

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE
ORIGINAL APPLICATION NO. 111 OF 2023 (WZ)**

Shashikant Vitthal Kamble Applicant

Versus

Maharashtra Pollution Control Board & Ors. Respondents

**AFFIDAVIT IN REPLY FOR AND ON BEHALF OF
MAHARASHTRA POLLUTION CONTROL BOARD i.e.
RESPONDENT NO. 1 & 2.**

I, Vidyasagar Killedar, aged about 49 years, occupation – Service, the Sub-Regional Officer of the Maharashtra Pollution Control Board at Pune-II having office at 2nd Floor, Jog Centre, Wakdewadi, Pune – 411 003, do hereby state on solemn affirmation as under :-

- (1) I have perused the papers and proceedings in the above matter. I am conversant with the facts of the case and am able to depose the same. I am filing the said Affidavit in Reply in compliance of the Order dated 29/08/2023 passed by this Hon'ble Tribunal, wherein, the Hon'ble NGT directed to submit present status of the project with regards to Consent to Establish and Consent to Operate.
- (2) I say and submit that the present application is filed alleging that Respondent No.5-Project Proponent- M/s. Pristine Developers has carried out construction of Residential & Commercial project named "Pristine City", situated at: Gat No.157, Village: Bakori, Taluka: Haveli, District: Pune,



without obtaining valid Consent to Establish and Operate from the Respondent Board.

- (3) I say & submit that Respondent No.5-Project Proponent has obtained Consent to Establish dated 28/10/2013 from the Respondent Board for Total Plot Area (TPA) 81,910 sq. mtrs., and Total Built up Area (BUA) 73,779.41 sq. mtrs., which was valid upto commissioning of the project or Five Years whichever is earlier. Further Respondent No.5-Project Proponent has not applied for revalidation of consent to establish. A copy of the Consent to Establish dated 28/10/2013 is attached and annexed as an **Annexure I**.
- (4) I say & submit that the State Expert Appraisal Committee (SEAC) has granted Environment Clearance dated 14/12/2015 to Respondent No.5-Project Proponent for Total Plot Area (TPA) 79,500 sq.mtrs., for Total Built up Area (BUA) 1,46,039.92 sq mtrs. for the above project. A copy of the Environment Clearance is attached to the Original Application as an Annexure-F.
- (5) I say & submit that Respondent Board has granted Consent to Operate to Respondent No.5-PP as follows :-
- i. Consent to Operate (Part) dated 13/04/2016 for Total Plot Area (TPA) 81,910 sq.mtrs and completed construction Built up Area (BUA) 11,143.70 sq.mtrs out of Total Construction Built up Area (BUA) 73,779.41 sq.mtrs., which was valid for a period up to 31/01/2017.
 - ii. Consent to Operate (Part-I) dated 13/11/2019 for Total Plot Area (TPA) 79,500 sq.mtrs and construction completed Built up Area (BUA) 37,551.74 sq.mtrs out

of total construction Built up Area (BUA) 1,46,039.92 sq.mtrs., which was valid for period up to 30/04/2020.

Copies of the Consent to Operate dated 13/04/2016 and 13/11/2019 are collectively attached and annexed as an

Annexure II.

(6) I say & submit that further Respondent No.5-Project Proponent has applied for renewal of Consent to Operate (Part), which was refused by the Respondent-Board on 04/05/2023 on the following grounds :-

- i. Respondent No.5-Project Proponent has not submitted approved Layout Plan, Architect Certificate for completed construction work as on date.
- ii. Respondent No.5-Project Proponent has not applied for revalidation of Consent to Establish.

(7) I say and submit that in order to verify the present status, the officials of Respondent Board at Pune visited to the aforesaid project site on 26/09/2023 and observed as under :-

- i. Respondent No.5-Project Proponent has constructed building A, B, C and D in Phase -I having configuration of Parking + 11 floors in each building & flats are already handed over to flat owners. No any construction was found in progress.
- ii. Respondent No.5-Project Proponent has constructed 2 building i.e. E and F in Phase II having configuration Parking + 11 floors in both buildings & flats are already handed over to flat owners. One club house is also constructed.

