



**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE
ORIGINAL APPLICATION No. 61 OF 2025 (WZ)**

Supreme Pallacio Co-operative
Housing SocietyApplicant

Versus

State of Maharashtra & Ors. Respondents

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

I, Kartikeya Langote, aged adult, occupation – Service, the Sub Regional Officer of the Maharashtra Pollution Control Board at Pune-I, 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 regarding persistent noise and dust pollution being caused due to construction of Residential and Commercial Project located at Survey No.291, Village: Baner, Tal: Haveli, Dist : Pune by Respondent No.4 -M/s Advik Real Estate LLP.
- (2) I say and submit that the State Environment Impact Assessment Authority (SEIAA) has granted an Environment Clearance to Respondent No.4-M/s Advik Real Estate LLP

dated 30/08/2022 for TPA (m²) – 11278 sq. mtrs. and total BUA(m²) is 22523.72 sq. mtrs for proposed residential and commercial project at Survey No. 291, Village – Baner, Taluka –Haveli, Dist: Pune, subject to certain terms and conditions. A copy of the Environment Clearance dated 30/08/2022 is enclosed to the present O.A. at Page No.32 as an Annexure A-1.

(3) I say and submit that the Respondent-MPC Board has granted Consent to Establish to M/s Advik Real Estate LLP (Project Proponent-PP) on 27/03/2023, for a period upto Commissioning of the project or upto 5 years, whichever is earlier for TPA-11278 sq. mtrs. & BUA- 22523.72 sq. mtrs., subject to certain terms and conditions. A copy of the Consent to Establish dated 27/03/2023 is enclosed herewith and marked as an **Annexure –I**.

(4) I say and submit that in order to verify the present status, the officials of the Respondent- MPC Board at Pune-I visited the said project on 15/07/2025, 16/07/2025 and 17/07/2025 and observed as follows: -

I. PP has proposed to construct 02 buildings- Building A=B1+B2+G+18th floor & Building B=B1+G+2nd floor.

II. At the time of visit to the construction site, diamond cutting activity found in operation, representative of PP stated that- @ 90% of excavation completed, depth from ground @ 6 mtr., noise occurred due to excavation



- i.e. cutting of hard rock activity. PP has provided 2 nos. of poklen- needle-1 no & bucket one no.
- III. PP has not provided adequate height acoustic barrier & not taking any adequate precautions to avoid dust and noise pollution nuisance to the nearby resident.
- IV. The construction material found openly stored. PP has not provided a closed shed for Grinding, cutting, drilling & trimming operation, noise generated from these activities.
- V. One fogging gun observed at site.
- VI. Fixed water sprinkling system not found provided in surrounding area.
- VII. PP is discharging water generated during the excavation work through the hose pipe outside the premises in adjacent chamber, on that chamber (outside the compound wall) construction waste was found partly dumped.

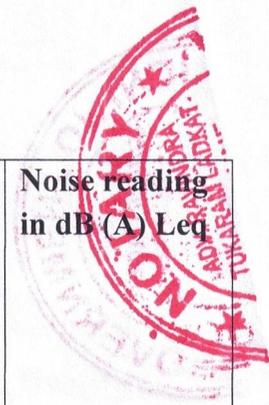
Noise Monitoring & Ambient Air Quality Monitoring: -

During visit, identified the major sources of Noise at construction site of M/s.Advik Real Estate LLP project activities like: -

- Engineering activity- Grinding, cutting, drilling & trimming operation.
- Material handling.
- Loading & unloading work.
- diamond cutting activity.

