

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE**

ORIGINAL APPLICATION No. 35 OF 2025 (WZ)

Sampat Baburao Mirghe & Ors. Applicants

Versus

M/s Sankala Buildcon & Ors. Respondents

**AFFIDAVIT IN REPLY ON BEHALF OF MAHARASHTRA
POLLUTION CONTROL BOARD i.e. RESPONDENT NO. 10.**

I, B.M. Kukade, aged adult years, occupation – Service, the Sub Regional Officer of the Maharashtra Pollution Control Board at Pune II Region, having office address at 2rd Floor, Jog Centre, Wakdewadi, Pune – 411003, do hereby state on solemn affirmation as under –

- (1) I say and submit that the present Application is filed by the Applicant against Respondent No.1-M/s Sankala Buildcon is developing residential & commercial project “Sommet” at Survey No.44(p), 45, 47, 49(p) and 50(p), Bhugaon, Mulshi, Dist: Pune, wherein, specifically at Survey 49/11 and Tower 5 and 6 situated at Survey No.49/10 as a Club House, which is a hill slope, adjacent to the agricultural fields of the Applicant.



(2) I say and submit that the State Level Environment Impact Assessment Authority (SEIAA) has granted an Environment Clearance to M/s Sankla Buildcoon on 19/10/2021 for TPA – 32850.00 sq. mtrs. and total BUA is 114181.03 sq. mtrs. for proposed residential and commercial project at Survey No.44(p), 45, 47, 49(p) and 50(p), Bhugaon, Mulshi, Dist: Pune, subject to certain terms and conditions. A copy of the Environment Clearance dated 19/10/2021 is enclosed herewith and marked as an **Annexure –I**.

(3) I say and submit that the Respondent-MPC Board has granted Consent to Establish to M/s. Sankla Buildcoon (Project Proponent-PP) on 12/02/2021, for a period upto Commissioning of the project or upto 5 years, whichever is earlier for TPA-32850.00 sq. mtrs. & BUA- 114181.03 sq. mtrs., subject to certain terms and conditions. A copy of the Consent to Establish dated 12/02/2021 is enclosed herewith and marked as an **Annexure –II**.

(4) I say and submit that the State Level Environment Impact Assessment Authority (SEIAA) has granted an Environment Clearance to M/s Sankla Buildcoon on 23/02/2023 for TPA – 32850.00 sq. mtrs. and total BUA is 95475.14 sq. mtrs.as per SEIAA Condition Sub point no.1, subject to certain terms and conditions. This EC is Excluding the Tower 5 ,6,8,9 as PP has not obtained CFO NOC for the same. A copy of the

Environment Clearance dated 23/02/2023 is enclosed herewith and marked as an **Annexure –III**.

- (5) I say and submit that the Respondent-MPCB has granted a Consent to Operate (Part-I) to M/s. Proposed Commercial and Residential Project "Someet" by Sankla Buildcoon (Project Proponent-PP) on 05/02/2024, subject to certain terms & conditions, which was valid up to 31/01/2025 for TPA-32850 sq. mtrs. & BUA- 25016.82 sq. mtrs. as per local body sanction dtd. 23/02/2023. A copy of the Consent to Operate (Part-I) dated 05/02/2024 is enclosed herewith and marked as an **Annexure –IV**.



- (6) I say and submit that the Respondent-MPCB has granted a Consent to Operate (Part-II) and Renewal of Consent to Operate (Part-1) to Someet by Sankla Buildcoon (Project Proponent-PP) on 16/04/2025, subject to certain terms & conditions, which is valid up to 31/01/2027 for TPA-32850 sq. mtrs. & BUA- 40295.04 sq. mtrs. as per local body sanction dtd. 23/02/2023. A copy of the Consent to Operate (Part-II) and Renewal of Consent Part I dated 16/04/2025 is enclosed herewith and marked as an **Annexure –V**.

- (7) I say and submit that in order to verify the present status, the officials of the Respondent- MPC Board at Pune II visited the said project on 04/08/2025 and observed as follows: -

- 
- I. During visit on site construction work of building T1, T2, T3 & T4 found completed upto – P1+P2+P3+13 each, possession given.
 - II. Building T5 & T6 work completed upto Ground floor/ parking slab. During visit construction work was not found in operation. PP has obtained Sanction plan on 29.11.2022 from PMRDA for T5 & T6 building upto parking slab.
 - III. Building T7 completed upto P1+P2+P3+13, finishing work found in progress, possession not given.
 - IV. 01 Amenity building, T8 & T9 –work not yet started.
 - V. Club house 1 – completed upto G+2, Club House 2 - completed upto G (Ground floor).
 - VI. Constructed work of 03 bungalows completed finishing work found in progress, possession not given. Construction work of remaining 08 bungalows excavation and leveling found in progress. A copy of the Visit Report along with Photographs dated 04/08/2025 is enclosed herewith and marked as an **Annexure –VI**.



- (8) I say and submit that the Respondent Board has issued Proposed Direction to the PP on 08/08/2025 for non-obtaining of Consent to Establish in accordance with the Environmental Clearance dated 23/02/2023 for total plot area 32850 sq.m. and approved Built up area- 95475.14 sq.m. and called for personal hearing to the Respondent No.1-PP. A copy of the Proposed Direction dated 08/08/2025 is enclosed herewith and marked as an **Annexure-VII**.



(9) I say and submit that on the basis of decision taken in the personal hearing, the Respondent Board has issued conditional directions to the Respondent No.1-PP vide letter dated 13/08/2025 and directed to apply and obtain consent to Establish as per the Environment Clearance dated 23/02/2023 for total plot area 32850 Sq.mtrs. and approved Build up area 95475.14 Sq.mtrs. A copy of the conditional directions dated 13/08/2025 is enclosed herewith and marked as an **Annexure-VIII.**

(10) Hence this Affidavit.

Solemnly affirmed on this 18th day of August, 2025 at Pune.

I know the affiant

For and on behalf of Maharashtra Pollution Control Board i.e. Respondent No.10

ADVOCATE

(B.M.Kukade)

Sub-Regional Officer,
MPCB, Pune-II

BEFORE ME

MANGALA N. WAKHARE
ADVOCATE & NOTARY
GOVERNMENT OF INDIA

18 AUG 2025



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/127035/2019
 Environment & Climate
 Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.
 Date: 19/10/2021

To
 M/s. SANKLA BUILDCOON,
 S.No.44(P),45, 47, 49(P) & 50(P),
 Vill. Bhugaon, Taluka- Mulashi, Pune

Subject : Environmental Clearance for Proposed Residential & Commercial
 Project At- S.No.44(P),45, 47, 49(P) & 50(P), Vill. Bhugaon, Taluka-
 Mulashi, Pune by M/s. SANKLA BUILDCOON

Reference : Application no. SIA/MH/MIS/127035/2019

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-3 in its 111th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 229th Part C meeting of State Level Environment Impact Assessment Authority (SEIAA).