BEFORE ME

- iii. Respondent No.5-Project Proponent has provided Sewage Treatment Plant (STP), having capacity of 650 KLD for treatment of 306 KLD based on MBBR technology, which was found in operation.
- iv. Treated Effluent is being Recycled for flushing, remaining used for gardening & discharge to local body.
- v. The generation of biodegradable waste is 786 kg/day, for the treatment of the same OWC is provided and during visit, the same was found in operation.
- vi. The non-biodegradable waste is handed over to local body.

A copy of the visit report dated 26/09/2023 is attached and annexed as an **Annexure-III**.

(8) I say and submit that the Respondent Board has issued stop work order dated 04/10/2023 to the Respondent No.5-Project Proponent and directed them to stop further construction activities, till complying with directions and further orders from the Boards. A copy of the stop work order dated 04/10/2023 is attached and annexed as an **Annexure-IV**.

Solemnly affirmed on this 04th day of October, 2023 at Pune.

I know the affiant

For and on behalf of Maharashtra
Pollution Control Board i.e.
Respondent Nos. 1 & 2.

Billedar

ADVOCATE

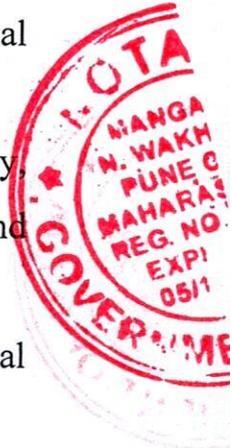
(Vidyasagar Killedar)
Sub-Regional Officer,
MPCB Pune -II



BEFORE ME

Mangala N. Wakhare
MANGALA N. WAKHARE
ADVOCATE & NOTARY
GOVERNMENT OF INDIA

04 OCT 2023



MAHARASHTRA POLLUTION CONTROL BOARD

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Email : mpcb@vsnl.net

Visit At : <http://mpcb.gov.in>Kalpataru Point, 2nd, 3rd & 4th Floor,

Opp. Cineplanet, Near Sion Circle,

Sion (E), Mumbai-400022.

EIC No: PN-15231-12

Infrastructure Project/Orange/LSI

Consent No. MPCB/RO(HQ)/Pune/CE/CC/9064

Date: 28th October 2013

Consent to Establish Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 5 of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules 2008

.....

CONSENT is hereby granted to,

M/s. Pristine City,
Survey No. 157, A/P Bakori,
Tal Haveli, Dist. Pune.

Located in the area declared under the provisions of the Water Act, Air act and Authorization under the provisions of HW(M&H) Rules and amendments thereto subject to the provisions of the Act and the Rules and the Orders that may be made further and subject to the following terms and conditions:

1. The Consent to Establish is granted for a period up to:- Commissioning of the unit on five years period, whichever is earlier.
2. The Consent is valid for development of land/Plot as new construction Activity for construction of Residential Project developed by, M/s Pristine City, at Survey no 157, A/P Bakori, Tal Pune on total plot area of 81910 sq.mt and total Built up area 73779.41 sq.mt including utilities for development of Educational Campus & Services as per Construction commencement Certificate issued by local body.
3. **CONDITIONS UNDER WATER ACT:**
 - i. The daily quantity of sewage effluent from the factory shall not exceed:- **883.0M³**.
 - ii. **Sewage Effluent Treatment:** The applicant shall provide comprehensive treatment system as is warranted with reference to influent quality and operate and maintain

SRO Pune II/I/O/L/84960000



the same continuously so as to achieve the quality of treated effluent to the following standards.

1	pH	Not to exceed	6.5 to 9.0
2	Suspended Solids	Not to exceed	100 mg/l.
3	BOD 3 Days 27 degree C	Not to exceed	100 mg/l.
4	Fecal Coliform	Not to exceed	500/100/1 mg/l.

- iii. **Sewage Effluent Disposal:** The treated domestic effluent shall be 80% recycled and reused for flushing, fire fighting and cooling of Air conditioners and remaining shall be discharged to Municipal sewer. In no case, effluent shall find its way to any water body directly/indirectly at any time.

