	
		Proposed transformers	2500	1	2500	
		<b>DG sets</b>				
		Existing DG sets	600	2	1200	
		Proposed DG set	625	1	625	
35	No. of 4-W & 2-W Parking with 25% EV	<b>Parking details</b>	<b>Required (nos.)</b>	<b>Proposed (nos.)</b>		
		4-Wheeler	422	516		
		2-Wheeler	--	132		
		Transport Vehicle	6	6		

  
Member Secretary

  
Chairman

Minutes of the 220<sup>th</sup> meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 21<sup>st</sup>, 22<sup>nd</sup> & 23<sup>rd</sup> November, 2023 through Video Conferencing.

36	No. & capacity of Rain water harvesting tanks /Pits	Particular	Tanks proposed (nos.)	Capacity (cmd)	Total capacity (cmd)
		RWH Tank	1	75 cu.m	75 cu.m
37	Project Cost in (Cr.)	Rs. 100 Cr			
38	EMP Cost	<b>During Construction phase:</b> <ul style="list-style-type: none"> <li>Capital cost (Rs. in lacs): INR. 41.15 lac</li> <li>Recurring cost (Rs. In lacs): INR. 11.95 lac</li> </ul> <b>During Operation Phase:</b> <ul style="list-style-type: none"> <li>Capital cost (Rs. In lacs): INR. 365.45 lac</li> <li>Recurring cost (Rs. In lacs): INR. 45.94 lac</li> </ul>			
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	As per EMP			
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	Nil			

**Deliberation: -**

PP informed that the project is a commercial building project under the jurisdiction of Municipal Corporation of Greater Mumbai (MCGM). PP also informed that the project site under reference falls under commercial zone as DP remarks of MCGM.

PP submitted that the project had received commencement certificate on 21/07/2005 for built up area of 13,049.45 Sq.Mtrs. PP submitted that as the commencement certificate received before EIA Notification, 2006; they have started & completed construction of building with configuration of Lower Basement + Upper basement + Ground + 6 UF with amenities like club house, swimming pool etc. with built up area of 13,049.45 Sq.Mtrs. PP further submitted that they had received occupation certificate dated: 10/10/2007 to the building from MCGM.

PP submitted that due to applicability of DCPR,2034, the plot potential is increased, therefore, they have submitted proposal under consideration for environment clearance by proposing vertical extension of existing commercial building by addition of 10 floors and amendments in the existing building with provision of additional amenities like club house, Gym and robotic parking provisions. PP also submitted that they will follow guidelines of dust mitigation issued by planning authority/state government during construction of the project.

  
Member Secretary

  
Chairman

**Minutes of the 220<sup>th</sup> meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 21<sup>st</sup>, 22<sup>nd</sup> & 23<sup>rd</sup> November, 2023 through Video Conferencing.**

PP submitted that the project was earlier considered in 199<sup>th</sup> & 213<sup>th</sup> SEAC-2 meeting held on 16.03.2023 & 29.08.2023 respectively, wherein, the project was deferred with some compliance points raised. Now, PP submitted compliance of earlier meetings.

The project proposal was discussed on the basis of presentation made and documents submitted by the proponent along with environmental consultant Aditya Environmental Services Pvt. Ltd. All issues related to environment including air, water, land, soil, ecology and biodiversity and social aspects were discussed. Committee noted that the project is under Category 8(a) B2 of EIA Notification, 2006. Consolidated Statements, Form-1, 1A, presentation, Synopsis of Compliances & plans submitted are taken on the record.

**During discussion following points emerged:**

1.PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all mandatory/required RG on mother earth as Hon'ble Supreme Court Order.

2.PP to submit following NOCs & remarks:

a) Revise Water Supply NOC; b) SWD NOC; c) Final CFO NOC; d) Tree NOC; e) Civil aviation NOC.

3.PP to deduct the area of services from RG area.

4.PP to explore to use treated water from adjoining projects/ MCGM for HVAC system in project instead of use of tanker water.

5.PP to submit bifurcation of mitigation measures along with their cost for reducing air pollution and submit revised EMP of construction phase accordingly.

**Decision: -**

In view of above discussion and subject to compliance of above points the proposal is recommended to SEIAA for grant of Environmental Clearance.

  
Member Secretary





Minutes of the 199<sup>th</sup> meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 15<sup>th</sup> and 16<sup>th</sup> March, 2023 through Video Conferencing.

**Item No.14: Neetnav Real Estate Pvt. Ltd. (SIA/MH/INFRA2/417584/2023)**


Environment Clearance for Proposed addition and alteration of existing commercial building located at plot bearing CTS. Nos. 201-B/1 of village Goregaon, at Goregaon (East), Mumbai, by Neetnav Real Estate Pvt. Ltd.

**Introduction: -**

PP submitted the application for environmental clearance to proposed addition and alteration of existing commercial building project having total plot area of 8,669.20 Sq. Mtrs., Total construction area of 56,380.27 Sq. Mtrs. and FSI area of 33,699.68 Sq. Mtrs. PP proposes to construct Office building having maximum height of 69.90 Mtrs. as mentioned at Sr.no. 20 of the project details.

Representative of PP was present during the meeting along with Environmental Consultant Aditya Environmental Services Pvt. Ltd. The details of project are as mentioned below:

Sr. No	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/417584/2023	
2	Name of Project	Proposed addition and alteration of existing commercial building at plot bearing CTS. Nos. 201-B/1 of village Goregaon, at Goregaon (East), Mumbai	
3	Project category	Category 8 (a) 'B'	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Vinod Narayanan
		Regd. Office address	Acme Plaza, Andheri Kurla Road, Andheri (East), Mumbai - 400 059
		Contact number	9819191644
		E-mail	<a href="mailto:Vinod.narayanan@sunpharma.com">Vinod.narayanan@sunpharma.com</a>
6	Consultant	Aditya Environmental Services Pvt. Ltd. Accreditation no: NABET/EIA/2225/RA 0262 Date of validity: 01.05.2022	
7	Applied for	New	
8	Location of the project	at plot bearing CTS. Nos. 201-B/1 of village Goregaon, at Goregaon (East), Mumbai, Maharashtra	

  
Member Secretary

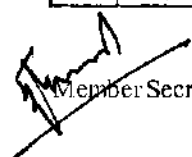
  
Chairman

Minutes of the 199<sup>th</sup> meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 15<sup>th</sup> and 16<sup>th</sup> March, 2023 through Video Conferencing.

9	Latitude and Longitude	Latitude: 19008'36.77" N Longitude: 72051'16.42" E					
10	Plot Area (sq.m.)	8669.20					
11	Deductions (sq.m.)	1582.7					
12	Net Plot area (sq.m.)	7086.50					
13	Ground coverage (m2) & %	2751.73					
14	FSI Area (sq.m.)	33,699.68					
15	Non-FSI (sq.m.)	22,680.59					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	56,380.27					
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	FSI area: 33,699.68 sq.m Non FSI area: 22,680.59 sq.m GCBUA: 56,380.27 sq.m Application status: applied					
18	Earlier EC details with Total Construction area, if any.	Nil					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	FSI area: NA Non FSI area: NA GCBUA: NA					
20	<del>Previous EC</del> / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Office building	Lower Basement + Upper Basement + Ground + 6 UF	30.60 m	Office building	Lower Basement + Upper Basement + Ground + 16 UF	69.60	Existing structure include office building of Lower Basement + Upper basement + Ground + 6 UF with amenities like club house, swimming

Minutes of the 199<sup>th</sup> meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 15<sup>th</sup> and 16<sup>th</sup> March, 2023 through Video Conferencing.

							pool etc which had received commencement certificate on 21 <sup>ST</sup> July 2005. Hence the existing office building did not fall under the purview of Environment Clearance. Proposal pertains to addition 10 upper floors and alteration in existing building with provision of amenities like gym, robotic parking facility.
21	No. of Tenements & Shops		Office building, robotic parking units, gym				
22	Total Population		Total Occupants: 4790 nos.				
23	Total Water Requirements CMD		356 CMD				
24	Under Ground Tank (UGT) location		Lower basement				
25	Source of water		Supply from MCGM + Recycled water from STP + Tanker				
26	STP Capacity & Technology		STP Capacity: 65 KLD and 124 KLD Technology: Fluidized Media Bio-Reactor (FMBR) Technology and MBBR Technology				
27	STP Location		Upper basement				
28	Sewage Generation CMD & % of sewage discharge in sewer line		Sewage generation: 183 CMD % of sewage discharge in sewer line: Zero liquid discharge				

  
Member Secretary

  
Chairman

Minutes of the 199<sup>th</sup> meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 15<sup>th</sup> and 16<sup>th</sup> March, 2023 through Video Conferencing.

