



email- robhiwadi@gmail.com

Tele : 01493 -221435

**REGIONAL OFFICE**  
**RAJASTHAN STATE POLLUTION CONTROL BOARD**  
**Plot No. GO-1, Phase-II, RIICO INDUSTRIAL AREA,**  
**BHIWADI-301019 (Rajasthan)**

RPCB/RO/BHD/Legal-90/2786

DATE 01/01/2025

To,

Mr. Vaibhav Thakuria, Adv.  
203, A-7, Royal Abode, Vijai Path,  
Tilak Nagar, Jaipur  
M- 7017975501

Sub- Inspection report in matter of Original Application 141/2023 Omaxe Panorama City Villas Resident Welfare Society Bhiwadi Vs Omaxe Limited.

Ref- Order passed by Hon'ble NGT in above matter on dated 10-12-2024.

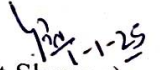
Sir,

In compliance of above subjected issue kindly find attached latest report of said society for kind perusal and preparation of reply for onward submission before Hon'ble Tribunal.

Kindly forward draft of the reply at the earliest so that approval from competent authority may be obtained.

Regards,

Yours Sincerely

  
(Amit Sharma)

Regional Officer

Enclosed- As above



email- [robhiwadi@gmail.com](mailto:robhiwadi@gmail.com)  
Tele : 01493-221435

**REGIONAL OFFICE**  
**RAJASTHAN STATE POLLUTION CONTROL BOARD**  
**GO-1, Phase II, RIICO Industrial Area, Bhiwadi - 301019**

RPCB/RO/BWD/3211 & 3936/ 2-134

Date 31/12/24

Group-B&I

**The Member Secretary,**  
**RSPCB, Jaipur.**

Sub:- Verification Report of M/s Krishan Kripa Buildcon Pvt. Ltd. (Project Name- Omaxe Panorma City), Village- Husingpur & Banbeerpur, Tehsil- Tijara, District- Khairthal Tijara. (Unit ID- 5580/92543/118918)

{ Ref:- HO letter dated 12.07.2024 & D.O letter dt 06.12.2024..

Sir,

In compliance of above referred E-mail, kindly find enclosed verification report dated 26-12-2024 of M/s Krishan Kripa Buildcon Pvt. Ltd. (Project Name- Omaxe Panorma City) for kind perusal & further needful. Revise factsheet for imposing of EC shall be forwarded as soon as information received from BIDA.

Encl.: as above.

Yours Faithfully,

*LS*  
*30-12-24*  
(Amit Sharma)  
Regional Officer

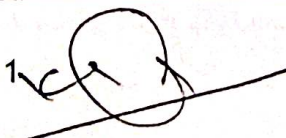
*e/c*



**REGIONAL OFFICE**  
**RAJASTHAN STATE POLLUTION CONTROL BOARD**  
**Plot No. GO-1, Phase-II, RIICO Industrial Area, Bhiwadi-301019 (Rajasthan)**

**Site Status Report of Building/ Construction Project/ Township/ Area Development Project**

		Date of Site Inspection- 26-12-2024
1	Name of Project	Project Name- Omaxe Panorma City(Promoter M/s Krishan Kripa Buildcon Pvt. Ltd.) (Unit ID -5580 /92543/118918)
2	Type of Project	Group housing project
3	Site Of Project (Location)	Village- Husingpur & Banbeerpur, Tehsil-Tijara, District- Bhiwadi (GPS- 28.14294163 N, 76.81631908E)
4	Name & Designation of persons present during inspection	<ul style="list-style-type: none"><li>• Mr. Nandkishore Tewatia (representative of omaxe &amp; incharg STP operations) (8053098710).</li><li>• Mr. Sumit Kumar (representative of RWA Villas &amp; Plot, 8107921367).</li><li>• Mr. Ashok Khashu (representative of RWA Flats i.e city homes, 9667400828).</li></ul>
5	Name & Address of promoters/Directors	Kamal Kishore Gupta & Shalini Barathi (Directors as per ) Dinesh Kumar S/o Balbir Singh and Harish Sharma S/o Mr Mangal Sain Sharma (authorized signatory)
6	Registered office of the project	7 Local Shopping Center, Kalkaji, New Delhi-110019
7	Reported date/Month of commencement of activities of site	Authentic document regarding date of commencement/completion of project has not been submitted. BIDA Bhiwadi has requested vide this office letter dated 27.12.2024 for provided authentic details regarding date of commissioning of this project. (copy attached)
8	Total area proposed under development/ construction in all phase along with gross built-up area include facility area	As per submitted map- Total Area Converted - 174102.52 Sqm, Area under group Housing- 51385.27 Sqm, Area under plotted development- 122717.25 Sqm , (Copy Enclosed),  However, authentic details regarding built-up area may be reported after information received from BIDA Bhiwadi.
9	Status of activities of site.	Operational
10A	Work yet to be commenced/ work already started (Site development/ construction)	Construction Completed.