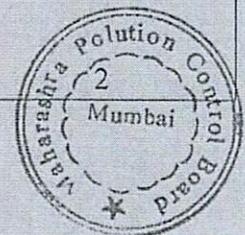
Project proponent shall operate STP for five years from the date of obtaining Occupation Certificate.

- iv. **Non-Hazardous Solid Wastes:**

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1	Bio degradable waste	1250.0	Kg/Day	OWC	Used as manure
2	Non Bio-degradable waste	846.0	Kg/Day	Authorized recyclers	Sale
3	STP Sludge	250.0	Kg/D	---	Used as manure

- v. **Other Conditions (during Construction Phase):**

- All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), and special notification published for area wherever applicable and all the Environmental Statutes and Instruments.
- This Consent to Establish is issued only for New Construction/Developing Construction Project purposes.
- No quarrying activities shall be commenced in the area unless appropriate permissions are obtained for a limited quarrying material required for construction of local residential housing and traditional road maintenance work, provided that such quarrying is not done on Forest Lands and the material is not exported to the outside area.
- There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
- Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable.
- Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.
- In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body.
- The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handing over of complex for occupation.



9. Applicant shall provide fixtures for showers, toilet, flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
10. The Applicant shall draw plans for the segregation of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting (i.e vermi-composting facility within premises) with the approval of local body. The proper demarked area shall be identified for collection & storage of MSW properly which, shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered landfill shall be as per the Municipal Solid Waste (M&H) Rules, 2000
11. The applicant/generator shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M & H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.
12. Vehicles hired for construction activities should be operated only during non peak hours.
13. Ready mixed concrete used in building construction should apply separately for consent from the Board.
14. applicant, during the construction stage shall provide
 - a. Septic tank and soak pit of adequate capacity for the domestic effluent generated due to workers residing at site.
 - b. Proper loading and unloading of construction material, excavated material and its proper disposal as per MSW (M&H) Rules 2000.
 - c. Cutting of trees is not permitted, however in unavoidable conditions necessary permission from the local body shall be obtained.
 - d. Green belt of 33% of the open space shall be developed.
15. E-Waste shall be disposed to authorized re processor.

4. **The applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and amendment Rules, 2003 there under**

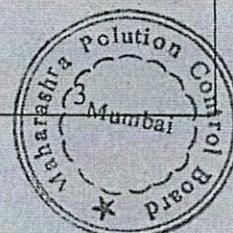
The daily water consumption for the following categories is as under:

(i) Domestic	...	1393.0 CMD
(ii) Water gets Polluted & Pollutants are Biodegradable	...	0.00 CMD
(iii) Water gets Polluted, Pollutants are not Biodegradable & Toxic	...	0.00 CMD
vi. Industrial Cooling, spraying	...	0.00CMD

The applicant shall regularly submit to the Board the returns of water consumption in the prescribed form and pay the Cess as specified under Section 3 of the said Act.

5. **CONDITIONS UNDER AIR (Prevention & Control of Pollution) ACT, 1981:**

- (i) The Applicant may install 4 no. of diesel generating sets (DG Sets), of capacity 400 KVA each and shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards:



a. Standards for Emissions of Air Pollutants:

- | | | |
|-------------------------------|---------------|------------------------|
| (i) SPM/TPM | Not to exceed | 150 mg/Nm ³ |
| (ii) SO ₂ (DG Set) | Not to exceed | 12 Kg/day |

(ii) The following measures shall be taken:

- a. Adequate mitigation measures shall be taken to control emissions of SO₂, NO_x, SPM, and RSPM.
- b. Applicant shall achieve following Ambient Air Quality standards.