29	Solid Waste Management during Construction Phase	<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>
		Dry waste	7.2	Will be segregated, and recyclable waste will be disposed of to
		Wet waste	10.8	authorized vendors.
		Construction waste	1450 cum	Surplus material will be disposed of as per C&D Waste Management Rules,2016.
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>
		Dry waste	527	will be segregated, and recyclable waste will be disposed off to authorized vendors.
		Wet waste	351	Proposed organic waste converter onsite.
		E-Waste	6340 kg/yr	E waste generated will be sent to MPCB authorised vendors.
		STP Sludge (dry)	7.32	The dried STP sludge, after appropriate drying, will be used as manure for gardening to the extent possible.
		Capacity of OWC to be installed:	1 no. of OWC of 350 Kg/d capacity	
31	R.G. Area in sq.m.	RG required – 1417.30 sq.m		
		RG provided on Mother earth- 832.16 sq.m		
		RG provided on Podium – Nil		
		Total: 1540.64 sq.m		
		Existing trees on plot: 30 nos.		
		Number of trees to be planted: 251 nos. a) In RG area: 20 nos. b) In Miyawaki Plantation (with area): 231 nos.		
		Number of trees to be cut: Nil Number of trees to be retained: 30 nos. Number of trees to be transplanted: Nil		

  
Member Secretary

  
Chairman

Minutes of the 199<sup>th</sup> meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 15<sup>th</sup> and 16<sup>th</sup> March, 2023 through Video Conferencing.

32	Power requirement	<b>During Operation Phase:</b>				
		<b>Details</b>		<b>Requirement</b>		
		Connected load (MW)		2974.54		
		Demand load (MW)		1981.31		
33	Energy Efficiency	Total Energy saving (%): 21.61% Solar energy (%): 5.05%				
34	D.G. set capacity	<b>Particular</b>	<b>Capacity (KVA)</b>	<b>DG Sets (Nos)</b>	<b>Total (KVA)</b>	
		<b>Transformers</b>				
		Existing transformer	1600	1	1600	
			1000	2	2000	
		Proposed transformers	2500	1	2500	
		<b>DG sets</b>				
		Existing DG sets	600	2	1200	
		Proposed DG set	625	1	625	
35	No. of 4-W & 2-W Parking with 25% EV	<b>Parking details</b>	<b>Required (nos.)</b>	<b>Proposed (nos.)</b>		
		4-Wheeler	416	507		
		2-Wheeler	--	104		
		Transport Vehicle	6	6		
		Robotic parking unit				
		Unit 1	-	79		
		Unit 2	-	78		
		Unit 3	-	80		
		Unit 4	-	80		
		Unit 5	-	80		
36	No. & capacity of Rain water harvesting tanks /Pits	<b>Particular</b>	<b>Tanks proposed (nos.)</b>	<b>Capacity (cmd)</b>	<b>Total capacity (cmd)</b>	
		RWH Tank	1	75 cu.m	75 cu.m	
37	Project Cost in (Cr.)	Rs. 100 Crs.				

  
Member Secretary

  
Chairman

Minutes of the 199<sup>th</sup> meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 15<sup>th</sup> and 16<sup>th</sup> March, 2023 through Video Conferencing.

38	EMP Cost	<b>During Construction phase:</b>		
		<b>Environment Protection Measure</b>	<b>Capital Cost (Rs. In lakh)</b>	<b>O&amp;M Cost (Rs. In lakh)</b>
		Debris management	3.00	--
		Top soil management	2.50	--
		Labour camp sanitation + first aid arrangement	7.00	1.20
		Health and Safety of Labourers	3.50	1.00
		Monitoring of Environmental Parameters	--	3.10
		Environment monitoring cell	--	3.15
		DMP	2.00	1.50
		<b>Total</b>	<b>18.00</b>	<b>9.95</b>
		<b>During Operation Phase:</b>		
		<b>Environment Protection Measure</b>	<b>Capital Cost (Rs. In lakh)</b>	<b>O&amp;M Cost (Rs. In lakh/year)</b>
		Sewage Treatment Plant (With sensors)	41.00	10.56
		Solid Waste Management	6.25	0.50
		Rain Water harvesting	7.50	2.00
		Landscaping	4.50	1.15
		Energy saving features (low flow devices)	80.00	1.50
		Fire Fighting measures	150.00	20.0
		Monitoring of Environmental Parameters	--	3.50
		Environment monitoring	--	4.50
<b>Total</b>	<b>289.25</b>	<b>43.71</b>		

  
Member Secretary

  
Chairman

Minutes of the 199<sup>th</sup> meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 15<sup>th</sup> and 16<sup>th</sup> March, 2023 through Video Conferencing.

39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	As per EMP
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	Nil

**Deliberation: -**

PP informed that the project pertains to addition and alteration of existing commercial building which comes under the jurisdiction of Municipal Corporation of Greater Mumbai (MCGM). PP also informed that the land under reference falls under commercial zone and the proposed development is as per Development Plan of MCGM. PP further informed that the existing structure include one office building of Lower Basement + Upper basement + Ground + 6 UF with amenities like club house, swimming pool etc which had received commencement certificate on 21<sup>st</sup> July, 2005 and Occupation Certificate on 28<sup>th</sup> August, 2007. Hence the project did not fall under the purview of Environment Clearance.

PP submitted that the present proposal involves vertical extension of existing commercial building by addition of 10 floors and amendments in the existing building with provision of additional amenities like club house, Gym and robotic parking provisions.

During deliberation, PP submitted that they have submitted the concession plan to MCGM which is not yet approved. Also, the project has not received CFO NOC. Therefore, Committee decided to defer the proposal till the project get concession plan approval & CFO NOC from MCGM and decided to appraise the project afresh.

**Decision: -**

In view of above, the proposal is deferred and will be appraised afresh.

  
Member Secretary



  
Chairman

**NEETNAV REAL ESTATE PRIVATE LIMITED**

Regd office: Acme Plaza, Andheri Kurla Road, Andheri (East), Mumbai – 400 059

CIN - U45200MH2010PTC201611, Tel.: 022-42181111

Date: 27<sup>th</sup> July 2023

To  
The Member Secretary  
State Expert Appraisal Committee - II  
Environment Department,  
15<sup>th</sup> floor, New Administration Building,  
Mantralaya,  
Mumbai – 400 032

**Subject:** Submission of Reply to ADS raised - Environmental clearance for Proposed addition and alternation of existing commercial building located at plot bearing CTS. Nos. 201-B/1 of village Goregaon, at Goregaon (East), Mumbai, Maharashtra.

**Reference:** 199<sup>th</sup> SEAC II Meeting, Agenda Sr.No. 14, Dtd. 16<sup>th</sup> March 2023

Respected Sir,

This is with reference to Environmental Clearance for Proposed addition and alternation of existing commercial building project located at plot bearing CTS. Nos. 201-B/1 of village Goregaon, at Goregaon (East), Mumbai, Maharashtra. The proposal was listed in 199<sup>th</sup> Meeting of SEAC II for grant of Environmental Clearance, however our proposal was deferred due to non-availability of concession plan approval and CFO NOC.

Now, we would like to inform you that, we have been issued provisional CFO NOC vide letter no. P-9725/2021/(201)/P/S/Ward/Goregaon-P/S-CFO/1/New dtd. 2nd July 2023 and we are in process obtaining concession approval from MCGM. The chart indicating status of concession approval is enclosed herewith for your kind perusal. The copy of the same will be submitted for your kind perusal once issued and the same is expected this week

In view of above, we trust that the above is to your satisfaction and request you to consider our case for appraisal in the forthcoming meeting of SEAC II and oblige.