i. Noise Level Monitoring Report

S r · N o ·	Location	Date	Time Duration	Noise limits in dB (A) Leq daytime for residential area	Noise reading in dB (A) Leq
a) Continuous Noise Level Monitoring Report working day:					
1	M/s. Supreme Pallacio Co- operative Housing Society - 5th floor of A building	15/7/2025 6.00 am to 10:00 pm	16 hr	55	65.8
2		15/7/2025 to 16/7/2025 10:00 pm to 6.00 am	8 hr	45	45.2
3	M/s. Supreme Pallacio Co- operative Housing Society - 5th floor of C building	15/7/2025 06.00 am to 10:00 pm	16 hr	55	66.5
4		15/7/2025 to 16/7/2025 10:00 pm to 6.00 am	8 hr	45	44.6
5	M/s. Advik Real Estate LLP. Near Compound wall	15/7/2025 06.00 am to 10:00 pm	16 hr	55	73
6		15/7/2025 to 16/7/2025 10:00 pm to 6.00 am	8 hr	45	46.7
7		15/7/2025	16 hr	55	72





8	M/s.Advik Real Estate LLP Near steel yard.	06.00 am to 10:00 pm			
		15/7/2025 to 16/7/2025 10:00 pm to 6.00 am	8 hr	45	45.5
Continuous Noise Level Monitoring Report non-working day:					
1	M/s. Supreme Pallacio Co-	16/7/2025 06.00 am to 10:00 pm	16 hr	55	56.15
2	operative Housing Society - 5th floor of A building	16/7/2025 to 17/7/2025 10:00 pm to 6.00 am	8 hr	45	43.9
3	M/s. Supreme Pallacio Co-	16/7/2025 06.00 am to 10:00 pm	16 hr	55	57.20
4	operative Housing Society - 5th floor of C building	16/7/2025 to 17/7/2025 10:00 pm to 6.00 am	8 hr	45	45.7
5	M/s.Advik Real Estate LLP- Near steel yard.	16/7/2025 06.00 am to 10:00 pm	16 hr	55	62.0
6		16/7/2025 to 17/7/2025 10:00 pm to 6.00 am	8 hr	45	44.2
7	M/s.Advik Real Estate	16/7/2025 06.00 am	16 hr	55	61

A) M/s. Supreme Pallacio Co-operative Housing Society: - Near C building.

B) M/s.Advik Real Estate LLP: - Near main gate.

Analysis Results of ambient Air Quality Monitoring (24 hr): -

Sr.No	Location	Date & starting time	Parameter		
			PM10	SO ₂	NOx
			Limits as per National Ambient Air Quality Standards (2009)		
			100 µg/m ³	80 µg/m ³	80 µg/m ³
a) When plant in operation:					
1)	M/s. Supreme Pallacio Co-operative Housing Society	15/7/2025 to 16/7/2025 (24 Hrs)	100.31	2.90	13.85
2)	M/s.Advik Real Estate LLP.	15/7/2025 to 16/7/2025 (24 Hrs)	126.85	-	-
b) When plant not in operation:					
1)	M/s. Supreme Pallacio Co-operative Housing Society	16/7/2025 to 17/7/2025 (24 Hrs)	83.84	1.54	8.22
2)	M/s.Advik Real Estate LLP.	16/7/2025 to 17/7/2025 (24 Hrs)	98.46	-	-



As per the Noise Pollution (Regulation and Control) Rules, 2000 [Rule 3(1) and 4(1)] residential area nighttime (10.00 p.m. to 06.00 a.m.) limit - 45 dB(A) Leq.

- From the Night Time Noise monitoring reports dated 15/7/2025 to 16/7/2025 (working day), it is observed that at all places noise levels observed marginally exceeding the residential area Night time limits.
- From the Night Time Noise monitoring reports dated 16th July, 2025 (non-working day), it is observed that at locations M/s. Supreme Pallacio Co-operative Housing Society -5th floor of C building & Advik Real Estate LLP Near Compound wall observed marginally exceeding the residential area Night time limits.

As per the Noise Pollution (Regulation and Control) Rules 2000, “A person may, if noise level exceeds the ambient noise standards by 10 dB(A) or more given in the corresponding columns against any area / zone make a complaint to the authority”.