- | | | | |
|----|--|-----|--------------------|
| 1. | SPM Not to Exceed (Annual Average) | 140 | µg/ m ³ |
| | Not to Exceed (24 hours) | 200 | µg/ m ³ |
| 2. | SO ₂ Not to Exceed (Annual Average) | 60 | µg/ m ³ |
| | Not to Exceed (24 hours) | 80 | µg/ m ³ |
| 3. | NO _x Not to Exceed (Annual Average) | 60 | µg/ m ³ |
| | Not to Exceed (24 hours) | 80 | µg/ m ³ |
| 4. | RSPM Not to Exceed (Annual Average) | 60 | µg/ m ³ |
| | Not to Exceed (24 hours) | 100 | µg/ m ³ |

(iii) The applicant shall observe the following fuel pattern:-

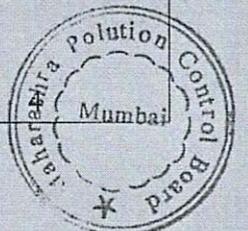
Sr. No.	Type Of Fuel	Quantity	UOM
1	HSD	245.0	Ltrs/Hr.

(iv) The applicant shall erect the chimney(s) of the following specifications:-

Sr. No.	Chimney Attached To	Height in Mtrs.
1	DG set (400KVA x4nos)	4.5 (Above roof)

(v) Conditions for D.G. Set

1. Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
2. Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
3. The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 75 dB(A) during day time and 70 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
4. Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
5. Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
6. A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.



7. D.G. Set shall be operated only in case of power failure.
8. The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

(vi) Other Condition

- a) The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
- b) Water spraying shall be done on ground to avoid fugitive emissions.
- c) Construction material shall be carried in enclosed vehicles during construction activities.

(vii) Conditions for Utilities like Kitchen, Eating Places etc:

1. The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
2. The toilet shall be provided with exhaust system connected to chimney through ducting.
3. The air conditioner shall be vibration proof and the noise shall not exceed 68 dB (A).
4. The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such way that no nuisance is caused to neighbors.

(viii) The Applicant shall take adequate measures for control of noise levels from its own sources within the complex (residential cum Commercial) in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Daytime is reckoned as between 6 a.m. to 10 p.m. and Nighttime is reckoned between 10 p.m. to 6 a.m.

(ix) Construction equipments generating noise of less than 65/90 db(A) are permitted.

(x) No construction work is permitted during nighttime.

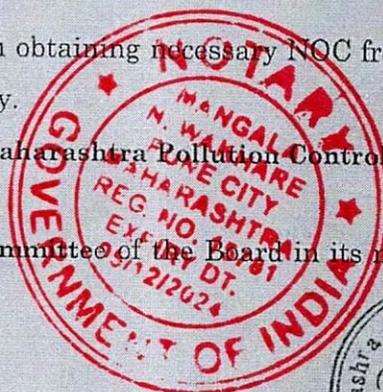
6. Conditions under Hazardous waste (Management, handling & Transboundary movement) Rule, 2008

- (i) The Industry shall handle hazardous wastes as specified below.

Sr. No.	Type Of Waste	Quantity	UOM	Disposal
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-- Nil --

7. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant.
8. This consent shall not be construed as exemption from obtaining necessary NOC from any other Government agencies as may deem feat necessary.
9. The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.
10. This is issued pursuant to the decision of Consent Committee of the Board in its meeting held on 21st September 2013.



5

MAHARASHTRA POLLUTION CONTROL BOARD

Phone :- 24010437/24020781/24014701

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Email :- enquiry@mpcb.gov.in

Visit At:- http://mpcb.gov.in



Kalpataru Point, 3rd & 4th floor, Sion-
Matunga Scheme Road No. 8. Opp.
Cine Planet Cinema, Near Sion Circle,
Sion (E), Mumbai - 400 022

Infrastructure Project /Orange/L.S.I**Consent order No: Format I.O/BO/ROHQ/CO/PN-26617-15/CC-4957**Date: ~~03/07/16~~

13/04/2016

To,

M/s. Pristine City

Sr. No. 157, A/P Balori,

Tal:- Haveli, Dist:- Pune

Sub : Consent to Operate (Part) in Orange category for Residential Project.

Ref : Minutes of Consent Committee meeting held on 01/03/2015

Your application:-CO1503000110 Date:-23/02/2015

For: Consent to Operate for Building Construction Project.