Thanking you,

Yours faithfully,

For Neetnav Real Estate Pvt. Ltd.

Authorised Signature

Encl: As above



Minutes of the 213<sup>th</sup> meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 28<sup>th</sup>, 29<sup>th</sup> and 30<sup>th</sup> August, 2023 through Video Conferencing.

**Item No.21:** Neetnav Real Estate Pvt. Ltd. (SIA/MH/INFRA2/437965/2023)


Environmental Clearance for Proposed commercial building (Wing A and Wing B) located at plot bearing CTS No. 271 and 272 of Village: Gundavali, situated at M.V. Road in K/E ward, Andheri Kurla Road, Andheri (East), Mumbai by Neetnav Real Estate Pvt. Ltd.

**Introduction: -**

PP submitted the application for Environmental Clearance to their proposed Commercial building project having total plot area of 5,598.70 Sq.Mtrs., Total construction area of 44,826.93 Sq.Mtrs. and FSI area of 32,949.78 Sq.Mtrs. PP proposes to construct a Commercial building (Wing A & Wing B) having maximum height of 48.45 Mtr. as mentioned at Sr.no. 20 of the project details.

Representative of PP was present during the meeting along with Environmental Consultant Aditya Environmental Services Pvt. Ltd. The details of project are as mentioned below:

Sr. No	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/437965/2023	
2	Name of Project	Proposed Commercial building	
3	Project category	Category 8 (a) 'B2'	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Vinod Narayanan
		Regd. Office address	Neetnav Real Estate Pvt. Ltd. Address: Acme Plaza, Andheri Kurla Road, Andheri East, Mumbai – 400 059
		Contact number	022-42181111
		E-mail	Vinod.Narayanan@sunpharma.com
6	Consultant	Aditya Environmental Services Pvt. Ltd. Accreditation no: NABET/EIA/2225/RA 0262 Date of validity: 01.05.2025	
7	Applied for	Fresh EC	
8	Location of the project	At plot bearing CTS No. 271 & 272 of village Gundavali, situated at M.V. road in K/E ward, Andheri Kurla Road, Andheri (East), Mumbai – 400 093.	
9	Latitude and Longitude	Latitude: 19 <sup>0</sup> 06'55.44" N Longitude: 72 <sup>0</sup> 51'28.15" E	
10	Plot Area (sq.m.)	5598.70 sq.m	

  
Member Secretary

  
Chairman

Minutes of the 213<sup>th</sup> meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 28<sup>th</sup>, 29<sup>th</sup> and 30<sup>th</sup> August, 2023 through Video Conferencing.

11	Deductions (sq.m.)		996.37 sq.m				
12	Net Plot area (sq.m.)		4602.33 sq.m				
13	Ground coverage (m2) & %		2751.73 sq.m & 38.83%				
14	FSI Area (sq.m.)		32,949.78 sq.m				
15	Non-FSI (sq.m.)		11,877.15 sq.m				
16	Proposed built-up area (FSI + Non FSI) (sq.m.)		44,826.93 sq.m				
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date		FSI area: 32,949.78 sq.m Non FSI area: 11,877.15 sq.m GCBUA: 44,826.93 sq.m plan approval letter no. dtd. P-8184/2021/(271 and 272 )/K/E Ward/GUNDAVALI/337/3/Amend, dtd. 7.8.2023				
18	Earlier EC details with Total Construction area, if any.		NA				
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)		NA				
20	<b>Previous EC / Existing Building</b>			<b>Proposed Configuration</b>			<b>Reason for Modification / Change</b>
	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	
	NA			Proposed Commercial building (Wing A and Wing B)	2 level basements plus 4 parking levels and Ground + 15 Upper floors.	48.45	Proposed structure
21	No. of Tenements & Shops		Existing: Nil Proposed: No. of offices: 26 nos. No. of innovation Centre's: 4 nos. No. of rooms: 155 nos.				
22	Total Population		Total Occupants: 3462 nos. No. of offices: 891 nos. + No. of innovation Centre's: 2271 nos. + No. of rooms: 300 nos.				

  
Member Secretary

  
Chairman

Minutes of the 213<sup>th</sup> meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 28<sup>th</sup>, 29<sup>th</sup> and 30<sup>th</sup> August, 2023 through Video Conferencing.

23	Total Water Requirements CMD	Total water requirement: 296 CMD			
		Water requirement	Source	Total water requirement (cmd)	
				Dry Season	Wet Season
		Domestic	MCGM	141	141
		Flushing	STP Recycled water	90	90
		Gardening	STP Recycled water	10	0
		HVAC	STP Recycled water	55	55
<b>Total</b>		<b>296</b>	<b>286</b>		
24	Under Ground Tank (UGT) location	Basement 2 and Parking level			
25	Source of water	Supply from MCGM + Recycled water from STP			
26	STP Capacity & Technology	STP Capacity: 1 no. of 210 cmd Technology: MBBR Technology			
27	STP Location	Basement 2			
28	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage generation: 210 CMD % of sewage discharge in sewer line: 23.3%			
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal	
		Dry waste	20 kg/day		
		Wet waste	30 kg/day	Will be segregated, and recyclable waste will be disposed of to authorized vendors.	
Construction waste	1-2 MT	Surplus material will be disposed of as per C&D Waste Management Rules, 2016.			

  
Member Secretary

  
Chairman

Minutes of the 213<sup>th</sup> meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 28<sup>th</sup>, 29<sup>th</sup> and 30<sup>th</sup> August, 2023 through Video Conferencing.

30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>
		Dry waste	479.4 kg/day	Will be segregated, and recyclable waste will be disposed off to authorized vendors.
		Wet waste	319.6 kg/day	Proposed organic waste converter onsite.
		E-Waste	3400 kg/year	E waste will be sent to authorized dismantler or recycler.
		STP Sludge (dry)	16.8 kg/year	The dried STP sludge, after appropriate drying, will be used as manure for gardening to the extent possible.
Capacity of OWC to be installed: 500 kg/day				
31	R.G. Area in sq.m.	RG required – 920.47 sq.m		
		RG provided on Mother earth- 920.49 sq.m		
		RG provided on Podium – 479.75 sq.m		
		Total: 1400.24 sq.m		
Existing trees on plot: 83 nos. Number of trees to be cut: 15 nos. Number of trees to be transplanted: 29 nos. Number of trees to be retained: 39 nos.				
Number of trees to be planted: a) In RG area: 51 nos. b) In Miyawaki Plantation (with area): 184 no. of trees to be planted and Miyawaki area: 46 sq.m and cost estimate: Rs. 1.00 lac				
Total nos. of trees after development: 235 + 39 = 274 nos.				
32	Power requirement	During Operation Phase:		
		<b>Details</b>	<b>Requirement</b>	
		Connected load (MVA)	5340.88	
		Demand load (MVA)	2564.58	

  
Member Secretary

  
Chairman

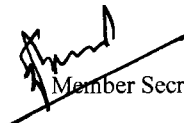
Minutes of the 213<sup>th</sup> meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 28<sup>th</sup>, 29<sup>th</sup> and 30<sup>th</sup> August, 2023 through Video Conferencing.

33	Energy Efficiency	Total Energy saving (%):20.05% Solar energy (%): 5.14 %		
34	D.G. set capacity	3 DG sets of total 500 kVA capacity 3 transformers of total 3130 kVA capacity (630 kVA, 1000 kVA, 1500 kVA)		
35	No. of 4-W & 2-W Parking with 25% EV	<b>Parking details</b>	<b>Required (nos.)</b>	<b>Proposed (nos.)</b>
		4-Wheeler	498	498
		Transport vehicle	6	6
36	No. & capacity of Rain water harvesting tanks /Pits	<b>Particular</b>	<b>Tanks proposed (nos.)</b>	<b>Capacity (cmd)</b>
				<b>Total capacity (cmd)</b>
		RWH tank	1	36
37	Project Cost in (Cr.)	Rs. 200 Cr.		
38	EMP Cost	Construction phase: 1.Capital Cost: Rs.19.50 Lakhs. 2.O & M Cost: Rs. 9. 95 Lakhs/Annum. Operation Phase: 1.Capital Cost: Rs.276.15 Lakhs. 2.O & M Cost: Rs. 39.76 Lakhs/Annum.		
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	As per EMP		
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	Nil		

**Deliberation: -**

PP informed that the project is construction of Commercial building project under the jurisdiction of Municipal Corporation of Greater Mumbai (MCGM). PP also informed that the project site falls under commercial zone and proposed development is as per Development Plan of MCGM. PP further informed that the project site is accessible by 36.60 Mtr. wide existing Sir Mathuradas VasANJI Road.