2. Brief Information of the project submitted by you is as below:-

Proposal Number	< SIA/MH/MIS/127035/2019 >	
Name of Project	Proposed Residential & Commercial Project	
Project category	8 (a) B2	
Type of Institution	Private	
Project Proponent	Name	Sahil Sankla
	Regd. Office address	Office no 1, Suyog Platinum Towers, Mangaldas Road. Pune
Consultant	VKe Environmental LLP	
Applied for	New Greenfield Project	
Details of previous EC	NA	
Location of the project	S.No.44(P),45,47,49(P) & 50(P), Bhugaon Pune	
Latitude and Longitude	18° 29' 59.61"N 73°44'11.54" E	
Total Plot Area (m2)	32,850.00	
Deductions (m2)	6,585.00	
Net Plot area (m2)	26265.00	
Proposed FSI area (m2)	52,520.00	
Proposed non-FSI area (m2)	61,661.03	
Proposed TBUA (m2)	1,14,181.03	

TBUA (m2) approved by Planning Authority till date	1,14,181.03			
Ground coverage (m2) & %	11,377.11 & 34.63%			
Total Project Cost (Rs.)	Rs. 95,00,00,000			
CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration
	Ambulance	Kothrud Fire station and Mulashi Taluka Health department	Rs. 40 Lakhs	5 Years
	Water Purifier (RO Plant)	Bhugaon, Daravali, Bhukum, Sutarwadi village	Rs. 28 Lakhs	5 Years
	Dry Waste segregation Unit	Daravali, Poud, Pirangut village	Rs. 62Lakhs	5 Years
	Electrical Cremation Furnace	2 numbers of Electrical Cremation Furnace provide to nearby villages - Bhugaon, Bhukum	Rs.60Lakh s	5 Years
Details of Building Configuration : <Please use following legends: Floor = F , Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>				Reason for Modification / Change
Previous EC / Existing Building :NA	Proposed Configuration			NA
	Building Name	Configuration	Height (m)	
	Tower 1	3P+13	43.50	
	Tower 2	3P+13	43.50	
	Tower 3	3P+13	43.50	
	Tower 4	3P+13	43.50	
	Tower 5	2P+13	43.50	
	Tower 6	2P+13	43.50	
	Tower 7 (MHADA)	2P+13	43.50	
Commercial Building	B+LG+G+1+P+5	30.5		

	Club House-1	G+1	7.60	
	Club House-2	G+1	7.60	
Total number of tenements		Residential- 544 no, Offices – 99 no,Shops-10 no		
Water Budget	Dry Season (CMD)		Wet Season (CMD)	
	Fresh Water	286.50	Fresh Water	286.50
	Recycled for Garden	19.00	Recycled for Garden	0.00
	Swimming Pool	5.00	Swimming Pool	5.00
	Flushing	166.00	Flushing	166.00
	Total	453.00	Total	453.00
	Waste water generation	422.50	Waste water generation	422.50
Firefighting / UGT	UGWT - 500 KLD			
Source of water	Gram Panchayat Bhugaon			
Rainwater Harvesting (RWH)	Level of the Ground water table: 9m-12m		Pre-monsoon: Post-Monsoon:	
	Size and no of RWH tank(s) and Quantity:		NA	
	Quantity and size of recharge pits:		12 no of pits , size- 1.5mX1.5mX1.5m	
	Details of UGT tanks if any:			
Sewage and Wastewater	Sewage generation in CMD:	422.5		
	STP technology:	MBBR		
	Capacity of STP (CMD):	Residential- 310KLD,MHADA-75KLD,Commercial-85KLD		
Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
	Dry waste:	10	Handover to authorized vendor	
	Wet waste:	15		
Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal	
	Dry waste:	1076	Handover to SWACH	
	Wet waste:	1197	Organic Waste composter	
Hazardous waste:	NA		NA	
	Biomedical waste	NA		NA
	E-Waste	4768 kg/year	Handover to authorized vendor	
Green Belt Development	STP Sludge (dry)			
	Total RG area (m2):		3,090 sq.m	
	Existing trees on plot:		40	
Number of Proposed trees		425		

	Number of trees to be cut:	12		
	Number of trees to be transplanted:	9		
Power requirement:	Source of power supply:	MSEDCL		
	During Construction Phase (Demand Load):	116 KVA		
	During Operation phase (Connected load):	6750KW		
	During Operation phase (Demand load):	4451KVA		
	Transformer:	(1000 KVA X 3) ,(630 KVA X 3) NOS. , (315 KVA X 2) NO		
	DG set:	180 KVA X 1 NOS. + 140 KVA X 1 NOS. + 100 KVA x 1		
	Fuel used:	HSD		
Details of Energy saving	Energy Saving using Energy efficient LED fixtures Against Conventional CFL/T8 fixture with Electronic Ballast for Common Area.	50.07%		
	Energy saving using Low Loss Transformer Against Conventional Transformer	5.26% 75.34% 3.62%		
	Energy Saving using Solar Water Heater Against Electrical Water Heater.	46.38%		
	Energy Saved by Solar PV	20.00%		
	Energy Saved by Automatic Timer logic controller for lighting Control Against No timer Control	15.64%		
	Energy Saved by Using VFD for Lift against conventional drive			
	Total Energy Saving in Project In % by Energy saving measures			
Environmental Management plan budget during Construction phase	Type	Details	Cost	
	Capital	Erosion control – dust suppression measures, barricading and top soil preservation, Labor Camp toilets & sanitation	8,80,000/-	
	O&M	Water, Noise, soil, air monitoring	1,85,600/-	
Environmental Management plan Budget	Component	Details	Capital (Lac.)	O&M (Lac./Y)
	Sewage treatment	Waste water treatment	151.33	22.52
	RWH	12 No of pits	13.58	1.36
	Solid Waste	Biodegradable waste	46.75	11.41

during Operation phase		treatment		
	Green belt development	Green Belt	15.75	0.62
	Energy saving	Energy saving measures	230	6.0
	Environmental Monitoring	Ambient Air quality, Noise level, Exhaust from DG Set, drinking	-	1.81
		water,sewage from STP as per EP act,		
	Disaster Management	Disaster Management	28,00,000	2,80,000
Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)
	4-Wheeler	650	650	12.5
	2-Wheeler	1814	1814	2
	Bicycles	-	-	-

3. The proposal has been considered by SEIAA in its 229th Part c meeting. SEIAA noted that, proposed project is a new Construction Project and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit details of collection, segregation and disposal plan of used masks and gloves etc. as post Covid-19 precautions as it is biomedical waste.

B. SEIAA Conditions-

1. PP to submit revised water NOC. EC will be issued after submission of said NOC. Now, PP has submitted letter dated 19.10.2021 regarding sustainable water supply from KKVM, Pune. PP to ensure final approval from Irrigation Department within 6 months.
2. PP to provide grass pavers of suitable types & strength to increase the water permeable mother earth area up to 1/3rd of plot area as well as allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for – FSI-52,520 .00 m2, Non-FSI-61,661.03 m2, Total BUA- 1,14,181.03 m2. (Plan approval –BMU/CR-3342/Mouza Bhugaon/S.no/G.no./CTS-44 & others dated-05.03.2020)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during

construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.

- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. 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.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and

conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not

necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


 Manisha Patankar Mhaskar
 (Member Secretary, SEIAA)
 19/10/2024

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Pune.
6. Commissioner, PMRDA
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24044532/4024068/4023516
Website: <http://mpcb.gov.in>
Email: jdwater@mpcb.gov.in



Kalpataru Point, 2nd and
4th floor, Opp. Cine Planet
Cinema, Near Sion Circle,
Sion (E), Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000104817/CE -2102000836

Date: 12.02.2021

To,
M/s Sankla Buildcoon
S.No.44(P),45,47,49(P) & 50(P),Bhugaon
Tal: Mulshi, Dist: Pune

Sub: Consent to Establish for construction of residential and commercial projects granted under Red category

Ref: 1. Application vide No.104817 dt.22/12/2020

Your application NO. MPCB-CONSENT-0000104817

For: grant of Consent to Establish for construction of residential and commercial projects granted under 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 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) 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:

- The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
- The capital investment of the project is Rs.95 Crs. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for construction of residential and commercial projects named as M/s Sankla Buildcoon,S.No.44(P),45,47,49(P) & 50(P),Bhugaon, Tal: Mulshi, Dist: Pune on total Plot Area of 32,850.00 Sq Mtrs for construction BUA of 1,14,181.03 SqMtrs including utilities and services and as per commencement certificate issued by local body.**
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	422.50	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S -1	DG Set125 KVA	1	As per Schedule -II

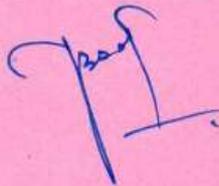
6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet garbage	1197 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as a manure
2	Dry garbage	1076 Kg/Day	-	Segregate and Hand over to Local Body for recycling

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

- 8 This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- 9 This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- 10 PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
- 11 The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
- 12 PP shall install online monitoring system for BOD, TSS and flow at the outlet of STP with connectivity to MPCB Server.
- 13 PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
- 14 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.
- 15 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.
- 16 The applicant should not take any effective steps for implementation of the project before obtaining Environmental Clearance as per EIA Notification 2006 and amendments thereto. As per Para 2 of EIA notification dated-14/09/2006, the effective steps include starting of any construction work or preparation of land by the project management. However as clarified by the MoEF vide office memorandum no. J-1103/41/2006-IA. II (I); Dated-19/8/2010, fencing of the site to protect it from getting encroached & construction of temporary shed(s) for the guard(s) & acquisition of land shall not be treated as an effective steps.
- 17 Project proponent shall not use groundwater till obtain permission from Central Ground Water Authority (CGWA)

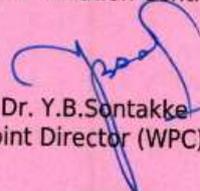




Maharashtra Pollution Control Board

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For and on behalf of the
Maharashtra Pollution Control Board.


Dr. Y.B.Sontakke
Joint Director (WPC)

09.12.2020

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	125000.00	MPCB-DR-3555	29/12/2020	NEFT

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, Sion, Mumbai





SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **465 CMD for treatment of domestic effluent of 422.50 CMD.**
- B] The Applicant shall operate the sewage 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	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	Bio-Checimal Oxygen Demand (BOD)	10
3	Chemical Oxygen Demand (COD)	50
4	Nitrogen Total	10
5	Phosphorus-Total(For Discharge into Ponds,Lakes)	1.0
6	Fecal Coliform (FC) (Most Probable)	Desirable-100 Permissible-230

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) 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 shall 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.
- 3) The industry 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) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	453.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

- 5) 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-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-I	DG Set (125 KVA)	Accoustic enclosure	2.24	HSD	35 Ltr/Hr

- 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.

Total Particular matter	Not to exceed	150 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 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) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - 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 a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2 O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	10.0 lakh	15 days	Towards Compliance consent conditions	Up to Commissioning of the project	Up to Commissioning of the project

Sr. No.	Consent (C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
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** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				

SCHEDULE-IV

Conditions during construction phase

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

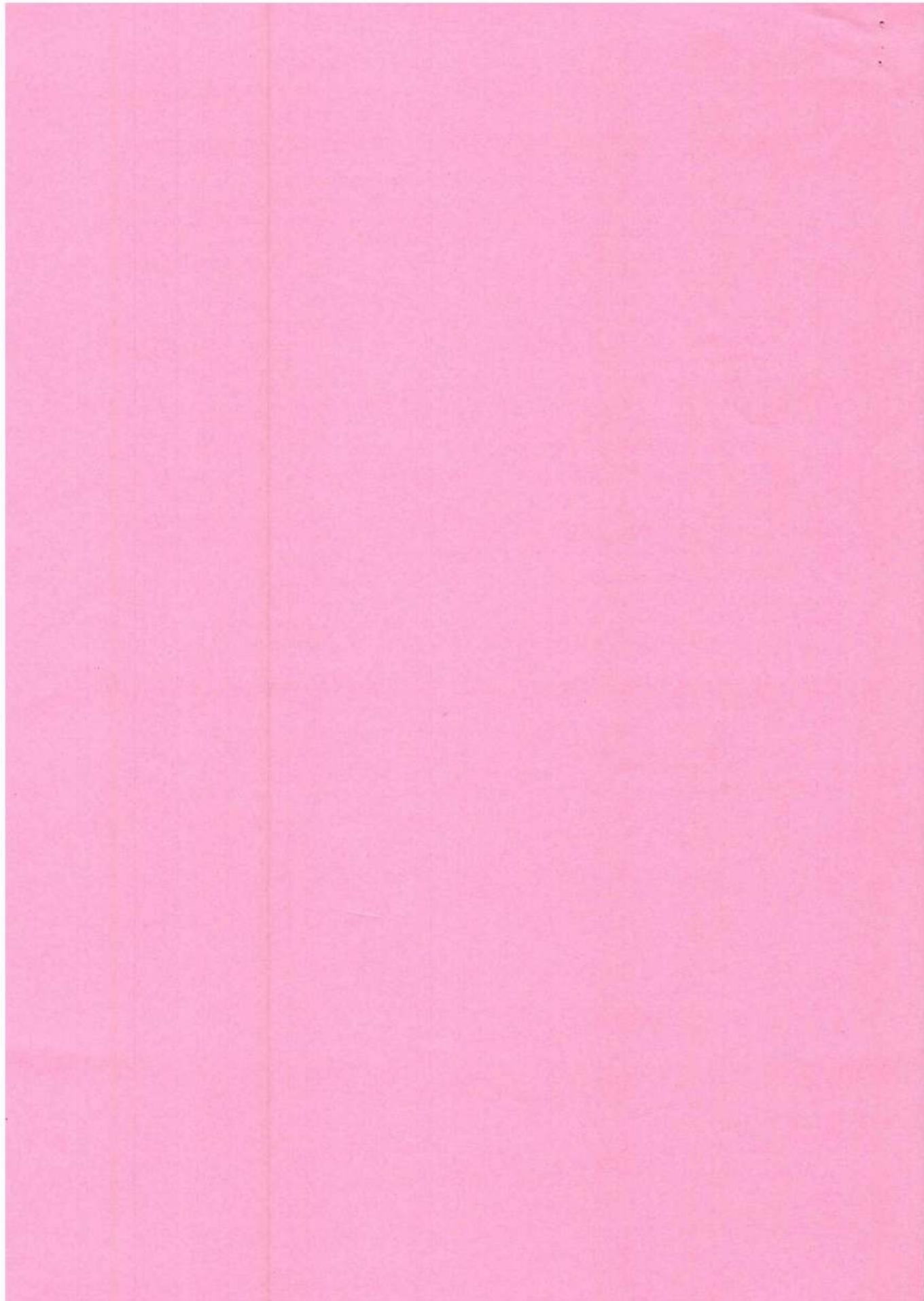
- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 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 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) 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.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) 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.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments 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 Rule 2016 & E-Waste (M & H) Rule 2011.
- 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 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 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.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.