Under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling) Rule 2011 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

- The consent to Operate (Part) is granted for a period upto:- 31/01/2017.
- The Capital investment of the Project is Rs. 20.69 Crs. (As per CA certificate).
- The Consent to operate (Part) is valid for Residential Project develops by M/s. Pristine City, at Sr. No. 157, A/P Balori, Tal : Haveli, Dist : Pune on total plot area of 81,910.0Sqm and completed construction built up area of 11,143.70Sqm out of total construction built-up area 73,779.41sqm. As per construction commencement certificate issued by local body.
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. no.	Description	Permitted quantity of discharge	Standards to be achieved	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	180.68 CMD	As per Schedule -I	60% shall be reused & recycled and remaining shall be discharged in municipal sewer.

- Conditions under Air (P&CP) Act, 1981 for air emissions:

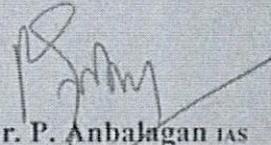
Sr. No.	Description of stack / source	Number of Stack	Standards to be achieved
1.	DG sets (400 KVA)	1	As per Schedule -II

6. Conditions under Municipal Solid Waste (Management and Handling) Rule, 2000

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1.	Biodegradable Waste	277.0	Kg/Day	OWC	Used as manure
2.	Non-Biodegradable Waste	221.0	Kg/Day	Segregation	By sale

7. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
9. The applicant shall comply with the conditions stipulated in Environment Clearance granted by GoM, vide no: SEAC-2212/CR-9/TC-2 dated 14th December 2015.
10. This consent is issued as per Architect certificate of Vinod Khanzode issued on 23/03/2016 regarding part completion of the project having completed Builtup area 11143.70sqm.
11. Applicant shall apply within 15 days for amendment in consent to Establish as per amendment in environment clearance obtained on 14th December 2015.
12. The applicant shall submit the affidavit within 15 days in the prescribed format regarding the built-up area /building for which application for consent to 1st operate is made and that the same is included in the Environment Clearance accorded.

For and on behalf of the
Maharashtra Pollution Control Board


Dr. P. Anbalagan IAS
Member Secretary

Received Consent fee of -

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1	50100.0	617842	13/08/2015	Union Bank of india

Copy to:

1. Regional Officer, MPCB, Pune. And Sub-Regional Officer, Pune-II, they are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updation purposes.

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your consent application, you have provided the sewage treatment system with the design capacity of 650.0 CMD.

B] The Applicant shall operate the sewage treatment system to treat the sewage so as to achieve the following standards/ prescribed under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

1	Suspended Solids	Not to exceed	50 mg/l.
2	BOD 3 Days 27 degree C	Not to exceed	10 mg/l.
3	COD	Not to exceed	100 mg/l.

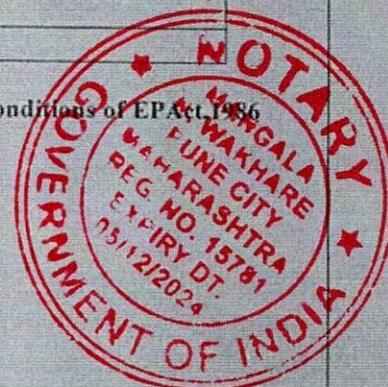
C] The treated domestic effluent shall be 60% recycled and reused for flushing, fire fighting and cooling of Air conditioners etc. The remaining shall be discharged into Municipal sewer/ utilized on land for gardening after conforming to above standards. The firm shall affix the separate meter for ensurance of 60% recycling of treated sewage and keep the records of the same. In no case effluent shall find its way to any water body directly /indirectly at any time.

- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of water, works for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or an extension or addition thereto.
- 3) The firm shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made thereunder for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	205.75

- 5) The firm shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time/ Environmental Clearance.



