

**Agenda of 249th Meeting of State Level
Expert Appraisal Committee-2 (SEAC-2)**

Date: 29th & 30th September & 1st October, 2025

Time: 04:00 PM Onwards.

Venue: Meeting through Video Conferencing.

| Procedure to be followed to conduct SEAC-2 meeting | | |
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| 1. | | PP/ consultant to send soft copy of presentation and documents mentioned in Sr.no. 2 through e-mail id mentioned in Annexure –A & also send hard copies of the same before 5.00 pm on date 27.09.2025- PP /Consultant are also requested to send contact details (email/mobile number) of persons (Maximum 4 i.e. 2 Nos. from PP side & 2 Nos. from Consultant side) going to attend the meeting to <u>mhseac.2@gmail.com</u> before 5.00 pm on date mentioned above. |
| 2. | A | PP to include slide showing distance of the site from ESZ/ESA/CPA/SPA as per recent order passed by Hon'ble NGT on 09.08.2024 |
| | B | PP and consultant to submit joint certificate mentioning the document /data submitted an Parivesh Portal (MoEFCC) and Submitted /presented to the SEAC-2 are same, if any variation is observed the PP and consultant will be solely responsible for the same. |
| | C | PP to Submit/ attach detailed plagiarism report with the EIA report. |
| | D | PP to include detailed comparison with respect to the heat island effect before and after the project implementation. |
| 3. | A | Duly filled / signed Form-1 and 1A 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 timeline 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 within 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. |

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| | 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. (e) 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. |
| 4. | | PP to ensure to deposit scrutiny fees as per important notice published on 10th November,2020 by SEIAA on ec.ecmpcb.in website & include details of the same in the presentation of the project. |

Annexure-A

| Sr. No. | Name | Email I'd |
|---------|------------------------|--|
| 1 | Shri. Sudhir Khanapure | khanapure.sudhir@gmail.com |
| 2 | Mr. Ramesh Bambale | rbbambale@gmail.com |
| 3 | Dr. Ganesh Rasal | drganeshrasal@gmail.com |
| 4 | Dr. Nitin Labhane | drnitinmlabhane@gmail.com |
| 5 | Shri. Abhay Pimparkar | mhseac.2@gmail.com |
| 6 | Shri. Vishal Madane | mhseac.2@gmail.com |

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|-----------------------------|---|--|------------------------|-----------------------------|---------------|-----------------------------|---------------------|--|------------------|--|
| 22 | No. of Tenements & Shops | (Existing + Proposed) | | | | | | | | |
| 23 | Total Population | | | | | | | | | |
| 24 | Total Water Requirements CMD | | | | | | | | | |
| 25 | Under Ground Tank (UGT) location | | | | | | | | | |
| 26 | Source of water | | | | | | | | | |
| 27 | Sewage Generation CMD & % of sewage discharge in sewer line | | | | | | | | | |
| 28 | STP Capacity & Technology | | | | | | | | | |
| 29 | STP Location | | | | | | | | | |
| 30 | Solid Waste Management during Construction Phase | type | Quantity (Kg/d) | Treatment / disposal | | | | | | |
| | | Dry waste | | | | | | | | |
| | | Wet waste | | | | | | | | |
| | | Construction waste | | | | | | | | |
| 31 | Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed | Type | Quantity (Kg/d) | Treatment / disposal | | | | | | |
| | | Dry waste | | | | | | | | |
| | | Wet waste | | | | | | | | |
| | | E-Waste | | | | | | | | |
| | | STP Sludge (dry) | | | | | | | | |
| 32 | R.G. Area in sq.m. | <table border="1"> <tr> <td>RG required –</td> </tr> <tr> <td>RG provided on Mother earth</td> </tr> <tr> <td>Total –</td> </tr> </table> | | | RG required – | RG provided on Mother earth | Total – | | | |
| 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: | | | | | | | | |
| 33 | Power requirement | During Operation Phase: <table border="1"> <tr> <td>Details</td> <td></td> </tr> <tr> <td>Connected load (kW)</td> <td></td> </tr> <tr> <td>Demand load (kW)</td> <td></td> </tr> </table> | | | Details | | Connected load (kW) | | Demand load (kW) | |
| Details | | | | | | | | | | |
| Connected load (kW) | | | | | | | | | | |
| Demand load (kW) | | | | | | | | | | |
| 34 | Energy Efficiency | a) Total Energy saving (%): b) Solar energy (%): | | | | | | | | |
| 35 | D.G. set capacity | | | | | | | | | |
| 36 | No. of 4-W & 2-W Parking with 25% EV | | | | | | | | | |
| 37 | No. & capacity of Rainwater harvesting tanks /Pits | | | | | | | | | |
| 38 | Project Cost in (Cr.) | | | | | | | | | |