Maharashtra Pollution Control Board
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ENVIRONMENTAL
CLEARANCE

Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), Maharashtra)

To,

The Director
 SANKLA BUILDCOON
 Office no. 1, Suyog Platinum Towers mangaldas Road, Pune -411001

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/273793/2022 dated 19 May 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B038MH153795
2. File No.	SIA/MH/MIS/273793/2022
3. Project Type	Expansion
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Proposed Residential & Commercial Project "Sommet".
7. Name of Company/Organization	SANKLA BUILDCOON
8. Location of Project	Maharashtra
9. TOR Date	N/A

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 23/02/2023

(e-signed)
 Pravin C. Darade , I.A.S.
 Member Secretary
 SEIAA - (Maharashtra)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.

This is a computer generated cover page.

PARIVESH

*(Pro-Active and Responsive Facilitation by Interactive,
 and Virtuous Environmental Single-Window Hub)*



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/273793/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Sankla Buildcoon,
S.No.44(P),45,47,49(P)&50(P),
Bhugaon, Mulshi, Pune.

Subject : Environmental Clearance for Proposed Commercial & Residential Project "Sommet" at S.No.44(P),45,47,49(P)&50(P),Bhugaon, Mulshi, Pune by M/s. Sankla Buildcoon

Reference : Application no. SIA/MH/MIS/273793/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 152nd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 256th (Day-5) meeting of State Level Environment Impact Assessment Authority (SEIAA).

2. Brief Information of the project submitted by you is as below:-

1.	Proposal Number	SIA/MH/MIS/273793/2022	
2.	Name of Project	Proposed Commercial & Residential Project "Sommet" by M/s. Sankla Buildcoon.	
3.	Project category	8 (a) B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Sahil Sankla M/s. Sankla Buildcoon.
		Regd. Office address	Office no. -1, Suyog Platinum Towers, Mangaldas road, Pune Maharashtra 411001
		Contact number	91 9767646263
		e-mail	ec.sankla@gmail.com
6.	Consultant	VKe Environmental LLP ,QCI/NABET/ENV/ACO/20/1501	
7.	Applied for	Expansion	
8.	Details of previous EC	EC No. SIA/MH/MIS/127035/2019 dated 19 th October 2021	
9.	Location of the project	S.No.44(P),45,47,49(P)&50(P),Bhugaon, Mulshi, Pune	
10.	Latitude and Longitude	Latitude -18°30'0.17"N	
		Longitude – 73°44'10.89"E	
11.	Total Plot Area (m2)	32850.00	
12.	Deductions (m2)	1950.00	
13.	Net Plot area (m2)	26265.00	
14.	Proposed FSI area (m2)	52523.23	
15.	Proposed non-FSI area (m2)	42951.91	
16.	Proposed TBUA (m2)	95475.014	

17.	TBUA (m2) approved by Planning Authority till date	114181.03 Sq.m Date – 15/03/2020																																																																																						
18.	Ground coverage (m2) & %	11661 sq.m. & 35 %																																																																																						
19.	Total Project Cost (Rs.)	98.00 Cr																																																																																						
20.	CER as per MoEF & CC circular dated 01/05/2018	CER Activities are mentioned in the Environment Management Plan																																																																																						
21.	<p>Details of Building Configuration : <Please use following legends: Floor = F , Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh></p> <table border="1"> <thead> <tr> <th colspan="3">Previous EC Configuration</th> <th colspan="3">Proposed Configuration</th> <th rowspan="2">Reason for Modification / Change</th> </tr> <tr> <th>Building Name</th> <th>Configuration</th> <th>Height (m)</th> <th>Building Name</th> <th>Configuration</th> <th>Height (m)</th> </tr> </thead> <tbody> <tr> <td>Tower 1</td> <td>3P+13</td> <td>43.50</td> <td>Tower 1</td> <td>3P+13</td> <td>43.50</td> <td rowspan="10">Change in the rules</td> </tr> <tr> <td>Tower 2</td> <td>3P+13</td> <td>43.50</td> <td>Tower 2</td> <td>3P+13</td> <td>43.50</td> </tr> <tr> <td>Tower 3</td> <td>3P+13</td> <td>43.50</td> <td>Tower 3</td> <td>3P+13</td> <td>43.50</td> </tr> <tr> <td>Tower 4</td> <td>3P+13</td> <td>43.50</td> <td>Tower 4</td> <td>3P+13</td> <td>43.50</td> </tr> <tr> <td>Tower 5</td> <td>2P+13</td> <td>43.50</td> <td>Tower 5</td> <td>3P+13</td> <td>43.50</td> </tr> <tr> <td>Tower 6</td> <td>2P+13</td> <td>43.50</td> <td>Tower 6</td> <td>3P+13</td> <td>43.50</td> </tr> <tr> <td>Tower 7 (MHADA)</td> <td>2P+13</td> <td>43.50</td> <td>Tower 7</td> <td>3P+13</td> <td>43.50</td> </tr> <tr> <td>Commercial Building</td> <td>B+LG+G+1+P+5</td> <td>30.5</td> <td>Tower 8</td> <td>3P+13</td> <td>43.50</td> </tr> <tr> <td>Club House-1</td> <td>G+1</td> <td>7.60</td> <td>Tower 9</td> <td>3P+5</td> <td>22.50</td> </tr> <tr> <td>Club House-2</td> <td>G+1</td> <td>7.60</td> <td>Club House-1</td> <td>G+1</td> <td>4.75</td> </tr> <tr> <td>-</td> <td>-</td> <td>-</td> <td>Club House-2</td> <td>G+1</td> <td>3.50</td> </tr> <tr> <td>-</td> <td>-</td> <td>-</td> <td>Amenity Building</td> <td>G+3</td> <td>12.00</td> </tr> </tbody> </table>		Previous EC Configuration			Proposed Configuration			Reason for Modification / Change	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	Tower 1	3P+13	43.50	Tower 1	3P+13	43.50	Change in the rules	Tower 2	3P+13	43.50	Tower 2	3P+13	43.50	Tower 3	3P+13	43.50	Tower 3	3P+13	43.50	Tower 4	3P+13	43.50	Tower 4	3P+13	43.50	Tower 5	2P+13	43.50	Tower 5	3P+13	43.50	Tower 6	2P+13	43.50	Tower 6	3P+13	43.50	Tower 7 (MHADA)	2P+13	43.50	Tower 7	3P+13	43.50	Commercial Building	B+LG+G+1+P+5	30.5	Tower 8	3P+13	43.50	Club House-1	G+1	7.60	Tower 9	3P+5	22.50	Club House-2	G+1	7.60	Club House-1	G+1	4.75	-	-	-	Club House-2	G+1	3.50	-	-	-	Amenity Building	G+3	12.00
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24.	Water Storage Capacity for Firefighting / UGT	Total capacity UGWT –909.5 KLD Domestic –384.50 KLD Firefighting -450.00 KLD Drinking – 75.00 KLD																																																																																						

