

**Agenda of 258th Meeting of State Level
Expert Appraisal Committee-2 (SEAC-2)**

Date: 28th & 30th November, 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 25.11.2025- 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

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 – 28/11/2025

Sr. No	Name of Project	Statement No.	Category	Date	Time
1.	Proposed Expansion in Environmental Clearance and CRZ Clearance for Residential & Commercial project “Rustomjee Urbania” at Majiwade, Thane (w), Maharashtra by M/s. Kapstone Construction Pvt. Ltd.	502913	B1	28/11/2025	10:00 AM Onwards
2.	Proposed Slum Rehabilitation Scheme on land bearing C.T.S. no. 215 (PT), 219(PT), 220,221,221/1 to 4,222,222/1 to 2, 223,223/1 to 2,224,224/1,224/3,224/4,241,241/1 (PT),2,4,&5 (PT),242(PT),260(PT) & 284 (PT) of village Magathane, Borivali, Mumbai Suburban District, Magathane, Borivali (E), Mumbai-400066, by M/s. Shreenath Realtors	551969	B2		
3.	Proposed Redevelopment of Residential Society Buildings Deccan Apartment on the Plot bearing CTS No. D/1079B of Bandra Village, Mumbai, Maharashtra by M/s. Puravankara Limited	551208	B2		
4.	Proposed construction for INDUSTRIAL & STORAGE PROJECT, S.NO.-232, H.NO-2, 3, S.No.-233, H.No.1, 2, 3, 4 & S. No 246 H. No. 1, 2, Village- Pelhar, Vasai (East), Taluka- Vasai, District- Palghar.Haresh N. Sanghavi by V D Infratech Pvt Ltd.	549253	B2		
5.	Environmental Clearance for proposed expansion of Residential Building on land bearing Old S. No. 221/1 & 11, New S.No. 195/1 & 11, Village- Navghar, Tal. & Dist.- Thane by M/s. Seven Eleven Construction Pvt. Ltd.	553225	B2		
6.	Redevelopment project at plot bearing F.P. No. 206 & 207, TPS III Mahim, L.J Road, Mahim, Mumbai by M/s. Aventa Properties LLP.	549208	B2		
7.	Proposed Expansion of residential cum commercial project at Plot bearing Survey no. 20/4, 8(pt), 21/2A(pt.),2B(pt.), 22/1B,1C, 2, 3, 5, 24/3, 25/1, 26/5,8(pt.), 9, 110/1(pt.),2(pt.), 3, 111/1/2(pt.),2(pt.), 5(pt.), 8/3(pt.), 8/4(pt.), 112/2(pt.), 113/1, 2, 114/1,3, 4, 6, 116/1,2A(pt), 3 to 9, 117/1, 3 to 6, 118/2, 3 to 5,7, 8, 119/1(pt.) to 4(pt.), 124/1(pt.),2,3, 125/1 to 7, 126/1 to 6, 127/1 to 5, 128/5A,5B(pt), 132/3, 133/1 to 8, 134/1 to 4, 5A, 8, 135/3, 148/1, 2 of Village Ghodbunder	554798	B1		
8.	Proposed project “Aurelius” Plot bearing C.S. No. 6/738 of Malabar Hill Division, D-Ward. situated at Bhulabhai Desai Road, near Haji Ali, Mumbai- 400 026 by M/s. Oberoi Realty Ltd	555556	B2		

9.	Slum Rehabilitation Scheme at C.T.S. No. 1327/A of village Kandivali, Shivaji Nagar, Opp. M. G. Road, Kandivali (W), Mumbai. State: Maharashtra by M/s. Paradise Construction Company	555609	B2		
10.	Proposed Redevelopment of existing building at SVP Road of Village: Eksar, Taluka: Borivali, Mumbai 400103, State- Maharashtra, India. by M/s. Konark Shakti Developers	554699	B2		
11	Building construction project on Plot bearing S. No. 45, H. No. 11 & S. No. 50, H. No. 4 Village: Adivali - Dhokli, Tal – Kalyan, Dist: Thane by Vishnu Bihar Builders And Developers L.L.P. Through P.O.A Holder Mr. Vasant Sahu.	548711	B2		

Day 2 – 30/11/2025

Sr. No	Name of Project	Statement No.	Category	Date	Time
1.	Proposed Commercial IT Park Building Plot No. F 6/3 & F 6/4, Road No. 22 Wagle Industrial Estate, Thane – 400600 by M/s. Manometer India LLP.	548034	B2	30/11/2025	10:00 AM Onwards
2.	Proposed re-development Gita Kiran CHS on land bearing C.T.S. No. 831/2 of Village Ambivali, at Four Bungalows, J.P. Road, Andheri (West), K/West ward, Mumbai -400053	543494	B2		
3.	Expansion in Proposed Residential cum Commercial Redevelopment Known as “Apna Ghar Unit No-09 CHSL” at Plot no.11 CTS No.1/28, Survey No. 41(pt), opp. J. P. Road, Oshiwara - village, Andheri west, ‘K/W ward being developed by M/s. Bharat Realty Venture Private Limited.	552125	B2		
4.	Proposed Commercial Building on Plot No. 14+15+25, Sector – 05, Pushpak Nagar, Navi Mumbai by M/s Aakar Infraprojects.	525879	B2		
5.	Proposed S. R. Scheme U/Reg. 33(10), 33(11), 30 & 32 On Land Bearing C.T.S No.19A/1(pt) & 25A Of Village Malad, At Malad (E), Mumbai, For Gokul Durga Nagar CHS by M/s. Aakash Developers.	553466	B2		
6.	Proposed Residential development of (plot no. 1320B/4) Mulund Ravi Darshan C.H.S.L. S.no 386(pt.), C.T.S.No. 1320B/4, at Vidyalaya Marg, Mulund (E) Mumbai - 81.	468503	B2		
7.	Proposed modification in Sport complex by M/s Dr D. Y. Patil Sports Academy	547590	B2		
8.	Proposed Redevelopment of Upgradation of Regional Mental Hospital Campus at Thane on Plot bearing C.T.S. No.118/A(pt), Naupada, Thane. For Public works Division Thane No.1, Thane.	553755	B2		
9.	Expansion in EC of Residential and Commercial development (Shops, Offices and Hotel) at CTS. No. 1463 To 1487, 1666, 1667, 2123 To 2125, 2540, 2569 at Village: Chitalsar-Manpada, Thane (W), Taluka: Thane, District: Thane, State: Maharashtra, India by M/s. Dhurva Woollen Mills Pvt. Ltd.	557369	B1		
10.	Proposed Building & construction Project at CTS No 250, F.P. NO 457, TPS-III, Borivali (W) 400 092 Village Gorai, Borivali (W), Dist. Mumbai Suburban, Maharashtra proposed by Moral Mercantile LLP.	553435	B1		

11.	Proposed slum rehabilitation scheme under DCR 33(10) on plot bearing CTS no. 1A/2 of village goregaon taluka borivali goregaon west P/S ward DP Sheet No. WS/33 proposed by Satish J Dattani C.A to Shantibhai M Patel & others	551972	B1		
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