  
Ankit



10B	In case of work started then the activities under taken (with photographs)	N.A.
11	Status of water supply at site	
a	During construction	N.A.
b	During operational phase	Bore well
i	Number of the tube wells	2 No.
ii	Quantity of water required	1568 KLD (as per EC)
iii	Quantity of ground water drawls	Flow meter have recently been installed and logbook maintained from 01 Dec 2024. As per logbook about 700-800 KLD water is being abstracted from both borewells. Actual Qty may only be assessed after getting record of complete year.
iv	Other source of supply	N.A.
12	Status of permission for drawl of ground water from CGWA	<ul style="list-style-type: none"><li>• NOC obtained for 300 KLD abstractions on in Nov 2008, expired on Nov 2010(two year from date of issuance.</li><li>• Valid NOC/application for CGWA NOC has not been submitted/ produced during inspection.</li></ul>
13	Status of Environment Clearance	EC was Obtained vide SEIAA letter dated 31/03/2009 to M/s Krishan Kripa Buildcon Pvt. Ltd. for project named Omaxe City at Village- Hishingpur&Banbeerpur for Plot Area- 174102.52 Sqm,(for two group housing), Total proposed built up area - 175450.33 Sqm, total no of flats 1524 & No. of souls 13015. EC has been expired on 31/03/2016.
14	Status of consent to establish under Air & Water Act	<ol style="list-style-type: none"><li>First CTE was issued to M/s KrishanKripaBuildconPvt. Ltd for establishment of Group Housing Project at village at Village Hushingpur&amp;Banbeerpur vide HO letter dated 24.04.2009 having total built up area of 175,450.33 Sqm, which was expired on 31.03.2012. Same was extended upto 31/03/2015.</li><li>Unit's application of first consent to operate dated 01/03/2018 was refused vide HO letter dated 25.02.2020 for the reasons mentioned therein.</li><li>Unit's applications of CTE &amp; CTO(AW) dated 28.04.2022 were refused vide HO letter dated 28.03.2024 for the reasons mentioned therein.</li><li>Now unit has again applied for CTE &amp; CTO on 04/09/2023. These applications are under consideration with Head Office.</li></ol>
15	Information as per project report submitted to financial institution	

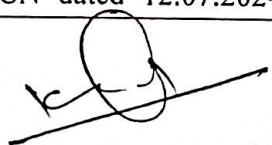
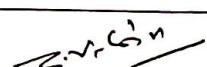



i	Total Project cost	Total Project Cost 157.35Crores (31/12/2021) as per submitted C.A certificate with present application.
ii	Total land area to be covered	174102.52Sq Mt
iii	Total land area to be covered for construction	Specific details regarding land area, gross built up area etc. has not provided, however copy of approved map is enclosed.  Authentic data may be reported after information received from BIDA Bhiwadi.
iv	Total land area for plantation	
v	Gross built up area (include facility area)	
16	Status of compliance /non compliance of the condition of Environment Clearance	As already reported
17	Status of compliance /non-compliance of the CTE & CTO (Water Act /Air Act )	As already reported
18	Status of the measure taken for/ proposed to be taken for control of noise pollution & their adequacy (for each source & strength)	Acoustic enclosure provided with all DG sets. Details of D.G set is mentioned in Point no 26 (G)
19	Status of the measure taken for/ proposed to be taken for control of air pollution & their adequacy (for each source & strength)	D.G sets are not compliant with the direction no 76 issued by CAQM. Adequate Green belt has not beendevelopment
20	Status of the measure taken for/ proposed to be taken control water pollution & their adequacy (for each source & strength)	Unit has provided Sewage Treatment Plant of capacity of about 1200 KLD. The STP comprise Screen→ Oil & grease Traps→ Collection & Equalization tank→ Aeration (MBBR I& II)→ Settling tank→ Chlorine dosing→ MGF → ACF→ Treated Water Collection tank. Filter press has also provided for dewatering of sludge.
21	Observations made during inspection regarding operation & maintenance of STP	The STP was in operation. Details of same has been mentioned in point no 26 (D,E & F)
22	Status of the measure taken for proposed to be taken for disposal of solid waste/debris & their adequacy	No arrangement was observed within society for segregation & disposal of Solid waste & debris. It was reported that RWS has made their own arrangement/contract with outsider agency to collect the Municipal waste. The vehicle of contract agency collects the MSW and dumps outside the society. No agreement with agency was produces during inspection. Dumping of MSW was also observed in nearly empty plots of the society.
23	Status of the measure taken for proposed to be taken for disposal Hazardous waste (waste oil/ waste hazardous material) & their adequacy	Details not provided.