25.	Source of water	PMRDA		
6.	Rainwater Harvesting (RWH)	Level of the Ground water table	Pre-Monsoon:-25-30m Post Monsoon:-20-25 m	
		Size and no of RWH tank(s) and Quantity:	NA	
		Quantity and size of recharge pits:	12 no of pits , size- 2.0mX2.0mX2.0m	
		Details of UGT tanks if any:	UGT - Domestic -384.50 KLD Firefighting -450.00 KLD Drinking - 75.00 KLD	
27.	Sewage and Wastewater	Sewage generation in CMD:	405 KLD	
		STP technology:	MBBR	
		Capacity of STP (CMD):	445KLD	
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	8	Handover to authorized vendor
		Wet waste:	12	Handover to authorized vendor
		Construction waste	20	Handover to authorized vendor
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	720	Handover to SWACH
		Wet waste:	1049	Organic Waste composter
		Hazardous waste:	NA	NA
		Biomedical waste	NA	NA
		E-Waste	4.80	Handover to authorized vendor
30.	Green Belt Development	Total RG area (m2):	3090.00 sq.m	
		Existing trees on plot:	19	
		Number of Proposed trees	475 nos	
		Number of trees to be cut:	12	
		Number of trees to be transplanted:	09	
31.	Power requirement:	Source of power supply:	MSEDCL	
		During Construction Phase (Demand Load):	116.25KVA	
		During Operation phase (Connected load):	4774.00 KW	
		During Operation phase (Demand load):	2553.00 KVA	
		Transformer:	(05 X 630 KVA) No.	
		DG set:	(01 X 400 KVA) +(01 X600KVA)Nos.	
		Fuel used:	HSD	
32.	Details of Energy saving	Energy saving using Low Loss Transformer Against Conventional Transformer	0.28	
		Energy Saving using Solar Water Heater Against Electrical Water Heater.	4.17	
		Energy Saved by Solar PV	2.18	
		Energy Saved by Automatic Timer logic controller for lighting	1.05	

		Control Against No timer Control			
		Energy Saved by Using VFD for Lift against conventional drive			9.64
		Total Energy Saving in Project In % by Energy saving measures			17.31
33.	Environmental Management plan budget during Construction phase	Type	Details	Cost	
		Capital	Erosion control – dust suppression measures, barricading and top soil preservation, Labor Camp toilets & sanitation	4,00,000/-	
		O&M	Water, Noise, soil, air monitoring	1,85,600/-	
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Lac.)	O&M (Lac./Y)
		Sewage Treatment	2 no STP cost considered	55.90	8.39
		Rain Water Harvesting	12 .No. of RWH Pits	12.00	1.20
		Solid Waste Management	To assure proper treatment of Wet Waste, OWC will be provided	13.5	2.95
		Green Belt Development	Landscaping, tree & shrub plantation	6.4	2.1
		Environmental Monitoring	Environment Monitoring Cell	-	1.81
		Energy Saving	With all said energy saving measures like solar PV panels, hot water, low loss transformer, VFDs on lift, solar lightning	38.72	1.25
		Disaster Management Cost	Lightning Arrestor Installation & Budget for Emergency, First Aid Kit, Safety equipment's,	20.50	-
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)
		4-Wheeler	308	308	12.5
		2-Wheeler	924	924	2.5
		Bicycles	-	-	-
36.	Details of Court cases / litigations w.r.t. the project and project location if any.	NA			

3. Proposal is an expansion of an existing construction project. PP has obtained earlier EC vide EC22B038MH172491, dated-06.08.2022 for total BUA of 114181.03 m2. Proposal has been considered by SEIAA in its 256th (Day-5) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit certified Compliance report from Regional Office MoEFCC Nagpur.
2. PP to abide all the conditions of fire NoC.
3. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination.
4. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. This EC is excluding the Tower 5, Tower 6, Tower 8 and Tower 9 as PP has not obtained CFO NOC for the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for – FSI – 52523.23 m2, Non FSI- 42951.91 m2, Total BUA-95475.14 m2. (Plan approval No.Ja kra.1156, dated - 20.07.2022)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.

- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. 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.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions,

including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
 6. In case of submission of false document and non-compliance of stipulated conditions,

Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Pune.
6. Commissioner, Pune Municipal Corporation/PMRDA.
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

Signature Not Verified

Digitally signed by Shri Pravin C.
Darade , I.A.S.
Member Secretary

Date: 2/23/2023 5:34:35 PM

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
 Fax: 24044532/4024068/4023516
 Website: <http://mpcb.gov.in>
 Email: jdwater@mpcb.gov.in



Kalpataru Point, 2nd and
 4th floor, Opp. Cine Planet
 Cinema, Near Sion Circle,
 Sion (E), Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000188938/CO/2402000279

Date: 05/02/2024

To,
 M/s. Proposed Commercial and Residential
 project- "Sommet" by Sankla Buildcoon; S.
 No. 44(P), 45,47, 49(P) & 50(P), Bhugaon,
 Tal. Mulashi, Dist. Pune.



Your Service is Our Duty

Sub: 1st Consent to Operate (Part-I) for Residential & Commercial Construction Project under Red Category.

Ref: Your application No. MPCB-CONSENT-0000188938 dtd. 08/12/2023.

Your application NO. MPCB-CONSENT-0000188938

For: Grant of Consent to Operate 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 6 and Rule 18(7) of the Hazardous & Other Wastes (Management & Transboundary Movement) 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:

1. **The 1st Consent to Operate is granted for a period up to 31.01.2025**
2. **The capital investment of the project is Rs.50.13 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate is valid for Residential & Commercial Construction Project named as M/s. Proposed Commercial and Residential project- "Sommet" by Sankla Buildcoon; S. No. 44(P), 45,47, 49(P) & 50(P), Bhugaon, Tal. Mulashi, Dist. Pune on Total Plot Area of 32850 Sq Mtrs for construction BUA of 25016.82 Sq Mtrs out of Total Construction BUA of 95475.14 Sq Mtrs as per EC granted dated 23/02/2023 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance granted dtd. 23/02/2023	32850.00	95475.14

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	98	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
1	DG Set (600 KVA & 400 KVA)	2	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	E waste	416 Kg/Annum	NA	Handover to authorized vendor
2	Dry Waste	167 Kg/Day	Segregation	Handover to SWACH
3	Wet	250 Kg/Day	OWC	Use as Manure

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	100 As Actual	Ltr/A	NA	Authorized Reprocessors

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. The Project Proponent shall comply with the Environmental Clearance obtained vide No. SIA/MH/MIS/273793/2022 dtd. SIA/MH/MIS/273793/2022 for construction project having total plot area of 32850 Sqm and total construction BUA of 95475.14 Sqm as per specific condition of EC.
11. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to O & Environmental Clearance/CRZ Clearance.