Schedule-II

Terms & conditions for compliance of Air & Noise Pollution Control:

1. As per your application, you have erected following stack (s) and to observe the following fuel pattern-

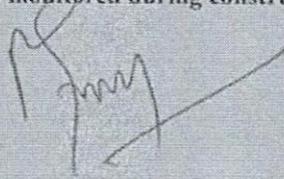
Sr. No.	Stack Attached To	Height in Mtrs. (Above roof top)	Type of Fuel	Quantity
1.	DG sets (400.0 KVA)	4.0	HSD/ Diesel	94 Lit/Hr.

* D.G. Set shall be operate only in case of power failure.

2. The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards:

Particulate matter	Not to exceed	150.00 mg/Nm ³ .
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3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
4. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary)
5. Ambient noise levels should conform to prescribed standards both during day and night. The ambient air and noise quality should be closely monitored during construction phase.




Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Operate	Rs. 5.0 lakhs	15 days	Rs. 5.0 lakhs for ensuring the compliance consent conditions	31/01/2017	31/05/2017

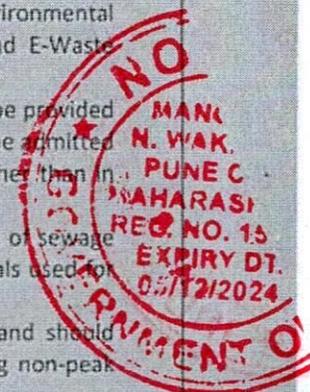
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Schedule-IV

General Conditions:-

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling) Rule 2011.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) The applicant shall install a separate meter showing the consumption of energy for operation of sewage treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
- 5) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 6) Conditions for D.G. Set.
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 7) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011.
- 8) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 9) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
- 10) The treated sewage shall be disinfected using suitable disinfection method.
- 11) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 12) The applicant shall make an application for renewal of the consent at least 60 days before the date of the expiry of the consent.



MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24010437/24020781
/24037124/24035273
Fax : 24044532/24024068
/24023516
Email : jdwater @mpcb.gov.in
Visit At : <http://mpcb.gov.in>



Kalpataru Point, 3rd & 4th floor,
Sion- Matunga Scheme Road No. 8,
Opp. Cine Planet Cinema, Near Sion Circle,
Sion (E), Mumbai - 400022

Infrastructure /Red/LSI

Consent order No: Format1.0/BO/JD (WPC)/UAN-071436/CO/CC-1911000481

Date 13/11/2019

To,
M/s. Pristine City,
S.No. 157, Vill: Bakori,
Tal: Haveli Dist: Pune,

Sub: Consent to Operate (part-I) for Construction of Residential Projects is granted under Red category.

- Ref: 1. Consent to Establish granted vide no. MPCB/RO(HQ)/Pune/CE/CC/9064 dt. 28/10/2018.
2. Environmental Clearance obtained Vide SEAC-2212/CR-9/TC-2 dt.14/12/2015.
3. Your Application vide UAN No. 071436 dt. 15/04/2019.
4. Minutes of 5th Consent Committee Meeting held on 27/09/2019.

For: Consent to Operate (part-I) for Construction of Residential Projects under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

- Consent to Operate (Part-I) is granted for period up to 30/04/2020.
- The proposed capital investment of the project is Rs.85.76 Cr.
(As per C.A certificate submitted by project proponent)

The Consent to Operate (Part-I) is valid for Construction of Residential Projects named as **M/s. Pristine City, S.No. 157, Vill: Bakori, Tal: Haveli Dist: Pune**, for total plot area **79,500.0 Sqm** & construction completed **BUA area 37,551.74 Sqm** out of total construction **BUA 1,46,039.92 Sqm** including utilities and services. As per commencement certificate issued by local body.

3. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	306	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

4. Conditions under Air (P& CP) Act, 1981 for air emissions:

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1.	DG Set	200 KVA	1	As Per Schedule -II

5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UOM	Treatment	Disposal
1	Wet garbage	2140.00 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	1470.00 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	77.00 Kg/day	STP	Used as manure

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
10. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
11. Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.
12. Project Proponent shall Operate and maintain Organic waste digester with composting facility or Biogas digester with composting facility.
13. The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from SEAC, Environment Department, Government of Maharashtra, dtd. 14/12/2015 for total plot area 79,500.00 Sqm & total construction BUA area 1,46,039.92 Sqm.

