

**Agenda of 263rd Meeting of State Level
Expert Appraisal Committee-2 (SEAC-2)**

Date: 29th & 30th December, 2025

Time: 10:00 AM Onwards.

Venue: Meeting through Video Conferencing.

Procedure to be followed to conduct SEAC-2 meeting		
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 24.12.2025- 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.

		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

PP to submit the Brief Information about the project in following format in Soft Copy (MS Word), through e mail to mhseac.2@gmail.com

[illegible]

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.)									

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 – 29/12/2025

Sr. No	Name of Project	Statement No.	Category	Date	Time
1.	The Proposed redevelopment of "Oshiwara Royal Sand CHS" On plot bearing CTS No.1(pt), 31(pt), 33,34(pt), 35(pt), 36(pt) and 39(pt), of Village - Oshiwara, Oshiwara MHADA layout, Andheri(w), Mumbai by Lotus Developers.	549041	B2	29/12/2025	10:00 AM Onwards
2.	Proposed Redevelopment under clause 33(6) and 20(B) of Mcgm DCPR 2034 of Existing Building Known as Vellard View premises Co.op.Hsg. Soc. Ltd. property Bearing C.S. No. 12 / 738 at Malabar hill Division, Tardeo Road , Mumbai by M/s Alpha Corp Bombay Projects private limited	554277	B2		
3.	Proposed Logistic Project at Survey No. 54/5, 72/3/A, 72/4, 72/5/A/6, 72/7, 73/1, 73/2/2, 73/3, 73/5, 74/1, 74/2, 74/3/A, 74/3/B, 74/5, 76/2, 76/3, 96/4, 96/5, 96/6, 96/7/A, 96/7/B, 96/8/A/1, 96/8/A/2, 96/9, 97/1, 97/2, 97/3, 97/4, 97/5, 97/8/A, 97/8/B, 97/8/B/2, 97/8/C, 97/9, 177 of village Bhokari and survey No. 119/1/A, 6/1 of village Dohale, Bhiwandi, Dist-Thane by M/s. Dohale Ruby Private Limited	552560	B2		
4.	Proposed redevelopment of existing Barracks Tent. No. 641 to 720 known as Shree Adarsh Co-Operative Housing Society Ltd. on plot no. SG7 on C.T.S. No. 1 (pt.) of village Oshiwara at on of Oshiwara sanctioned MHADA Layout, at Oshiwara Jogeshwari (W), Mumbai by M/s Sunbeam High-tech Developers Pvt Ltd.	553582	B2		
5.	Application for EC for proposed Redevelopment of "Ganesh Niwas CHS Ltd." on plot bearing T. No. 11, C.T.S. No. 107/A/3 of Village Thane, situated at Jodhali Baug Road, Near Ganesh Cinema, Charai, Tal. & Dist. Thane, Maharashtra by M/s. Larkins Construction.	552350	B2		
6.	Environment Clearance for proposed Slum Rehabilitation Scheme under Reg. 33(10) of DCPR-2034 on plot bearing CTS Nos. 1322/ 1 (pt.) and 1376/ 1 (pt.) of Village Versova situated at Juhu, Versova Link Road, Andheri West, Mumbai in K-West Ward by M/s Skyscraper Realty Pvt. Ltd (Formerly Known as Oneup Developers Pvt. Ltd.)	557882	B2		
7.	Proposed Expansion of Commercial Building No. 2 Wing B of the Mixed-Use Project Located on Plot Bearing C.T.S. Nos. 95/4B/1, 95/4B/2, 95/4B/3 & 95/4B/4 of Village Dindoshi & C.T.S. No. 590 A/A/1, 590A/E1/2A, 590A/E1/2C, 590A/E1/2D, of Village Pahadi Goregaon, Off Western Express Highway at Goregaon (East), Mumbai. By M/s. Oberoi Realty Limited	558535	B1		