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Signed by: **Dr J. B. Sangewar**
 Joint Director (WPC)
 For and on behalf of
Maharashtra Pollution Control Board
 jdwater@mpcb.gov.in
 2024-02-05 13:25:16 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	100000.00	MPCB-DR-23065	08/12/2023	NEFT

Copy to:

- Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune II
 - They are directed to ensure the compliance of the consent conditions.
- Chief Accounts Officer, MPCB, Sion, Mumbai

SCHEDULE-I**Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **450 CMD for treatment of domestic effluent of 98 CMD.**
- B] The Applicant shall operate the sewage 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	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) 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 shall 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.
- 3) The industry 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) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	133.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

- 5) 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-II**Terms & conditions for compliance of Air Pollution Control:**

- 1) As per your application, you have provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
1	DG Set (400 KVA & 600 KVA)KVA)	Acoustic Enclosure	5.00	HSD 56.40 Ltr/Hr	1	SO2	48 Kg/Day

- 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.

Total Particular matter	Not to exceed	150 mg/Nm3
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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 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) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - 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 a way that no nuisance is caused to neighbors.

SCHEDULE-III**Details of Bank Guarantees:**

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2O (Part-I)	Rs. 10 Lakhs	15 Days	Compliance of Consent & EC conditions	31/01/2025	31/04/2025

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				



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 Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 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 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) 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.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) 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.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments 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 Rule 2016 & E-Waste (M & H) Rule 2011.
- 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 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 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.

- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
 Fax: 24044532/4024068/4023516
 Website: <http://mpcb.gov.in>
 Email: jdwater@mpcb.gov.in



Kalpataru Point, 2nd, 3rd
 and 4th floor, Opp. Cine
 Planet Cinema, Near Sion
 Circle, Sion (E),
 Mumbai-400022

Infrastructure/ORANGE/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000233383/CO/2504001828

Date: 16/04/2025

To,
 "Sommet" by Sankla Buildcoon;
 S. No. 44(P), 45,47, 49(P) & 50(P),
 Bhugaon, Tal. Mulashi, Dist. Pune.



Sub: 1st Consent to Operate (Part-II) and Renewal of Consent to Operate (Part-I) for Building Construction Project Granted under Orange Category.

Ref: 1. Your application No. MPCB-CONSENT-0000233383.
 2. Previous Consent to Operate granted by Board dtd. 05/02/2024

Your application NO. MPCB-CONSENT-0000233383

For: Grant of Consent to Operate 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 / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) 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:

- The 1st Consent to Operate is granted for a period up to 31.01.2027**
- The capital investment of the project is Rs.57.68 Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Operate is valid for Building Construction Project named as "Sommet" by Sankla Buildcoon; S. No. 44(P), 45,47, 49(P) & 50(P), Bhugaon, Tal. Mulashi, Dist. Pune on Total Plot Area of 32850 Sq Mtrs for construction BUA of 40295.04 Sq Mtrs out of Total Construction BUA of 95475.14 Sq Mtrs as per EC granted dated 23/02/2023 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance granted dtd. 23/02/2023	32850.00	95475.14
2	Consent to Establish dtd. 12/02/2021	32850.00	114181.03
3	Consent to Operate (Part-I) dtd. 05/02/2024	32850.00	25016.82

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA

<i>Sr No</i>	<i>Description</i>	<i>Permitted</i>	<i>Standards to</i>	<i>Disposal</i>
2.	Domestic effluent	165	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

<i>Stack No.</i>	<i>Description of stack / source</i>	<i>Number of Stack</i>	<i>Standards to be achieved</i>
1	DG Set (250 KVA)	1	As per Schedule -II
2	DG Set (63 KVA)	1	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

<i>Sr No</i>	<i>Type Of Waste</i>	<i>Quantity & UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	E waste	702 Kg/Annum	NA	Handover to authorized vendor
2	Dry Waste	422 Kg/Day	Segregation	Handover to SWACH
3	Wet Waste	281 Kg/Day	OWC	Use as Manure

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

<i>Sr No</i>	<i>Category No.</i>	<i>Quantity</i>	<i>UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	5.1 Used or spent oil	100 As Actual	Ltr/A	NA	Authorized Reprocessors

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
 9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
 10. The Project Proponent shall comply with the Environmental Clearance obtained vide No. SIA/MH/MIS/273793/2022 dtd. SIA/MH/MIS/273793/2022 for construction project having total plot area of 32850 Sqm and total construction BUA of 95475.14 Sqm as per specific condition of EC.
 11. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to O & Environmental Clearance/CRZ Clearance.
- The industry shall create an Environment Cell by appointing an Environmental Engineer / Expert for looking after day-to-day activities related to Environment / Pollution control.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.



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Signed by: **Shankar Waghmare**
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2025-04-16 18:20:59 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	100000.00	TXN2501006189	30/01/2025	Online Payment

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, Sion, Mumbai



SCHEDULE-I**Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **450 CMD for treatment of domestic effluent of 165 CMD.**
- B] The Applicant shall operate the sewage 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	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) 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 shall 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.
- 3) The industry 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) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	165.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	

- 5) 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-II**Terms & conditions for compliance of Air Pollution Control:**

- 1) As per your application, you have provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
1	DG Set (250 KVA)	Acoustic Enclosure	5.00	HSD 56.40 Ltr/Hr	1	SO ₂	48 Kg/Day
2	DG Set (63 KVA)	Acoustic Enclosure	5.00	HSD 30 Ltr/Hr	1	SO ₂	6 Kg/Day

- 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.

Total Particular matter	Not to exceed	150 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 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) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - 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 a way that no nuisance is caused to neighbors.

SCHEDULE-III**Details of Bank Guarantees:**

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2O	Rs. 10 Lakhs	15 Days	Compliance of Consent & EC conditions	31/01/2027	31/04/2027

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				



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 Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 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 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) 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.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) 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.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments 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 Rule 2016 & E-Waste (M & H) Rule 2011.
- 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 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 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.

- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

SUB-REGIONAL OFFICER PUNE 2

Phone No. 25811 222
 Fax No. 25811 029
 Email ID – sropune2@mpcb.gov.in



Jog Center, 3rd floor
 Wakadewadi Mumbai-Pune,
 Road Pune – 411003

-: Visit Report :-

Dtd. 04.08.2025

Name & address of Project : M/s "Sommet" by Sankla Buildcoon
 S. No. 44(P), 45,47, 49(P) & 50(P),
 Bhugaon, Tal. Mulshi, Dist. Pune.