The project proposal was discussed on the basis of presentation made and documents submitted by the proponent along with environmental consultant Aditya Environmental Services Pvt. Ltd. All issues related to environment, including air, water, land, soil, ecology and biodiversity and

  
Member Secretary

  
Chairman

**Minutes of the 213<sup>th</sup> meeting of the State Level Expert Appraisal Committee-II (MMR & Konkan Region) held on 28<sup>th</sup>, 29<sup>th</sup> and 30<sup>th</sup> August, 2023 through Video Conferencing.**

social aspects were discussed. Committee noted that the project is under category 8(a) B2 of EIA Notification, 2006. Consolidated Statements, Form-1, 1A, presentation & plans submitted are taken on the record.

**During discussion following points emerged:**

1.PP to submit 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.

2.PP to submit following NOCs and remarks:

a) SWD NOC; b) Revised Civil Aviation NOC for proposed height.

3.PP to obtain revised CFO NOC with respect to concession approval received for RG area from Municipal Commissioner, MCGM.

4.PP to relocate transformer and cooling tower from RG area otherwise deduct area under transformer and cooling tower from RG area & revise RG area calculations; PP to submit undertaking & architect certificate mentioning that the required/mandatory RG in the plot is provided on mother earth as per the Hon'ble Supreme Court order.

5.PP to lift UGTs to 1<sup>st</sup> basement such that tops of the UGTs are flushed to the ground level.

6.PP to increase capacity of STP 10% more than actual sewage generation from the project site; PP to provide 1.5 Mtr parapet wall to open to sky area of STP & revise layout of STP with area provided for STP & 40% open to sky area.

7.PP to provide area of 300 Sq.Mtr. out of proposed RG area for Miyawaki plantation & revise nos. & list of trees to be planted including trees planted in Miyawaki plantation; PP to include cost of Miyawaki Planation in EMP & accordingly revise EMP.

8.PP to shift OWC to ground level and revise layout along with location and capacity.

9.PP to provide revise Fire Tender Movement Plan showing clear road width of six meters and turning radius of nine meters.

10.PP to provide portable STP for workers during construction phase & accordingly, revise EMP of Construction phase.

**Decision: -**

In view of above discussion and subject to compliance of above points the proposal is recommended to SEIAA for grant of Environmental Clearance.

  
Member Secretary



  
Chairman

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**NEETNAV REAL ESTATE PRIVATE LIMITED**

**ANNEXURE-R-6**

Regd office: Acme Plaza, Andheri Kurla Road, Andheri (East), Mumbai – 400 059

CIN - U45200MH2010PTC201611, Tel.: 022-42181111

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**Date: 25.10.2023**

**To**  
**The Member Secretary**  
**State Expert Appraisal Committee - II**  
**Environment Department,**  
**15<sup>th</sup> floor, New Administration Building,**  
**Mantralaya,**  
**Mumbai – 400 032**

**Subject:** Submission of Reply to ADS raised - Environmental clearance for Proposed addition and alternation of existing commercial building located at plot bearing CTS. Nos. 201-B/1 of village Goregaon, at Goregaon (East), Mumbai, Maharashtra.

**Reference:** 213<sup>th</sup> SEAC II Meeting, Agenda Sr.No. 14, Dtd. 29<sup>th</sup> August 2023

Respected Sir,

This is with reference to Environmental Clearance for Proposed addition and alternation of existing commercial building project located at plot bearing CTS. Nos. 201-B/1 of village Goregaon, at Goregaon (East), Mumbai, Maharashtra. The proposal was listed in 213<sup>th</sup> Meeting of SEAC II for grant of Environmental Clearance, however our proposal was deferred due to non-availability of concession plan approval.

Now, we would like to inform you that; we have been issued concession approval from BMC vide letter no. P-9725/2021/(201)/P/S WARD/GOREGAONP/S/342/1/AMEND, dtd. 16<sup>th</sup> October 2023. The concession approval is enclosed herewith as **Annexure I** for your kind perusal.

Also, all the required RG area is proposed on mother earth as per latest order of Apex court. Architect certificate certifying the RG area provision as mandated by National Green Tribunal Order dated 13.09.2022 in Appeal No.22/2016 WZ is submitted as **Annexure II**.

In view of above, we trust that the above is to your satisfaction and request you to consider our case for appraisal in the forthcoming meeting of SEAC II and oblige.

**Thanking you,**

**Yours faithfully,**

**For Neetnav Real Estate Pvt. Ltd.**

**Authorised Signature**



### **Important Notice**

220<sup>th</sup> Meeting of State Level Expert Appraisal Committee-2 (SEAC-2) was scheduled from **22<sup>nd</sup>, 23<sup>rd</sup> & 24<sup>th</sup> November, 2023**. **Due to some unavoidable circumstances Agenda of 220<sup>th</sup> meeting is preponed & now, the meeting is rescheduled from 21<sup>st</sup>, 22<sup>nd</sup> & 23<sup>rd</sup> November, 2023.** The revised agenda of 220<sup>th</sup> Meeting of State Level Expert Appraisal Committee-2 (SEAC-2) is attached herewith. Project Proponents & their accredited Consultants are requested to present accordingly. The inconvenience caused is highly regretted.

**Revised Agenda of 220<sup>th</sup> Meeting of State Level Expert Appraisal  
Committee-2 (SEAC-2)**

**Date: 21<sup>st</sup>, 22<sup>nd</sup> & 23<sup>rd</sup> November, 2023.**

**Time: 10:00 AM Onwards.**

**Venue: Meeting through Video Conferencing.**

<b>Procedure to be followed to conduct SEAC-2 meeting</b>		
1.		PP/ consultant to send soft copy of presentation and documents mentioned in Sr.no. 2 through e-mail id's mentioned in <b>Annexure –A</b> & also send hard copies of the same <b>at least 3 days (working) prior to meeting.</b> PP /Consultant are also requested to send contact details (email/mobile number) of persons ( <b>Maximum 4 i.e. 2 Nos. from PP side &amp; 2 Nos. from Consultant side</b> ) going to attend the meeting to <u>chandrakant.vibhute@nic.in.</u> <b>at least 3 days(working) prior to meeting.</b>
2.	a	Duly filled / signed Form-1 and IA with building configuration and area statement.
	B	EIA Report in case PP has received ToR previously.
	C	Plans / drawings of Building plan, layout, basement, parking, etc, approved by competent authority as per applicable DCR.
	D	In case of modification/amendment of EC earlier copy of EC, Architect certificate mentioning construction completed BUA & Non-Built up area in comparison with EC granted earlier.
	E	In case of construction already done, Architect Certificate mentioning all details.
	F	Approved plan/acknowledgement of plan submitted with Local Body
	g	In case of Compliance case presentation should include slide of earlier observations of Committee vis a vis points wise compliance of PP.
	h	In case of application referred back from SEIAA, point wise compliance of observations of Committee vis a vis SEIAA and compliance thereof.
	I	Parking statement showing total number of parking required and proposed as per DCR / Town Planning norms with adequate area per car as per norms. The PP to also submit whether drinking water network, storm water network and sewer network of the planning authority are existing on the road adjoining project site or not. If not, what is the time line of planning authority to complete each of these and in the meantime how he will cope up with these.”
	J	Cross section at 4-5 places including UGT, OWC and DG set location showing clear road width, distance left from building line and spaces left for plantation, parking, service lines, foot paths, etc.
	k	Co-ordinated master layout superimposing all environmental parameters; minimum distance with in environmental services as well as from compound wall is as per NBC Norms.
	L	Drawings of internal storm water and sewer line up to final disposal point. NOC from competent authority if the line is passing through adjoining plots up to final disposal point.
	M	Geo-hydrological report along with details of RWH pits separately for terrace water and surface water, details of nalla through the plot or adj to the plot.
	N	Details of existing socio-economic infrastructure – primary, pre-primary schools etc. within vicinity.
	O	Phase wise programme for proposed construction with mitigation measures taken to avoid inconvenience to existing / nearby occupants.