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| 39 | EMP Cost | a) Construction Phase: 1. Capital Cost: 2. O& M Cost: b) Operation Phase: 1. Capital Cost: 2. O& M Cost: |
| 40 | CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018 | |
| 41 | Details of Court Cases/litigations w.r.t the project and project location, if any. | |

AGENDA

Day 1 – 29/09/2025

| Sr. No | Name of Project | Statement No. | Category | Date | Time |
|--------|--|---------------|----------|------------|------------------|
| 1. | Proposed Expansion and Amendment of "Mangesh Dazzle II" Residential cum Commercial Project at S No 28, H No 1/B, 2,1/D at Village Chole and S NO 69 H No 3 at Village Kanchangaon, Dombivali (E), Taluka Kalyan, District Thane (Maharashtra) by Kalyan Development Corporation | 502804 | B2 | 29/09/2025 | 04:00 PM Onwards |
| 2. | Application for EC for the proposed Redevelopment of Residential buildings of Shree Hind CHSL at plot bearing CS No. 23 of Sion division, Mumbai 400022 by M/s. TEN X REALTY LIMITED | 528659 | B2 | | |
| 3. | Proposed Residential with shopline project for Expansion at S.No.73 H.No.1,3; S.No.74 H.No.12,13, 14/2, 15; S.No.75 H.No.1,2; S.No.72B H.No.21, 22, 23, 24, 26, Village - Chulne, Vasai (W), Dist. Palghar, Maharashtra by M/s. Homage Developers and Others. | 514948 | B2 | | |
| 4. | Residential Project at Ace Colony, Kondkarwadi, Veer Savarkar Nagar Marg, 443/1,32/2,32/3,35/1/2 AND 35/14 Village – Virar, Taluka – Vasai, District – Palghar. Maharastra by M/s Laxmi Associates | 468103 | B2 | | |
| 5. | Residential cum shopline project at Land bearing S.No.163/1/ A & S.No.169 at Village-Chandrapada, Tal-Vasai, Dist-Palghar , Maharastra by M/s Shantee Realtor | 494578 | B2 | | |
| 6. | Proposed Expansion of proposed development on plot bearing Survey Nos. 53/1, 55/2, 70/1/A/1, 70/1/A/3, 70/2/A, 70/4 (pt.), 70/6 (pt.), 70/7(pt), 70/8 (pt) ,70/9/B, 71/1/A/I/I, 71/1/A/I/3, 71/2,71/3/A/2 & 511/A(pt) at Pokhran Road No.2, Panchpakahdi, Thane (West) by Tapir constructions ltd. | 470327 | B1 | | |
| 7. | Proposed residential project at S. No. 412/2/A, 413/2, 422/2, 423/2, 425/2, 426/A, 428/1, 440/1/A & 484, Village: Panchpakhadi, Tal. & District: Thane, Maharashtra by Ajay Ashar | 497896 | B2 | | |
| 8. | Amendment/Expansion in EC for commercial project (IT/ITES, Data Centre), DG and GIS buildings known as “Gigaplex - It Park” on Plot No. IT – 5 at Airoli Knowledge Park, MIDC, Village Dighe, Tal:- Navi Mumbai, Dis:- Thane, Maharashtra by M/s Gigaplex Estate Pvt. Ltd. | 540748 | B1 | | |
| 9. | Environment Clearance for proposed Residential and Commercial Building and EWS Building on plot bearing C.T.S No. 165 A/1 to A/6 of village Goregaon, Goregaon (West), Mumbai, ODC by Satguru Corporate Services Private Limited | 527185 | B1 | | |
| 10. | Proposed Data Centre Project by M/s. Raiden InfoTech India Private Limited located at GEN-2/1/A/1 MIDC Road, D Block Turbhe MIDC, TTC Industrial Area, Navi Mumbai | 531703 | B2 | | |