*(Handwritten signature)*  
*(Handwritten signature)*  
*(Handwritten signature)*



24	Status of plantation undertaken for Proposed to be undertaken & their adequacy	Details not provided
25	Details of consent fees & its adequacy	May be verified at HO level.
26	<b>Other Observations-</b> A- In matter of Original Application 141/2023 Omaxe Panorma City Vills resident welfare society Bhiwadi Vs Omaxe Limited, under consideration before Hon'ble National Green Tribunal Central Bench Bhopal, vide its order dated 10.12.2024 Hon'ble Tribunal has directed RSPCB to submit a report. Observations as per specially mentioned in order dated 10.12.2024 are as under- i. During inspection, Mr. Nand Kishore Tewatia (representative of omaxe & incharge STP operations, Mr. Sumit Kumar (representative of RWA Villas & Plot) and Mr. Ashok Khashu (representative of RWA Flats i.e city homes) were present at Site. ii. STP of about 1200 KLD was provided in the society for treatment of domestic sewage from Flats, Villas & Plots. iii. Waste water form Flats area was received at inlet of STP. However, no waste water from Villas & Plots was found approaching to STP due to their non-connectivity/ chocking of sewer. iv. Sewer lines were found laid in Villas/Plots area. Manholes were observed overflowed due to chocking of sewer lines. Functioning of sewer line may be commented only after getting it clear & received the flow at inlet of STP from Villas/Plots area. v. Samples of STP treated water was collected during inspection to asses the functioning of STP. Report shall be submitted after analysis the sample form RO Lab Bhiwadi. vi. In compliance of direction no 76, D.G sets have not been equipped with RECD Kit/Dual Fuel Kit. vii. To full fill water requirement, 02 borewell were found constructed. Alternate source of water i.e. PHED supply etc were not observed in society. viii. Digital flow meter has recently been installed at Both Borewells. Logbook maintained from 01 Dec 2024. As per logbook about 700-800 KLD water is being abstracted from both borewells, however actual quantity may only be assessed after getting record of complete year. ix. Raw water is being abstracted from ground and first collected in underground storage tank and then supplied to household without any treatment. Existing installed filter (MGF+ACF) to filter raw water were not in line & under dismantled condition. B- A Final SCN was issued to unit vide HO letter dated 12.07.2024 with directions to RO for verification of reply submitted by PP and to submit authentic details regarding area & date of commissioning of project. C- BIDA Bhiwadi has requested vide this office letter dated 27.12.2024 for provided authentic details regarding date of commissioning of this project. (copy attached). Further PP has not submitted any reply at this office against HQ SCN dated 12.07.2024. Deficiencies mentioned in SCN dated 12.07.2024 were related with	


  

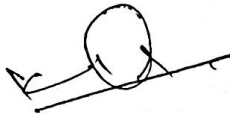


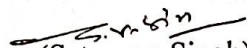
documents and does not require any site verification, therefore reply may be examined at HO level.

- D- To improve the O&M of existing STP of 1200 KLD (400 KLD @ 3 Line), motors, pipes, air diffusers, flow meters, filter media etc were replaced. After this modification, STP had start operated from 20.12.2024 (as per logbook) and same was found under stabilization stage. Samples form equalization tank & treated water tank were collected & submitted to RO Lab for analysis.
- E- Flow meters have recently been installed after equalization tank (03 meters @ 3 lines) and Outlet of MGF+ACF into Treated water storage tank (02 meters @ 02 lines of MGF+ACF filter)
- F- Flow meters were not found installed for reuse lines for green belts development @ Flats, Villas & Plot area.
- G- Three D.G sets of 250 KVA, 200 KVA (02 Nos) were established. All having acoustic enclosures and adequate stack height. In compliance of direction no 76, D.G sets have not been equipped with RECD Kit/Dual Fuel Kit.
- H- No arrangement was observed within society for segregation & disposal of Solid waste & debris. It was reported that RWS has made their own arrangement/contract with outsider agency to collect the Municipal waste. The vehicle of contract agency collects the MSW and dumps outside the society. No agreement with agency was produces during inspection.
- I- Revise EC sheet shall be forwarded to HO after getting authentic data from BIDA Bhiwadi regarding area & date of commissioning of project.
- J- Prosecution has already been filled against project proponent at ACJM-I court Bhiwadi in compliance of letter date 31.03.2023 of HQ Jaipur.

Submitted for observations & further necessary action pls.


  
(Ankit Kumar)  
Junior Env. Engineer

  
(Kailash Suthar)  
Asst. Env. Engineer

  
(Satyavan Singh)  
Sr. Scientific Officer

**Recommendation-**

In light of content of inspection report, pending applications for Consent to Establish & Consent to Operate may be refused and suitable Environmental Compensation may be imposed after getting the revised EC sheet.

  
(Amit Sharma)  
Regional Officer