	P	Debris management plan.
	Q	Site specific, executable EMP encompassing monitoring matrix, Environment Cell and responsibility for execution., Disaster Management Plan with its monetary provision
	R	Details and drawings along with design basis of OWCs, STPs and ETPs proposed.
	S	Details and sections of UGT.
	T	NOC's: (a) CFO NOC, (b) Water supply with quantity, (c) Drainage NOC. (d) solid waste / e-waste management. I bio-medical waste management. (f) Garden / tree cutting NOC. (g) HT Line NOC (h) Airport Authority NOC.
	U	Energy saving calculations with terrace area calculations, area provided for Solar PV/ Hot Water Panel.
	V	RG area required & provided, its calculation with triangular method,
	W	Plantation / landscaping plan incorporating local native fruit bearing trees; Miyawaki Plantation details with area; Survival report of existing trees.
	X	Any other relevant documents / undertakings.
3.		<b>PP to ensure to deposit scrutiny fees as per important notice published on 10<sup>th</sup> November,2020 by SEIAA on ec.ecmpcb.in website &amp; include details of the same in the presentation of the project.</b>

**Annexure-A**

Sr. No.	Name	Email I'd
1	Shri.Sudhir Khanapure	<a href="mailto:khanapure.sudhir@gmail.com">khanapure.sudhir@gmail.com</a>
2	Mr. Ramesh Bambale	<a href="mailto:rbbambale@gmail.com">rbbambale@gmail.com</a>
3	Dr. Ganesh Rasal	<a href="mailto:drganeshrasal@gmail.com">drganeshrasal@gmail.com</a>
4	Dr.Nitin Labhane	<a href="mailto:drnitinmlabhane@gmail.com">drnitinmlabhane@gmail.com</a>
5.	Shri. Suryakant Nikam	<a href="mailto:MS-SEAC2-MH@gov.in">MS-SEAC2-MH@gov.in</a>
6	Shri. Chandrakant Vibhute	<a href="mailto:chandrakant.vibhute@nic.in">chandrakant.vibhute@nic.in</a> .

PP to submit the Brief Information about the project in following format in Soft Copy (MS Word), through e mail to [MS-SEAC2-MH@gov.in](mailto:MS-SEAC2-MH@gov.in) & [chandrakant.vibhute@nic.in](mailto:chandrakant.vibhute@nic.in).

Sr. No.	Description	Details					
1	Proposal Number	<PARIVESH / ecmpcb>					
2	Name of Project						
3	Project category	<As per Schedule of EIA Notification, 2006>					
4	Type of Institution	<Private / Government / Semi-Government>					
5	Project Proponent	Name					
		Regd. Office address					
		Contact number					
		e-mail					
6	Consultant	<Name, NABET Accreditation number and Validity.>					
7	Applied for	<New Greenfield Project / Modification / Expansion>					
8	Location of the project	<Survey / Gut number, Village, Taluka, District>					
9	Latitude and Longitude						
10	Plot Area (sq.m.)						
11	Deductions (sq.m.)						
12	Net Plot area (sq.m.)						
13	Ground coverage (m <sup>2</sup> ) & %						
14	FSI Area (sq.m.)						
15	Non-FSI (sq.m.)						
16	Proposed built-up area (FSI + Non FSI) (sq.m.)						
17	FSI area (m <sup>2</sup> ) approved by Planning Authority till date	<m <sup>2</sup> , number and date of approval letter>					
18	Earlier EC details with Total Construction area, if any.						
19	Construction completed as per earlier EC/ without EC (FSI + Non FSI) (sq.m.)						
20	<b>Previous EC / Existing Building</b>			<b>Proposed Configuration</b>			<b>Reason for Modification / Change</b>
	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	
21	No. of Tenements & Shops	(Existing + Proposed)					
22	Total Population						
23	Total Water Requirements CMD						
24	Under Ground Tank (UGT) location						
25	Source of water						
26	Sewage Generation CMD & % of sewage discharge in sewer line						
27	STP Capacity & Technology						

28	STP Location			
29	Solid Waste Management during Construction Phase	<b>type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>
		Dry waste		
		Wet waste		
		Construction waste		
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>
		Dry waste		
		Wet waste		
		E-Waste		
		STP Sludge (dry)		
31	R.G. Area in sq.m.	RG required –		
		RG provided on Mother earth		
		Total –		
		Existing trees on plot:		
		Number of trees to be cut:		
		Number of trees to be transplanted:		
		Number of trees to be retained		
		Number of trees to be planted:		
		a) In RG area:		
		b) In Miyawaki Plantation (with area);		
		Total Nos. of trees after development:		
32	Power requirement	During Operation Phase:		
		Details		
		Connected load (kW)		
		Demand load (kW)		
33	Energy Efficiency	a) Total Energy saving (%):		
		b) Solar energy (%):		
34	D.G. set capacity			
35	No. of 4-W & 2-W Parking with 25% EV			
36	No. & capacity of Rain water harvesting tanks /Pits			
37	Project Cost in (Cr.)			
38	EMP Cost	a) Construction Phase:		
		1.Capital Cost:		
		2.O& M Cost:		
		b) Operation Phase:		
		1.Capital Cost:		
		2.O& M Cost:		
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018			
40	Details of Court Cases/litigations w.r.t the project and project location, if any.			

**AGENDA**

Sr. No.	Name of Project	Statement No.	Category	Date	Time
1	Environmental Clearance for Residential project at S. No 220/1,2,3,4,5,6,7,8 S.No. 140/9,10, Village – Ghodbunder, Taluka - Thane, District- Thane by Prithvi Land Developers.	448852	EC	21/11/2023	10:00 AM Onwards
2	Environmental Clearance for Proposed Redevelopment of Existing Building, Plot. No 239/241/243, Charkop Mangal murti Co-op. HSG. Soc. RDP-08, Sector-03, Charkop, Kandivali (W), Mumbai by M/s. Vidisha Real Estate Developers Pvt Ltd.	449542	EC		
3	Environmental Clearance for Proposed Residential cum Commercial project at FP No. 311, 366,367,368,369 & 370, Panvel, Raigad by M.P. Associates.	446405	EC (EIA) (Violation)		
4	Environment Clearance for Proposed Residential Project “Omkara Pride” at Survey No. 43/1/1 and Survey No. 43/1/4 Koyanavelhe Tal. Panvel, Dist.: - Raigad by Omkara Enterprises.	413117	Compliance		
5	Environmental Clearance for Proposed Residential cum Commercial Development under Pradhan Mantri Awas Yojana (PMAY) by M/s. Panvel Municipal Corporation.	439102	EC		
6	Environment Clearance for proposed residential cum commercial building – “Sunraj Solitaire” on plot bearing, New S.No. 25 (Old S.No. 107), H.No. 9, 10, New S.No. 28 (Old S.No. 54), H.No. 3, 14 to 18, New S.No. 29 (Old S.No. 181), H.No. 1 to 4, 6, 7, 14, New S.No. 30, (Old S.No. 109), H.No. 1, Village Golivali, situated at Dombivali (E) Tal: Kalyan, Dist.: Thane by Vashdev Khushlani.	449551	EC		
<b>LUNCH BREAK</b>					1:30 PM- 2:00 PM
7	Environmental Clearance for Proposed Cluster Redevelopment Scheme as per Reg. 33(9) of DCPR 2034 in combination of 33(11) on part CTS of plots bearing C.T.S. No. 976, 978, 978/1 to 14, 979, 979/1 to 8, 981, 981/1 to 20, 982(pt), 986, 986/1 to 26, 987, 987/1 to 52, 989, 989/1 to 37, 1155, 1155/1, 1156, 1157, 1157/1 to 3, 1158, 1158/2 to 4, 1159, 1159/1,	449679	EC		2:05 PM Onwards