Mail ID: purchase.sanklabuildcoon@gmail.com

Consent person: Mr. Sahil Sankhla

Contact no.: 9767646263

Observations:

With reference to the NGT original Application 35 of 2025 (WZ), Sampat Baburao Mirghe & Ors. (Applicants) Versus M/s Sankala Buildcon & Ors. (Respondents) Hon'ble NGT has passed order on 07.07.2025 and as per instruction of SRO Pune 2, visited the project to check the compliance. Observations are as follows:

1. Red/LSI activity.
2. This is building construction project.
3. Obtained Environment Clearance on 19.10.2021 for Total plot area- 32850 Sq.m & approved Built up area – 114181.03 Sq.m.
4. Obtained Consent to Establish on 12.02.2021 for Total plot area- 32850 Sq.m & approved Built up area – 114181.03 Sq.m.
5. Obtained Environment Clearance on 23.02.2023 for Total plot area- 32850 Sq.m & approved Built up area - 95475.14 Sq.m. As per Environment Clearance dtd. 23.02.2023, B. SEIAA conditions sub point no. 1. This EC is excluding Tower 5, Tower 6, Tower 8 and Tower 9 as PP has not obtained CFO NOC for the same.
6. Not obtained Consent to Establish as per Environment Clearance dtd. 23.02.2023.
7. Obtained Part- I consent to operate on 05.02.2024 for Total plot area- 32850 Sq.m & built-up area – 25016.82 Sq.m., valid upto 31.01.2025.

8. Obtained Part II consent to operate and renewal of Part -I on 16.04.2025 for Total plot area- 32850 Sq.m & built-up area – 40295.04 Sq.m., valid upto 31.01.2027.
9. As per Environment clearance and as per information given by PP full project consist of total 09 buildings (T1, T2, T3, T4, T5, T6, T7, T8 & T9), 11 row bungalows, 01 Amenity building, 02 Club house.
- During visit on site construction work of building T1, T2, T3 & T4 found completed upto – P1+P2+P3+13 each, possession given.
 - Building T5 & T6 work completed upto Ground floor/ parking slab. During visit construction work was not found in operation. PP has obtained Sanction plan on 29.11.2022 from PMRDA for T5 & T6 building upto parking slab.
 - Building T7 completed upto P1+P2+P3+13, finishing work found in progress, possession not given.
 - 01 Amenity building, T8 & T9 – work not yet started.
 - Club house 1 – completed upto G+2, Club House 2 - completed upto G (Ground floor).
 - Constructed work of 03 bungalows completed finishing work found in progress, possession not given. Construction work of remaining 08 bungalows excavation and leveling found in progress.
10. Provided DG set having capacity 62.5 KVA for the construction phase.
11. Provided DG set having capacity 250 KVA for operation phase.
12. PP has provided STP, STP capacity – 200 CMD. STP consists of Bio-drum MBBR technology system with Ozonator system. During visit STP found in operation. Sample collected from STP outlet.
13. Treated water from the STP is using in its own premises for gardening and flushing purposes.
14. Provided OWC having capacity 200 Kg/day, during visit OWC found in operation.
15. During visit instructed to submit Architect Certificate for completed built-up area.

(Sushma Kumbhar)
Field Officer, Pune-2
M.P.C. Board, Pune

285
Photographs



Building T5 & T6 work completed upto Ground floor/ parking slab

286
Photographs



GPS Map
Camera Lite

FPXJ+VVG, Mulshi, Paud, Maharashtra 412115, India

Latitude
18.50045308°

Local 10:53:16 AM
GMT 05:23:16 AM

Longitude
73.73604534°

Altitude 717 meters
Monday, 04.08.2025



Building T5 & T6 work completed upto Ground floor/ parking slab

288
Photographs



45, Paud Rd, opposite Manas Lake, Bhugaon, Bavdhan, Pune,
Maharashtra 412115, India

Latitude

18.50052958°

Local 11:00:09 AM

GMT 05:30:09 AM

Longitude

73.73655187°

Altitude 703 meters

Monday, 04.08.2025

Organic Waste Convertor

289
Photographs



STP- 200 CMD

290
Photographs



45, Paud Rd, opposite Manas Lake, Bhugaon, Bavdhan, Pune,
Maharashtra 412115, India

Latitude
18.5005859°

Longitude
73.7366466°

Local 11:00:59 AM
GMT 05:30:59 AM

Altitude 685 meters
Monday, 04.08.2025

STP- 200 CMD

291
Photographs



Pebbles Society Block-B, Pune, Maharashtra 412115, India

Latitude

18.50064633°

Local 11:05:17 AM

GMT 05:35:17 AM

Longitude

73.73686168°

Altitude 685 meters

Monday, 04.08.2025

Building T7 completed upto P1+P2+P3+13, finishing work found in progress



Building T7 completed upto P1+P2+P3+13, finishing work found in progress

293
Photographs



Constructed work of 03 bungalows completed finishing work found in progress

294
Photographs



Building T1 & T2 completed upto – P1+P2+P3+13

295
Photographs



08 bungalows - excavation and levelling work is in progress

296
Photographs



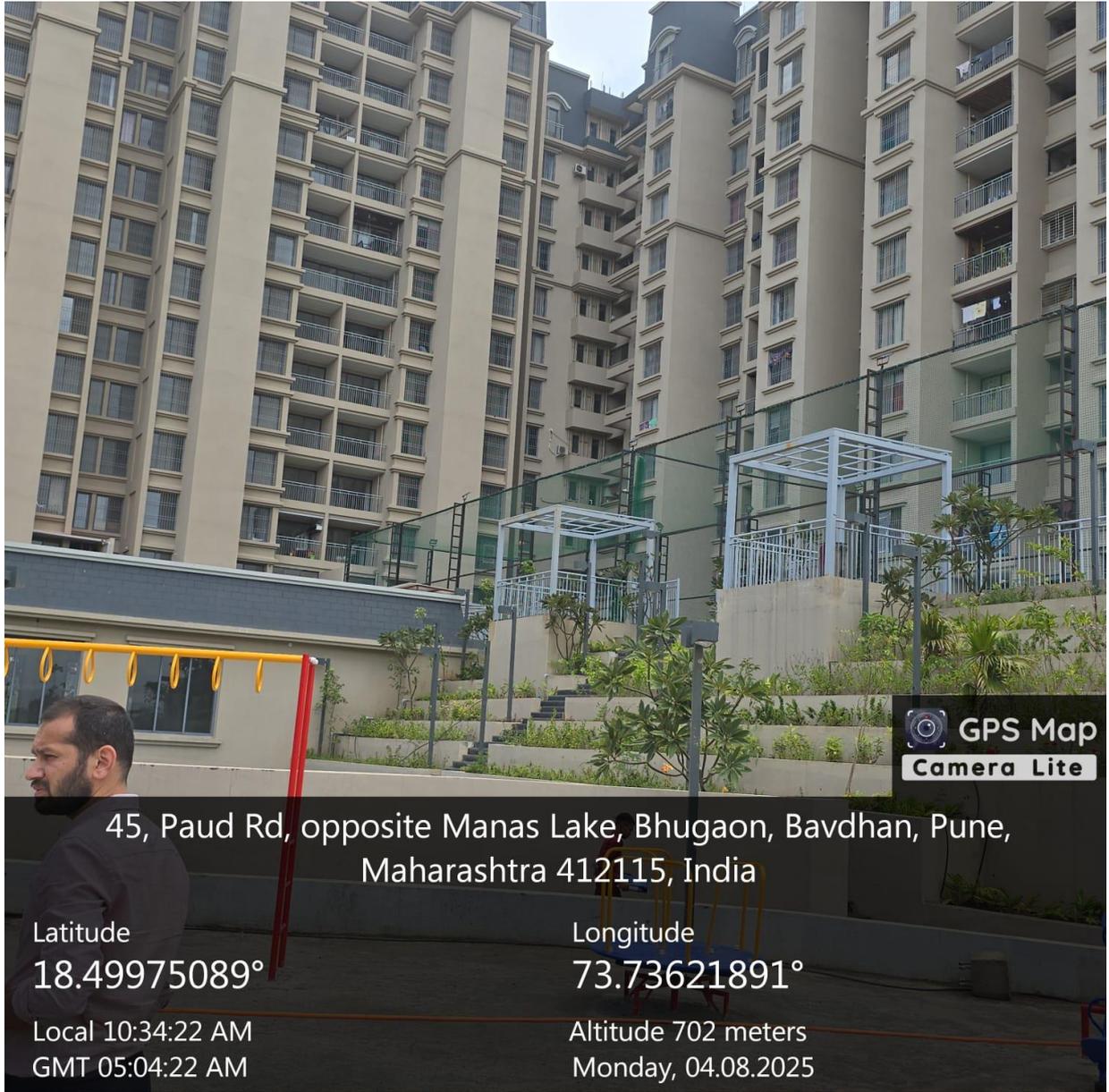
08 bungalows - excavation and levelling work is in progress