However, during working days noise level are exceeding the by 10 dB(A) or more than the standards. Therefore, it is necessary to provide sound barriers around the site to reduce the noise levels, generated due to construction activities.

ii) Ambient Air Quality Details: -

During visit Continuous Ambient Air Quality Monitoring carried out at: -

A) M/s. Supreme Pallacio Co-operative Housing Society: - Near C building.

B) M/s.Advik Real Estate LLP: - Near main gate.

Analysis Results of ambient Air Quality Monitoring (24 hr): -

Sr.No	Location	Date & starting time	Parameter		
			PM10	SO ₂	NO _x
			Limits as per National Ambient Air Quality Standards (2009)		
			100 µg/m ³	80 µg/m ³	80 µg/m ³
a) When plant in operation:					
1)	M/s. Supreme Pallacio Co-operative Housing Society	15/7/2025 to 16/7/2025 (24 Hrs)	100.31	2.90	13.85
2)	M/s.Advik Real Estate LLP.	15/7/2025 to 16/7/2025 (24 Hrs)	126.85	-	-
b) When plant not in operation:					
1)	M/s. Supreme Pallacio Co-operative Housing Society	16/7/2025 to 17/7/2025 (24 Hrs)	83.84	1.54	8.22
2)	M/s.Advik Real Estate LLP.	16/7/2025 to 17/7/2025 (24 Hrs)	98.46	-	-

Observations of Ambient Air Quality levels:

- As per National Ambient Air Quality Standards - 2009, Particular matter - PM10 (Size less than 10 μm or limits) – 100 $\mu\text{g}/\text{m}^3$ in Residential area.
- Ambient Air quality results shows that the parameter PM 10 is slightly exceeding at society in working day & within limit in non-working day.
- Ambient Air quality results shows that parameter PM 10 is exceeding at Advik Real Estate LLP in working day & within limit in non-working day.

A copy of the Visit Report along with Photographs dated 15/07/2025, 16/07/2025 and 17/07/2025 is enclosed herewith and marked as an **Annexure –II**.

- (5) I say and submit that on the basis of non-compliance observed during the aforesaid visits, the Respondent Board has issued Proposed Direction dated 09/09/2025 to M/s Advik real Estate LLP (PP) for not provided adequate height acoustic barrier & not taking any adequate precautions to avoid dust and noise pollution, due to that causing nuisance to the nearby residents, not provided proper storage for construction material same was found stored openly, PP not provided closed shed for Grinding, cutting, drilling & trimming operation, noise generated from these activity, PP not provided fixed water sprinkling system not found in surrounding area, construction waste was found partly dumped. A copy of the Proposed Direction dated

09/09/2025 is enclosed herewith and marked as an **Annexure-III**.

(6) Hence this Affidavit.

Solemnly affirmed on this 16th day of September, 2025 at Pune.

I know the affiant

For and on behalf of Maharashtra Pollution Control Board i.e. Respondent No.2

Langote
16/9/25

ADVOCATE

(Kartikeya Langote)
Sub-Regional Officer,
MPCB, Pune-I



BEFORE ME

Langote
ADV. RAVINDRA TUKARAM LADKAT
NOTARY GOVT. OF INDIA
DIST. PUNE
REG.NO. 46472

16 SEP 2025

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
 Fax: 24023516
 Website: <http://mpcb.gov.in>
 Email: cac-cell@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/CC/UAN No.0000148578/CE/2303002020

Date: 27/03/2023

To,
 M/s Advik Real Estate LLP,
 Survey No. 291, Village Baner,
 Taluka Haveli, Dist Pune



Your Service is Our Duty

Sub: Consent to Establish for Residential & Commercial construction project under Red Category

Ref: Minutes of 32nd Consent Committee Meeting of 2022-23 held on 01.03.2023

Your application NO. MPCB-CONSENT-0000148578

For: grant of Consent to Establish 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 period upto Commissioning of the project or five years whichever is earlier.**
- The capital investment of the project is Rs.135.5 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for residential and commercial construction project named as M/s Advik Real Estate LLP, Survey No. 291, Village Baner, Taluka Haveli, Dist Pune on Total Plot Area of 11278 SqMtrs for proposed total construction BUA of 22523.72 SqrMtr as per specific condition of EC granted dated 30.08.2022 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 30.08.2022	11278.00	22523.72