	1162 A & C of Village Vile Parle (West), Ansari Lane (Old Police Station Road), Vile Parle, Mumbai by SHREEPATI RISE ESTATE LLP.				
8	Environmental clearance for proposed Environmental clearance for proposed Residential cum commercial bldg. at plot bearing Old survey no. 476 (P) New Survey no. 120 Hisa no. 3, Next to Mira Darshan Bldg. MTNL Road. Mira Road (East) Tal. Dist. Thane. M/s. Mayfair Maru developers M/s. Mayfair Maru developers.	450039	EC		
9	Environmental Clearance for proposed expansion in EC of Data Center Project on plot having Plot No. EI-201, EI-201pt, EI201 Pt-1, EI-202 & EI-229, TTC Industrial Area, MIDC Mahape, Navi Mumbai by M/s. Ctrl (India) Pvt. Ltd.	448401	EC (EIA)		
10	Environment Clearance for Proposed addition and alteration of existing commercial building located at plot bearing CTS. Nos. 201-B/1 of village Goregaon, at Goregaon (East), Mumbai, by Neetnav Real Estate Pvt. Ltd.	417584	Compliance		
11	Environmental Clearance for Proposed residential cum commercial building "National Mount View" at Plot No. 14 & 15 of NAINA TPS-1, Village- Akurli, Taluka- Panvel, District- Raigad by M/s. Sea Queen Developers Pvt. Ltd.	449139	EC		
12	Environmental Clearance for Proposed Residential cum Commercial Building "Tricity Aspire" on Plot No.55, Sector.34A, Kharghar, Panvel, Raigad by M/s. Tricity Realty LLP.	449971	EC	<b>22/11/2023</b>	<b>10:00 AM Onwards</b>
13	Environmental clearance for Proposed Residential cum commercial building on Plot Bearing S.No.41, H.No. 1,2,3 & S.No.42, H.No. 6 & 7A at Village - Tisgaon, Taluka-Kalyan Dist-Thane by M/s. Sonawane Infrastructure Pvt. Ltd.	450260	EC		
14	Environmental Clearance for Proposed Data Center Project "BOM" at Survey No: 238/2, Part of Village Kalwa, Thane Belapur Road, by DIGITAL EDGE DC (INDIA) PRIVATE LIMITED.	449922	EC (EIA)		

15	Environment Clearance for Proposed Residential Project under the Slum Rehabilitation Scheme for 'Rahila Park S.R.A. C.H.S. (Ltd.) at Plot bearing C.T.S NO. 589, 590, 590/1 to 6, 591, 592, 592/1 to 12, 593, 593/1 to 3, 594, 594/1 to 37 of village Malad (East), Pathanwadi, Malad East, Mumbai by C B Enterprises.	413087	Compliance	
16	Environmental Clearance for proposed Residential cum Commercial project under SRA scheme on plot bearing C.T.S. No. 1102/D/2, 1111/A, 1111/B, 1112 & 1113 of Village Mulund East, T Ward, Mumbai, Maharashtra by M/s. Akshay Housing.	450312	EC	
17	Environmental Clearance for proposed development of Residential cum Commercial project on land bearing C.T.S. No. 112A, 112A/2 & 112A/3 of Hariyali (W) Village situated in S ward, Mumbai by M/s. K Raheja Corp Real Estate Private Limited.	450264	EC	
<b>LUNCH BREAK</b>				<b>1:30 PM- 2:00 PM</b>
18	Environmental Clearance for Proposed Amendment/Expansion in EC for Residential cum Commercial Project "Highland Haven" on plot bearing Old S. No. 73/17, 75/5 to 75/8, 80/1, 82, 81/3, 83/1/1, 83/1/2, 83/1/3, 83/1/3 pt., 83/2, 83/3pt., 83/3 pt. New S. No. 150/17, 152/5 to 152/8, 157/1, 159, 158/3, 160/1A, 160/1B, 160/1C, 160/1D, 160/2, 160/3B, 160/3C at village Balkum, Tal. & Dist. Thane by M/s. Siddhi Krish Developers.	450586	EC	<b>2:05 PM Onwards</b>
19	Environmental Clearance for proposed Building & Construction Project at Plot bearing S.NO. 50 (NEW), S.NO 61(OLD). H.NO 1A, H.NO 1B, H.NO 1C, Village: Saravali, Taluka: Palghar, Dist.: Palghar by M/s. Maitry Ramdev Associates & others.	436167	EC	
20	Environmental Clearance for Proposed Expansion of Residential Project "Bhakti Park" Located at CTS no. 1A/1, 1A/2, 1A/3, 1A/6 of Village Anik, Chembur (M-Ward), Wadala (E), Mumbai by M/s Ajmera Realty & Infra India Limited.	450233	EC (EIA)	
21	Environmental Clearance for proposed Residential Project with Retail shops at Village Temghar and Bhadvad, Taluka – Bhiwandi, District – Thane by M/s. Prakhhyat Dwellings LLP.	450660	EC	

22	Environmental Clearance for Proposed expansion in Redevelopment of Existing Building 25, 26, 27 Trilochan CHS Ltd. at S. No. 6(pt). C S No 11 (pt) of village Sion Koliwada of MHADA layout Situated at Sardar Nagar No 2, Sion Koliwada Mumbai by M/s. Shikara Constructions Pvt. Ltd.	449560	EC				
23	Environmental Clearance for Proposed Residential cum Commercial project on Plot bearing S. No. 124/1, 32/2, 33/1, 33/2 at Mouje – Usarghar, Dombivli East, Tal-Kalyan, Dist.-Thane by M/s. LAUKIK LIFESTYLES.	450471	EC	<b>23/11/2023</b>	<b>10:00 AM Onwards</b>		
24	Environmental Clearance for Proposed Residential cum Commercial project on Plot bearing S. No. 53/7A, 53/7B, 55/1, at Mouje-Sonarpada Tal-Kalyan, Dist.-Thane by M/s. SHREE BALAJI SUPERSTRUCTURE.	450687	EC				
25	Environmental Clearance for Proposed Slum Rehabilitation Scheme along with Sale component on plot bearing C.T.S. No. 91 of Village: Kurar & C.T.S. No.387, 387/1 to 24, 388, 388/1 to 53,389,389/1 to 9, 390A, 390A/1, 390C, 391A, 392 of Village: Malad (East) & C.T.S. NO. 598, 599, 599/1 to 15, 600, 600/1 to 3, 601, 602, 602/1 to 228 of Village-Pahadi Goregaon (East), Mumbai by M/s. Amity Constructions.	450773	EC (EIA)				
26	Environmental Clearance for Proposed Redevelopment of Residential Buildings at C.S No.110 of Mazagaum Division situated at Datta Mandir Road E-Ward, Mumbai by ALFA MANA REALTORS PRIVATE LIMITED.	435625	Compliance				
27	Environmental Clearance for Proposed Residential project on plot bearing (Old) S.no. 472 (new) S.no.147, H.no.5, at village - Navghar, Tal & Dist: Thane by M/s Axis Housing Pvt Ltd.	450524	EC				
28	Environmental Clearance for Proposed Slum Rehabilitation Scheme under DCR 33(10) for M/S Ayodhya Nagari SRA Co-op Housing Society Ltd.on plot bearing CTS no. 5608/1, 5608/A(pt) and 5621C Kole-Kalyan, Kalina, Santacruz(E), H-East, Mumbai by M/s. Blue Diamond Construction company & M/s. Steel Plant Pvt Ltd.	450780	EC				
<b>LUNCH BREAK</b>							
						<b>1:30 PM-2:00 PM</b>	