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)
Member Secretary

Received Consent fee of –

Sr. No.	Amount (Rs.)	Transaction. No.	Date	Drawn On
1	1,25,000/-	UBINJ1Q63761164	12/06/2019	Union Bank of India

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune-II they are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updating purposes.

Schedule-ITerms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have installed of Sewage Treatment Plants (STP) with the design capacity of 650.0 CMD
- B] The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for PH
01	BOD (3 days 27°C)	10
02	Suspended Solids	20
03	COD	50
04	Residual Chlorine	1 ppm

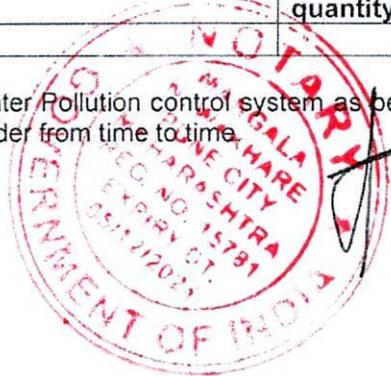
- C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.
- D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

The Board reserves its rights to review plans, Specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant should obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto

- 2) The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	354.00

- 4) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.



Schedule-IITerms & conditions for compliance of Air Pollution Control:

1. As per your application, you have proposed to install the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO ₂
1.	DG Set (200 KVA)	Acoustic enclosure	3.00	HSD	45.00	Lit/Hr	--	

* Above roof of the building in which it is installed.

2. The applicant should operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Particulate matter	Not to exceed	150 mg/Nm ³ .
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3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).



Schedule-III
Details of Bank Guarantees

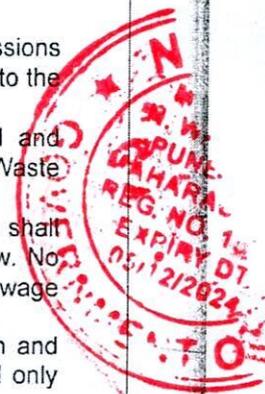
Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Operate	Rs. 10 lakh	15 Days	Towards Compliance of EC and consent conditions.	Continuous	30/06/2020



Schedule-IVGeneral Conditions:

The following general conditions shall apply as per the type of the industry.

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
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 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The treated sewage shall be disinfected using suitable disinfection method.
- 9) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 10) The applicant make an application for renewal of consent at least 60 days before the date of the expiry of the consent.



MAHARASHTRA POLLUTION CONTROL BOARD

SUB-REGIONAL OFFICE – Pune II.

Phone No. 020-2581 1698
 Fax No. 020-2581 1029
 Email ID – sropune2@mpcb.gov.in



Jog Center 2nd floor,
 Wakdewadi, Pune -Mumbai
 Road, Pune- 411003.

-: Visit Report :-

1) Name & address : M/s. Pristine City,

S. No. 157, Vill. Bakori,

Tal. Haveli, Dist. Pune.

2) Date of Visit : 26/09/2023

3) Contact Person (Tel/Mob/E-mail): Mr. Prashant Sharma,

Mb. No. 9822541999.

E-mail- pristinedevelopers123@gmail.com

4) Consent Status : Earlier obtained CTO (Part-I) dtd. 13.11.2019 valid period
 up to 30.04.2020

5) Additional Information :

1. This is building construction residential activity located at S. No. 157, Vill. Bakori, Tal. Haveli, Dist. Pune.
2. During visit observed that PP has constructed building A, B, C, D in Phase-I having configuration P + 11 Floors in each building & already flats are handed over to flat owners. No any construction was found in progress.
3. In Phase-II there are 02 buildings i.e. E & F having configuration P + 11 floor each & said building flats also handed over to flat owners. One club house is also constructed.
4. Earlier PP has obtained CTE vide Consent No. MPCB/RO(HQ)/Pune/CE/CC/9064 dtd. 28.10.2013 for total plot area 81910 sq.mt & total built up area 73779.41 sq.mt including utilities for development of Educational Campus & Services as per Construction commencement Certificate issued by local body.
5. PP has obtained environment clearance vide SEAC- 2212 /CR-9/TC-2 dtd. 14/12/2015 for total plot area 79500 sq.mt. & total BUA- 1,46,039.92 sq.mt.