8.	Environment Clearance for Proposed Residential cum Commercial building on Plot-29, Sector 47, at Dronagiri, Navi Mumbai by M/S. HI-TECH INFRAPROJECTS (INDIA) PVT. LTD	558616	B2		
9.	Application for EC for proposed Logistics Park (Warehouse & Allied Facilities) project at Plot No. 201, 202, 203, 204, 205 of Sector 2 and Plot No. 306, 307 & 308 of Sector 3, SEZ Processing Zone/ FTWZ in JNPA SEZ Area, Uran and Dist. Raigad, Maharashtra-400707 by M/s. WOLP II Warehouse VIA Private Limited.	558713	B1		
10.	Proposed expansion & amendment in Commercial Building and development of Accommodation Reservation of Hospital (RH1.2) as per provisions under Reg. 17(1), Reg. 30 (A) and 33 (19) of DCPR 2034 on land bearing CTS No. 454/G and 456 of Village Pahadi Goregaon, at Goregaon (East), Mumbai in P/S Ward by M/s.Romell Real Estate Pvt. Ltd.	558925	B2		
11	Application for Amendment and Expansion in EC for Residential cum Commercial project “Highland Residency Phase II” at village Dhokali, Thane, Maharashtra by M/s. Siddhi Real Estate Developers.	559135	B1		
12	Proposed Expansion in Residential cum Commercial development on land bearing S.No. 475 (old)/2, 5PT at village-Bhayandar, Tal. & Dist.- Thane, by M/s. Shubh Realty	559113	B2		
13	Proposed Development of Storage Building (Warehouses) at GAT NO 5/1(P), 10/1/A, 10/1/B, 10/1/C(P), 10/1/D(P), 10/2, 10/3(P), 21/1/A(P), 21/1/B(P), 22/1/A(P), 22/1/B(P), 22/1/C(P), 22/1/D, 23/1(P), 23/2, 23/3, 23/4, 23/5, 23/6, 23/7/A, 23/7/B(P), 23/8, 23/9, 23/12(P), 24/1(P), 24/2/A(P), 24/2/B(P), 24/2/C, 24/3, 24/4, 24/5(P), 24/6(P), 26/4(P), 31/4(P), 31/6(P), 32(P), 35/1/B(P) AT VILLAGE : KASNE , TALUKA : BHIWANDI , DIST. : THANE by M/s. Shree Narayan Logitech LLP	559226	B2		
14	Proposed Residential Cum Commercial Building on Plot No. - 34 & 35, Sector - 09, Koparkhairane, Navi Mumbai by M/s. Lal Gebi Ventures Private Limited	560444	B2		
15	Proposed building and Construction project at S. NO. 220, CTS Nos. 18, Village : Malad (E), Taluka : Borivali , Dist. : Mumbai Suburban , Maharashtra , by M/s Vithu Mauli Developers Pvt.Ltd.	560437	B2		