29	Environment Clearance for proposed development of residential buildings with shop line under "Pradhan Mantri Awas Yojna (PMAY)" scheme as per UDCPR 2020 on land bearing S. No. 145, 146, 147/1/A at village & Taluka Pen, District Raigad by Anish Properties Pvt. Ltd.	450785	EC	<b>2:05 PM Onwards</b>
30	Environment Clearance for Proposed Commercial Building on plot bearing No.- 31, Sector - 30A, at Vashi, Navi Mumbai by M/S. KSS Infra Heights Private Limited.	450799	EC	
31	Environment Clearance for proposed expansion of S.R.A Scheme for Mulund Ashirwad CHS Ltd. and Mulund Siddharth Nagar CHS Ltd. at plot bearing CTS No.755 (pt.) at village Mulund, R.P. Road, Mulund (W), Mumbai M/s. Riddhi Siddhi Corporation.	450682	EC (EIA)	

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**NEETNAV REAL ESTATE PRIVATE LIMITED**

Regd office: Acme Plaza, Andheri Kurla Road, Andheri (East), Mumbai – 400 059  
CIN - U45200MH2010PTC201611, Tel.: 022-42181111

To

Date: 13<sup>th</sup> Dec-2023

The Member Secretary  
State Expert Appraisal Committee - II  
Environment Department,  
15<sup>th</sup> floor, New Administration Building,  
Mantralaya,  
Mumbai – 400 032

**Subject:** Submission of reply to points raised during meeting - Environmental clearance for Proposed addition and alternation of existing commercial building located at plot bearing CTS. Nos. 201-B/1 of village Goregaon, at Goregaon (East), Mumbai, Maharashtra.

**Reference:** 220<sup>th</sup> SEAC II Meeting, Agenda Sr.No. 10, Dtd. 21<sup>st</sup> November 2023

Respected Sir,

This is with reference to Environmental Clearance for Proposed addition and alternation of existing commercial building project located at plot bearing CTS. Nos. 201-B/1 of village Goregaon, at Goregaon (East), Mumbai, Maharashtra.

With reference to above, we are submitting herewith point wise reply to queries raised during aforementioned meeting as under:

**Point no. 1: PP to submit revised HE remarks.**

**Reply:** We have applied for revised HE remarks from BMC, the copy of the application made is enclosed as **Annexure I**.

**Point no. 2: PP to obtain Tree NOC.**

**Reply:** We do not envisage any tree cutting/transplantation. However, as directed, we have submitted our application to Garden Department, BMC and the same is attached as **Annexure II**.

**Point no. 3: PP to provide entire mandatory RG area on mother earth and submit plan with calculation.**

**Reply:** We have provided entire mandatory RG area of 920.49 sq.m on ground and no part thereof is located on podium as mandated by NGT order dated. 13.09.2022. Plan indicating RG area with area dimension is submitted as **Annexure III**. Also, we are enclosing a certificate by Architect and an undertaking by PP certifying the same as **Annexure IV**.

**Point no. 4: PP to relocate OWC on ground.**

**Reply:** We have shifted OWC at ground level. Plan indicating revised location of OWC is enclosed herewith for your kind perusal as **Annexure V**.

**Point no. 5: PP to use municipal treated water tankers for making up cooling tower requirements.**

**Reply:** We hereby undertake that; we will utilise municipal treated water tanker to fulfil balance requirement of cooling tower.

In view of above, we trust that the above is to your satisfaction and request you to recommend our proposal for grant of Environment Clearance and oblige.

Thanking you,

Yours faithfully,

For Neetnav Real Estate Pvt. Ltd.

Authorized Signature

Encl: As above



Minutes of 274<sup>th</sup> Day 1 (Part A) meeting of SEIAA held on 08<sup>th</sup> January, 2024.

**Item no. 09**

**Proposal No.:-** SIA/MH/INFRA2/417584/2023

**Type of Project:** EC

**Subject-** Environment Clearance for proposed addition and alteration of existing commercial building located at plot bearing CTS. Nos. 201-B/1 of Village: Goregaon, at Goregaon (East), Mumbai, by M/s.Neetnav Real Estate Pvt. Ltd.

**Project Details-**

PP submitted the application for environment clearance to their proposed addition and alteration of existing Commercial building project having total plot area of 8,669.20 Sq.Mtrs., Total construction area of 49,218.94 Sq.Mtrs. and FSI area of 33,699.65 Sq.Mtrs. PP proposes to construct an Office building having maximum height of 69.60 Mtr. as mentioned at Sr.no. 20 of the project details.

Representative of PP was present during the meeting along with Environmental Consultant Aditya Environmental Services Pvt. Ltd. The details of project are as mentioned below:

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/417584/2023	
2	Name of Project	Proposed addition and alteration of existing commercial building at plot bearing CTS. Nos. 201-B/1 of village Goregaon, at Goregaon (East), Mumbai	
3	Project category	Category 8 (a) 'B'	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Vinod Narayanan
		Regd. Office address	Acme Plaza, Andheri Kurla Road, Andheri (East), Mumbai – 400 059
		Contact number	9819191644
		E-mail	<a href="mailto:Vinod.narayanan@sunpharma.com">Vinod.narayanan@sunpharma.com</a>
6	Consultant	Aditya Environmental Services Pvt. Ltd. Accreditation no: NABET/EIA/2225/RA 0262 Date of validity: 01.05.2025	
7	Applied for	New	
8	Location of the project	At plot bearing CTS. Nos. 201-B/1 of Village: Goregaon, at Goregaon (East), Mumbai, Maharashtra	
9	Latitude and Longitude	Latitude: 19 <sup>00</sup> '36.77" N Longitude: 72 <sup>05</sup> '16.42" E	
10	Plot Area (sq.m.)	8669.20	
11	Deductions (sq.m.)	1582.7	
12	Net Plot area (sq.m.)	7086.50	
13	Ground coverage (m2) & %	2751.73	
14	FSI Area (sq.m.)	33,699.65	
15	Non-FSI (sq.m.)	15,519.29	

  
Member Secretary

  
Chairman

Minutes of 274<sup>th</sup> Day 1 (Part A) meeting of SEIAA held on 08<sup>th</sup> January, 2024.

16	Proposed built-up area (FSI + Non FSI) (sq.m.)			49,218.94			
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date			FSI area: 33,699.65 sq.m Non FSI area: 15,519.29 sq.m GCBUA: 49,218.94 sq.m Application no: Concession approval no. P-9725/2021/(201)/P/SWARD/GOREGAON-P/S/3421/AMEND, dtd. 16.10.2023			
18	Earlier EC details with Total Construction area, if any.			Nil			
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)			FSI area: NA Non FSI area: NA GCBUA: NA			
20	<del>Previous EC</del> / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Office building	Lower Basement + Upper Basement + Ground + 6 UF	30.60 m	Office building	Lower Basement + Upper Basement + Ground + 16 UF	69.60	Existing structure include 1 office building of Lower Basement + Upper basement + Ground + 6 UF with amenities like club house, swimming pool etc which had received commencement certificate on 21 <sup>st</sup> July 2005. Hence the existing office building did not fall under the purview of Environment Clearance.

  
Member Secretary

  
Chairman

Minutes of 274<sup>th</sup> Day 1 (Part A) meeting of SEIAA held on 08<sup>th</sup> January, 2024.

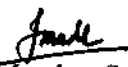
						Proposal pertains to addition 10 upper floors and alteration in existing building with provision of amenities like gym, robotic parking facility.
21	No. of Tenements & Shops		1 Office building, Robotic parking units, Gym			
22	Total Population		Total Occupants: 4790 nos.			
23	Total Water Requirements CMD		356 CMD			
24	Under Ground Tank (UGT) location		Lower basement			
25	Source of water		Supply from MCGM + Recycled water from STP + Tanker			
26	STP Capacity & Technology		STP Capacity: 65 KLD and 124 KLD Technology: Fluidized Media Bio-Reactor (FMBR) Technology and MBBR Technology			
27	STP Location		Upper basement			
28	Sewage Generation CMD & % of sewage discharge in sewer line		Sewage generation: 183 CMD % of sewage discharge in sewer line: Zero liquid discharge			
29	Solid Waste Management during Construction Phase		<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>	
			Dry waste	7.2	Will be segregated, and recyclable waste will be disposed of to authorized vendors.	
			Wet waste	10.8		
Construction waste	1450 cum	Surplus material will be disposed of as per C&D Waste Management Rules, 2016.				