**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE**

Phone No. 020-25811694
Fax No. 020-25811701
e-mail : ropune@mpcb.gov.in
visit us : www.mpcb.gov.in



Jog Centre, 3rd Floor,
Wakdevadi,
Old-Pune Mumbai Road,
Pune- 411003

"Your Service is our Duty"

MPCB/ROP/MPCB/ 2310040003 Date: 04/10/2023

To,
M/s. Pristine City,
S. No. 157, Bakori,
Tal. Haveli, Dist. Pune

Sub: Directions u/s 33A of the Water (Prevention & Control of Pollution) Act, 1974 and-u/s 31 A of the Air (Prevention & Control of Pollution) Act, 1981.

- Ref:**
- 1) Your application for Renewal of Consent to Operate (part) submitted by SRO Pune-II to HQ vide UAN No. MPCB-CONSENT-00000137897, Dtd. 28/04/2022
 - 2) Show Cause Notice for refusal of consent vide Board office letter no. BO/JD(WPC)/CC/SCN/TB-2302220007, Dtd. 22/02/2023.
 - 3) Minutes of 20th Consent Committee Meeting held on 01/11/2022.
 - 4) Final refusal of consent vide Board office letter no. BO/JD(WPC)/UAN No. 0000137897/CO/2305000206, Dtd. 04/05/2023
 - 5) Sub Regional Officer Pune -II submitted legal action proposal vide no. MPCB-LEGAL-ACTIONS-280923005, Dtd. 28/09/2023 and same is received to this office from Board's HQ on 04/10/2023

WHEREAS, construction project is located in the "Pollution Prevention Area" under the Water Act, 1974; under the Air Act, 1981 and Authorization under the Hazardous and Other Wastes (Management & Transboundary Movement) Rules, 2016 and amendments therein from time to time.

AND WHEREAS, you have applied for Renewal of Consent to Operate (Part) for construction project under Section 26 of Water (Prevention & Control of Pollution) Act, 1974 and under Section 21 of Air (Prevention and Control of Pollution) Act, 1981 and under rule 5 of the Hazardous & Other Waste (Management and Transboundary Movement) Rules, 2016.

AND WHEREAS, the Board has issued Show Cause Notice for Refusal of Consent application vide reference (2) above for various non-compliance.

AND WHEREAS, Board has issued final refusal of consent under section 27 of Water (Prevention and Control of Pollution) Act, 1974 and under section 21 of the Air (Prevention and Control of Pollution) Act, 1981 vide reference (4) on the basis of following non-compliances,

- (1) You have (PP) not submitted approved layout plan, architect certificate for completed construction work as on date.
- (2) You have not applied for revalidation of consent to establish.

NOW THEREFORE, in exercise of powers conferred upon me by the Board u/s 33A of the Water (Prevention & Control of Pollution) Act, 1974 and u/s 31 A of the Air (Prevention & Control of Pollution) Act, 1981, I the undersigned, Regional Officer, MPCB at Pune hereby directed you to stop your further construction activities, till complying with directions and further orders from the Board.

2

..2..

This direction is issued as per Board's Refusal of consent order.

For and on behalf of
Maharashtra Pollution Control Board


Regional Officer, Pune

Copy submitted to:— for favor of information :-

1. Hon'ble Member Secretary, MPCB, Mumbai.
2. The Joint Director (APC), MPCB, Mumbai-for information.
3. Legal Officer, Law and Policy Division, MPCB, Mumbai.

Copy to: **Sub-Regional Officer, Pune-II :-**

He is directed to serve the directions to the industry with competent authorities and keep necessary follow up and submit the compliance report within 07days to communicate Joint Director (APC), MPCB, Mumbai.