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| 11. | Proposed Residential cum Commercial Project - Gami Arisa & Gami Adara at Plot 3-1B & 3-1C, Sector 18, Vashi, Navi Mumbai by Narayani Trexim Private Limited | 500250 | B2 | | |
| 12. | Proposed Residential Cum Commercial Building on Plot – 62, Sector – 34 A, Kharghar by M/s. Gami and Krishna Enterprises LLP. | 545526 | B2 | | |
| 13. | Environment Clearance for DR G D POL General-cum-multi super specialty Hospital and Research Centre (Institutional Building) at Plot no. 19, Sector 4, Kharghar, Navi Mumbai-410210 By Nimisha Prakash Mhatre Foundation. | 546547 | B2 | | |
| 14. | Environmental clearance for expansion in SR Scheme on plot bearing CTS no. 610/A/7(pt) & 615(pt), 615/1 to 3, Sai Baba Nagar, Ali Yawar Jang Marg, Bandra(E), Mumbai-51 for “Ganesh Darshan Sahakari Griha Nirman Sanstha (Ltd.) under Reg. 33(10) and plot no 03 bearing CTS no 611(pt) Tapodhan Nagar, Ali Yawar Jang Marg, Bandra(E), Mumbai-51 for Dalit Hitwardhak Sahakari Griha Nirman Housing society Ltd.(Bhim Prerana Bldg.)” under Reg. 30(A) of DCPR 2034 by M/s. Super Construction Company. | 546267 | B2 | | |
| 15. | Proposed redevelopment of “Dhuleva One50” at Plot bearing C S No. 418, 419 and 420 of Malabar Hill Division, situated at Babulnath Road, Mumbai – 400007 | 546568 | B2 | | |

Day 2 – 30/09/2025

| Sr. No | Name of Project | Statement No. | Category | Date | Time |
|---------------|---|----------------------|-----------------|-------------------|-------------------------|
| 1. | Proposed development of Combined Classroom, Library Building, Girls & Boys Hostel building and Amphitheatre/ Open Air Theatre by INDIAN MARITIME UNIVERSITY | 501316 | B2 | 30/09/2025 | 04:00 PM Onwards |
| 2. | Proposed Redevelopment of Chawl No. 1 to 7 Dindoshi Shivneri Co.op Hsg Soc. plot bearing CTS Nos. 827 (Pt.) at Village Malad, Khadakpada, Malad (E), Mumbai 400097 by NANDKISHORE M BHANDARI | 471998 | B2 | | |
| 3. | Proposed Commercial Development of PPL Reservation on plot bearing C.T.S. No. 140 & 141 of village Kurla - 4, (L-Ward) under Accommodation reservation at LBS Road, Kurla (west), Mumbai- 400 070 by HORIZON PROJECTS PRIVATE LIMITED | 514183 | B2 | | |
| 4. | Application for Amendment and Expansion in EC for the development of Residential building project on plot bearing CTS No. 175 D of village Kirol, Ghatkopar, Mumbai, Maharashtra by M/s. D. S. DEVELOPERS | 466858 | B2 | | |
| 5. | Proposed joint redevelopment of residential building named as “SHREE SAI RATNA” at Plot no 5, 7, 8, 9 & 10 , Nerul tarf Khairne, district-Thane by M/s. Shree Sai Developers | 542321 | B2 | | |
| 6. | Application for EC for proposed Commercial (Hotel) project at Pokhran Road No.1, village Majiwade, Tal. & Dist. Thane Maharashtra by M/s. Purplecarrot Food Curators LLP. | 503605 | B2 | | |
| 7. | Application for EC for proposed Residential cum Commercial building project on Plot Bearing S.No. 102/B/1 at village Mumbra, Taluka & District Thane, Maharashtra by M/s. MEK Construction (India) Limited. | 534970 | B2 | | |
| 8. | Proposed Expansion of mixed-use project at Mahim Division, Part of Lower Parel Division & Proposed Amalgamation for Extension of Kamgar Nagar No.2 SRACHS(Prop) situated on Mahim Division & plot under the Junction of New Prabhadevi Road & Elphinstone Road in G/S Ward, Along with the Amalgamation of Adjacent Municipal Plots of Mahim & Lower Parel Division, at N. M. Joshi Road, Worli, Mumbai, in G/S Ward, By M/s. Sky Lark Buildcon Pvt Ltd. & M/s. Shree Vrunda Enterprises Pvt Ltd. (Jointly) | 550421 | B1 | | |
| 9. | Proposed residential cum commercial development on Plot bearing CTS no 1 of Village Majas, CTS no 510 of Village Oshiwara situated at Prabhat Estate , off S.V.Road, Jogeshwari (west) Mumbai 400102 by M/s. Lodha Developers Limited | 549615 | B2 | | |
| 10. | Proposed Cluster Development scheme under Reg. 33(9) of DCPR 2034, a joint development between M/s Mahindra Lifespace Developers Ltd. & Livingstones Infra Pvt. Ltd. on | 546721 | B2 | | |