Day 2 – 30/12/2025

Sr. No	Name of Project	Statement No.	Category	Date	Time
1.	Proposed Amendment & Expansion in Residential cum Commercial Development at plot bearing C.T.S. No. - 216 A & C (part) of Ador Welding, J. B. Advani Mills, Opp. Asian paints Factory, L. B. S. Road, Bhandup, Mumbai, by M/s. Godrej Properties Ltd	556169	B1	30/12/2025	10:00 AM Onwards
2.	Proposed Commercial and Residential buildings on land bearing S.NO. 566/1A (PT), 566/6 (PT), 566/9 (PT) (OLD), 219/1A (PT), 219/6 (PT), 219/9 (PT) (NEW), village Bhayandar, Tal. & Dist. Thane, by M/s. Tritonia Buildcon and Infra Pvt. Ltd.	560415	B2		
3.	Proposed Residential cum Commercial Building "Bhaveswar Phoenix" on plot no. 24, Sector 26 at Pushpak Nagar, Ulwe, Navi Mumbai, Maharashtra by M/s. Pristine Pillars LLP	560442	B2		
4.	Slum Rehabilitation Scheme at plot bearing CTS No. 32 (pt.), 33, 35, 37, 37/1 to 85, 38, 39(pt.), 42, 42/1 to 81 Village: Kandivali, Behind Poisar Depot, Taluka: Borivali, District: Mumbai, State: Maharashtra – (400067) India by M/s. RAGHU LEELA REALTORS PVT. LTD.	560864	B2		
5.	Proposed Warehouse/ Logistics/ Industrial Storage building for “Non-polluting industries (Packing/ Repacking and Storage Industrial/ Automotive Parts & Space, Apparels & Fashion Products, Home furnishing products, FMCG Products, Medicines, Medical Equipment, Surgical items, Tyres, paints, Modular Furniture Home Decor, Books & Accessories Electrical Products and Spares etc.), by Big Space Ventures Logistics Pvt. Ltd	484713	B2		
6.	Proposed Residential cum Commercial Building project “Millennium Courtyard” on Plot no.28, Sector 17, Khanda Colony, New Panvel (W), Taluka Panvel, District Raigad, Maharashtra by M/s. Millennium Infra	540876	B2		
7.	Residential and Commercial Project 'Aryan One' by Konark Life Spaces	465119	B2		
8.	Proposed Redevelopment of the property bearing C.S. No. 241, 242 & 243 of Tardeo Division, situated at 275/279. Bellasis road , “D” War, known as Umer Jamal Compound by Neelkamal Realtors And Builders Pvt Ltd	509648	B2		

9.	Proposed Residential Cum Commercial Buildings for CTS No. 3089A/3/1 & 3089A/3/2, Ali Yavar Jung Marg, Off. Western Express Highway, Dahisar Check Naka, Dahisar (E), Mumbai – 400 068 By M/S. Chamunda Automobiles And Shri. Rakesh Gopal Shetty (CA To Owner)	466161	B2		
10.	Proposed Residential with shopline Buildings for EWS / LIG tenements on Plot Bearing S.No.258, H.No.1 at Village-Achole; Taluka- Vasai; District-Palghar, Maharashtra by M/s. Shree Mahavir Developers	458992	B2		
11.	Proposed Commercial building on plot bearing CS no. 1/266 of Lower Parel division, at Ganpatrao Kadam Marg, Lower Parel, Mumbai State: Maharashtra, India by M/s SILA OFFICES PRIVATE LIMITED	554170	B2		
12.	Proposed building and construction project at C. T. S. No. 2841 (Part) of village malvani, at Malad-Marve Road, Malad (West), Mumbai-400095 by M/s. Stans Buildtech Realcon.	553145	B2		
13.	Proposed Residential Redevelopment Project at CTS No. 226, 405, 405/1 to 8, Village Malad (S), Dadasaheb Karkhanis Marg, Near Nutan Ayojan Nagar, Malad (W), Mumbai – 400064 by CHAITANYA DEVELOPERS	550040	B2		
14.	Environment Clearance for Proposed Eco Tourism-Vasahat & Beach Resort on GUT No. 2444/1, 2444/2, and 1452/1 at village Nagon, Tal. Alibaug, Dist. Raigad, Maharashtra by CALCITE PROPERTIES DEVELOPERS PRIVATE LIMITED	554279	B2		
15.	Proposed commercial building development as “Flora Headquarters” at C.T.S. Nos. 7738 Shanti Nagar, Kalina, Vakola, Santacruz East, Mumbai, 400055, Maharashtra by M/s. Victory Realtors Pvt. Ltd.	551580	B2		
16.	Application for EC and CRZ Clearance for the proposed redevelopment of Residential Project on Plot Bearing C.S No. 352, of Village Malabar Hill, Narayan Dabholkar Road, Mumbai by M/s. K Raheja Corp Real Estate Pvt. Ltd.	556554	B2		
17.	Amendment and Expansion in EC for Residential cum Commercial project (for Plot 1 to 3 with expansion in area) on plot bearing S. No. 209B, 246 to 253, 255 to 270 at village Juchandra, Taluka-Vasai, District-Palghar, Maharashtra by M/S. SEALINK CONSTRUCTION COMPANY PVT. LTD.	558322	B1		