  
Member Secretary

  
Chairman

Minutes of 274<sup>th</sup> Day 1 (Part A) meeting of SEIAA held on 08<sup>th</sup> January, 2024.

30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>
		Dry waste	527	will be segregated, and recyclable waste will be disposed off to authorized vendors.
		Wet waste	351	Proposed organic waste converter onsite.
		E-Waste	6340 kg/yr	E waste generated will be sent to MPCB authorised vendors.
		STP Sludge (dry)	7.32	The dried STP sludge, after appropriate drying, will be used as manure for gardening to the extent possible.
		Capacity of OWC to be installed:	1 no. of OWC of 350 Kg/d capacity	
31	R.G. Area in sq.m.	RG required – 1417.30 sq.m		
		RG provided on Mother earth- 1421.94 sq.m		
		RG provided on Podium – Nil		
		RG provided on basement/paved RG: 822.51 sq.m		
		Total: 2244.45 sq.m		
		Existing trees on plot: 30 nos.		
		Number of trees to be cut: Nil		
		Number of trees to be retained: 30 nos.		
		Number of trees to be transplanted: Nil		
		Number of trees to be planted: 251 nos. a) In RG area: 20 nos. b) In Miyawaki Plantation (with area): 432 nos.		
Total nos. of trees after the development: 482 nos.				
32	Power requirement	<b>During Operation Phase:</b>		
		<b>Details</b>	<b>Requirement</b>	
		Connected load (MW)	2974.54	
		Demand load (MW)	1783	
33	Energy Efficiency	a) Total Energy saving (%): 21.61%		
		c) Solar energy (%): 5.05%		
34	D.G. set capacity			
		<b>Particular</b>	<b>Capacity (KVA)</b>	<b>DG Sets (Nos)</b>

  
Member Secretary

  
Chairman

Minutes of 274<sup>th</sup> Day 1 (Part A) meeting of SEIAA held on 08<sup>th</sup> January, 2024.

		<b>Transformers</b>			
		Existing transformer	1600 1000	1 2	1600 2000
		Proposed transformers	2500	1	2500
		<b>DG sets</b>			
		Existing DG sets	600	2	1200
		Proposed DG set	625	1	625
35	No. of 4-W & 2-W Parking with 25% EV	<b>Parking details</b>	<b>Required (nos.)</b>	<b>Proposed (nos.)</b>	
		4-Wheeler	422	516	
		2-Wheeler	--	132	
		Transport Vehicle	6	6	
36	No. & capacity of Rain water harvesting tanks /Pits	<b>Particular</b>	<b>Tanks proposed (nos.)</b>	<b>Capacity (cmd)</b>	<b>Total capacity (cmd)</b>
		RWH Tank	1	75 cu.m	75 cu.m
37	Project Cost in (Cr.)	Rs. 100 Cr			
38	EMP Cost	<b>During Construction phase:</b> <ul style="list-style-type: none"> <li>Capital cost (Rs. in lacs): INR. 41.15 lac</li> <li>Recurring cost (Rs. In lacs): INR. 11.95 lac</li> </ul> <b>During Operation Phase:</b> <ul style="list-style-type: none"> <li>Capital cost (Rs. In lacs): INR. 365.45 lac</li> <li>Recurring cost (Rs. In lacs): INR. 45.94 lac</li> </ul>			
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	As per EMP			
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	Nil			

**SEAC Deliberation –**

PP informed that the project is a commercial building project under the jurisdiction of Municipal Corporation of Greater Mumbai (MCGM). PP also informed that the project site under reference falls under commercial zone as DP remarks of MCGM.

  
Member Secretary

  
Chairman

Minutes of 274<sup>th</sup> Day 1 (Part A) meeting of SEIAA held on 08<sup>th</sup> January, 2024.

PP submitted that the project had received commencement certificate on 21/07/2005 for built up area of 13,049.45 Sq.Mtrs. PP submitted that as the commencement certificate received before EIA Notification, 2006; they have started & completed construction of building with configuration of Lower Basement + Upper basement + Ground + 6 UF with amenities like club house, swimming pool etc. with built up area of 13,049.45 Sq.Mtrs. PP further submitted that they had received occupation certificate dated: 10/10/2007 to the building from MCGM.

PP submitted that due to applicability of DCPR,2034, the plot potential is increased, therefore, they have submitted proposal under consideration for environment clearance by proposing vertical extension of existing commercial building by addition of 10 floors and amendments in the existing building with provision of additional amenities like club house, Gym and robotic parking provisions. PP also submitted that they will follow guidelines of dust mitigation issued by planning authority/state government during construction of the project.

PP submitted that the project was earlier considered in 199<sup>th</sup> & 213<sup>th</sup> SEAC-2 meeting held on 16.03.2023 & 29.08.2023 respectively, wherein, the project was deferred with some compliance points raised. Now, PP submitted compliance of earlier meetings.

The project proposal was discussed on the basis of presentation made and documents submitted by the proponent along with environmental consultant Aditya Environmental Services Pvt. Ltd. All issues related to environment including air, water, land, soil, ecology and biodiversity and social aspects were discussed. Committee noted that the project is under Category 8(a) B2 of EIA Notification, 2006. Consolidated Statements, Form-1, 1A, presentation, Synopsis of Compliances & plans submitted are taken on the record.

**During discussion following points emerged:**

- 1.PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all mandatory/required RG on mother earth as Hon'ble Supreme Court Order.
- 2.PP to submit following NOCs & remarks:
  - a) Revise Water Supply NOC; b) SWD NOC; c) Final CFO NOC; d) Tree NOC; e) Civil aviation NOC.
- 3.PP to deduct the area of services from RG area.
- 4.PP to explore to use treated water from adjoining projects/ MCGM for HVAC system in project instead of use of tanker water.
- 5.PP to submit bifurcation of mitigation measures along with their cost for reducing air pollution and submit revised EMP of construction phase accordingly.

**Recommendations of SEAC-**

In view of above discussion and subject to compliance of above points the proposal is recommended to SEIAA for grant of Environmental Clearance.

  
Member Secretary

  
Chairman

**Deliberation in SEIAA-**

Proposal a new construction project. Proposal is recommended by SEAC-2 in its 220<sup>th</sup> meeting for grant of Environment Clearance for total plot area of 8,669.20 Sq.Mtrs., Total construction area of 49,218.94 Sq.Mtrs. and FSI area of 33,699.65 Sq.Mtrs.

During the meeting, SEIAA asked PP regarding the provision of RG. PP submitted that, they have provided mandatory RG having area of 1417.30 m<sup>2</sup> on mother earth without any construction. SEIAA asked PP to submit area undertaking to that effect. PP submitted the same dated 06.01.2024.

SEIAA also asked PP to submit undertaking regarding the complying the SEAC conditions. PP submitted the same dated 04.01.2024.

SEIAA after deliberation decided to grant EC for-FSI- 33,699.65 m<sup>2</sup>, Non FSI-15519.29 m<sup>2</sup>, total BUA-49218.94 m<sup>2</sup>. (Plan approval No- Concession approval no.P-9725/2021/(201)/P/SWARD/GOREGAON-P/S/3421/AMEND, dtd. 16.10.2023)

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

1. PP has provided mandatory RG area of 1417.30 m<sup>2</sup> on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. 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.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.
5. SEIAA after deliberation decided to grant EC for-FSI- 33,699.65 m<sup>2</sup>, Non FSI-15519.29 m<sup>2</sup>, total BUA-49218.94 m<sup>2</sup>. (Plan approval No- Concession approval no. P-9725/2021/(201)/P/SWARD/GOREGAON-P/S/3421/AMEND, dtd. 16.10.2023)

**SEIAA Decision-**

SEIAA after deliberation decided to grant Environment Clearance.



*[Handwritten Signature]*

Member Secretary

*[Handwritten Signature]*

Chairman