Construction work of remining 08 bungalows excavation and levelling



Club house 1 – completed upto G+2

298
Photographs



Building T3 & T4 found completed upto – P1+P2+P3+13

299
Photographs



Building T3 & T4 found completed upto – P1+P2+P3+13

300
Photographs



Club House 2 - completed upto G (Ground floor).

301
Photographs



Building T8 & T9 – work not yet started

**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



"Your Service is our Duty"

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

MPCB/ROP/PD/ 2508080012

Date : 08/08/2025

To,
M/s. "Sommet" Sankla Buildcon,
S. No. 44(P), 45 47, 49 (P) & 50 (P),
Bhugaon, Tal. Mulshi, Dist. Pune

Sub: Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, 31 A of Air (Prevention & Control of Pollution) Act, 1981.

Ref 1) Application filed before Hon'ble NGT vide OA No. 35/2025 (WZ)- Sampat Baburao Mirghe & Ors V/s Sankala Buildcon & Others and order passed on 07/7/2025
2) Visit of the Board Official to your unit on 25/06/2025
3) Legal Action proposal submitted by Sub Regional Officer, Pune-II vide no. MPCB-LEGAL-ACTION-300625003.

WHEREAS, the Maharashtra Pollution Control Board has granted Consent to Establish and Consent to Operate u/s 25 and 26 respectively of the Water (Prevention and Control of Pollution) Act, 1974 and u/s 21 of the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under Rule 6 of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016, subject to certain terms and conditions.

AND WHEREAS, it is obligatory on your part to provide adequate pollution control devices and comply with the consent conditions so as to achieve the standards prescribed by the Board in its consent.

AND WHEREAS, Application filed before Hon'ble NGT vide OA No. 35/2025 (WZ)- Sampat Baburao Mirghe & Ors V/s Sankala Buildcon & Others and order passed on 07/7/2025.

AND WHEREAS, In receipt of the complaint, the officials of the Board at Sub Regional Office, Pune-II has visited the site to verify the complaint and accordingly, submitted legal action proposal vide reference (3) with following non-compliances,

1. You have not obtained consent to establish from the MPC Board as per the Environmental Clearance Dtd. 23/02/2023 for total plot area- 32850 Sq.m & approved Built up area - 95475.14 Sq.m.

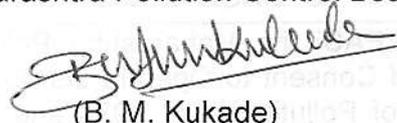
AND WHEREAS it has been observed that you have failed to comply with the conditions stipulated in the Consent and Environmental Clearance.

NOW THEREFORE, in view of the above non-compliance, you are hereby directed to show cause as to:

1. Why your consent shall not be revoked.
2. Why your existing bank guarantee shall not be forfeited ?
3. Why you shall not be directed to close down your construction project ?
4. Why the competent authorities shall not be directed to disconnect Water / electricity supply of construction project ?

You are hereby given an opportunity to respond within 03 days from issuance of these directions and also directed to remain **present for a personal hearing scheduled on 13/08/2025 11:00AM** in the office of Regional Officer, M. P. C. Board, Jog centre, 3rd floor, wakadewadi, Pune-03 along with all relevant documents and present status of the compliance report, failing which, the MPCB will initiate legal action against your industry without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board



(B. M. Kukade)
I/c. Regional Officer,
M. P. C. Board Pune

Copy Submitted for information to

1. Joint Director (APC), M.P.C. Board, Mumbai.
2. Law Officer, M.P.C. Board, Mumbai.

Copy to-

- 1) The Sub-Regional Officer, M.P.C. Board, Pune-II :- You shall submit the brief note before the hearing schedule with present status.

**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



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

ROP/ MPCB/ID/ 2508130003

Date : 13/08/2025

To,
M/s. "Sommet" Sankla Buildcoon,
S. No. 44 (P), 45, 47, 49 (P) & 50 (P),
Bhugaon, Tal. Mulshi, Dist. Pune.

Sub: Conditional Directions under section 33A of the Water (Prevention & Control of Pollution) Act, 1974 and 31A of Air (Prevention & Control of Pollution) Act, 1981.

- Ref : 1) Application filed before Hon'ble NGT vide OA No. 35/2025 (WZ)
2) Legal Action Proposal submitted by the Sub Regional Officer, Pune-II vide no. MPCB-LEGAL-ACTIONS- 050825018.
3) Board's Proposed Directions vide no. MPCB/ROP/PD/2508080012, Dtd. 08/08/2025
4) Personal Hearing Extended on 13/08/2025

With reference to Proposed Directions referred at (2) above and subsequent personal hearing extended on 13/08/2025, considering your reply, submissions during the hearing and the compliance or present status report submitted by the Sub Regional Officer Pune-II hereby issued the following conditional directions,

1. You shall apply or obtain consent to establish as per the Environmental Clearance Dtd. 23/02/2023 for total plot area – 32850 Sq. mtrs. and Approved Built up area – 95475.14 Sq. mtrs immediately.

You shall submit/ the respond / compliance report with timeline on the above directions within 07 days. In case you fail to comply with the above directions the Board will have no option than to issue appropriate directions as deem fit under provisions of the Water (P. & C. P.) Act, 1974 and the Air (P. & C. P.) Act, 1981, which may please be noted.

For and on behalf of
Maharashtra Pollution Control Board

(B. M. Kukade)

**Regional Officer,
M. P. C. Board Pune**

Copy submitted to:-

1. Joint Director (APC), MPCB, Mumbai.
2. Law Officer, Law and Policy Division, MPCB, Mumbai.

Copy to :- Sub Regional Officer, MPCB, Pune-II :- verify the compliance and submit report.