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| | the Plot bearing C.S. No. 1863 of Byculla Division situated at Mohammad Shahid Marg, Meghraj Shethi Marg, Madhavrao Gangan Marg & Red Cross lane, Agripada, E-Ward, Mumbai- 400011 by Girish Menon | | | | |
| 11. | Proposed Residential Building Development at Survey No. 85, Rohinjan, Panvel, Dist-Raigad by M/s. SATYAM DEVELOPERS. | 546751 | B2 | | |
| 12. | Proposed Redevelopment of Commercial Building located at plot no. 38, Sector – 15, at C.B.D, Navi Mumbai by M/s. Regency Infrabuild LLP. | 546518 | B2 | | |
| 13. | Proposed development on Plot bearing CTS no 1 of Village Majas, CTS no 510 of Village Oshiwara situated at Prabhat Estate , off S.V.Road, Jogeshwari (west) Mumbai 400102 by M/s. Lodha Developers Limited. | 546801 | B2 | | |
| 14. | Environmental clearance for Expansion in “Residential Project” at F. P. No. 1211 of T.P.S. IV, Mahim in G/North Ward, Prabhadevi, Mumbai - 25. Proposed by M/s. Twenty-Five South Realty Ltd | 546617 | B1 | | |

Day 3 – 01.10.2025

| Sr. No | Name of Project | Statement No. | Category | Date | Time |
|---------------|---|----------------------|-----------------|-------------------|-------------------------|
| 1. | Urban Renewal Scheme (URS-1) - Urban Renewal Cluster (URC) 1 & 2 of URP-12 at Kisan Nagar, Thane by Cidco | 550865 | B1 | 01/10/2025 | 04:00 PM Onwards |
| 2. | Application for Prior Environment Clearance for Proposed PMAY Scheme for Economically Weaker Section (EWS) involving Residential & Commercial development located on Plot bearing Survey No.98/A, 98/B & 99 at Village-Belavali, Kulgaon Badlapur, District: Thane proposed by Kulgaon Badlapur Municipal Council | 525034 | B2 | | |
| 3. | Pradhan Mantri Awas Yojana (PMAY) Housing Scheme with Shops & Truck Terminal Facility at Plot No. 1A, of Sector 19 Vashi, Taluka & District Thane, State Maharashtra by M/s. City and Industrial Development Corporation of Maharashtra Limited (CIDCO). | 524837 | B1 | | |
| 4. | Development of Municipal Staff Quarters on plot bearing CTS No. 1 (pt) & CTS No. 3 (pt), Village Deonar, M/East ward, Taluka & District: Mumbai, State: Maharashtra, India by Brihanmumbai Municipal Corporation (BMC) | 539563 | B1 | | |
| 5. | Pradhan Mantri Awas Yojana (PMAY) Housing Scheme at Plot No. 1, Sector 29 Taloja, Taluka: Panvel, District: Raigad, Maharashtra by M/s. City and Industrial Development Corporation of Maharashtra Limited (CIDCO) | 525464 | B1 | | |