- 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	139.52	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
S-1	DG Set-160 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	337 Kg/Day	Segregation	To Local Body
2	Wet Waste	184 Kg/Day	OWC with composting facility/Biodigester with composting facility	As Manure
3	STP Sludge	1350 Kg/Day	Dewatering	As Manure

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
1	5.1 Used or spent oil	50	Ltr/A	Reprocessing	To Authorized Reprocesser

8. **Conditions under E-Waste Management:**

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	9.00	Kg/Day	To Authorized Dismantler

9. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
11. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
12. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
13. 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.
14. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
15. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
16. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/229234/2021 dtd. 30.08.2022 for residential and commercial construction project having total Plot area 11278.00 Sq.Mtrs, & total construction BUA 22523.72 Sq.Mtrs as per specific condition of EC.

17. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



Generated by: [Print2Book](#)
 afe1fbc0
 64b27fca
 647ae7b4
 3d9c9631
 52b51b56
 006cd628
 698923b0
 fedcdc76

Signed by: **Dr. Y.B.Sontakke**
 Joint Director (WPC)
 For and on behalf of,
Maharashtra Pollution Control Board
 jdwater@mpcb.gov.in
 2023-03-27 12:11:36 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	271000.00	MPCB-DR-14742	13/10/2022	RTGS

Balance fees of Rs.__ will be considered at the time of next renewal of consent

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 **150 CMD for treatment of domestic effluent of 139.52 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	159.22
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.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-160 kVA	Acoustic Enclosure	3.00	HSD 32 Ltr/Hr	1	SO ₂	15.36 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
-------------------------	---------------	------------------------

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **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/C20/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to E	Rs 10 Lakhs	15 Days	Compliance of Consent Conditions & Environmental Clearance conditions	Upto Commissioning of the project	Upto Commissioning of the project

** 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/C20/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/C20/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. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
- 10 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.
- 11 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.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.
- 14 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.
- 15 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.

Visit Report in compliance of Order Dated July 21, 2025 of The Hon'ble National Green Tribunal (NGT WZ) in the matter of ORIGINAL APPLICATION NO.61 of 2025 (WZ) Supreme Pallacio Co-operative Housing Society V/s State of Maharashtra & Ors related to Building Project- M/s. Advik Real Estate LLP, Survey No. 291, Village Baner, Taluka-Haveli, Dist -Pune.

BACKGROUND :-

This application has been filed by Supreme Pallacio Co-operative Housing Society with the prayers that- " a direction be issued to respondent No. 4/Project Proponent – M/s. Advik Real Estate LLP to implement adequate measures to control noise and dust emissions as mandated by EC Condition No. XVIII and further a direction be issued to respondent No.4 – Project Proponent that no construction debris or other C&D Waste is deposited on drainage covers, in adherence to EC Condition Nos. I and II."

Hon'ble NGT vide Order dated 21.07.2025 directed MPCB to file reply affidavit in this matter. Accordingly, as per instruction of Sub-Regional Officer, Pune-1 visit is carried out on 15,16 & 17/7/2025 during visit observation made are as follows:-

1) M/s. Supreme Pallacio Co-operative Housing Society :-

- A) Firstly, meet with the Mr. Rohas Nagpal- Secretary and Mr. Vijay Khude Mananger of the) M/s.Supreme Pallacio Co-operative Housing Society they told that the due to construction of M/s. Advik Real Estate LLP the noise & Air pollution occurred in the society mainly at building A & C.
- B) M/s. Supreme Pallacio Co-operative Housing Society and M/s. Advik Real Estate LLP adjacent to each other.

2) M/s. Advik Real Estate LLP :-

- A) Consent to Establish:- M/s.Advik Real Estate LLP has obtained Consent to Establish from the Board on 27/3/2023 for TPA- 11278 sqmtr & BUA- 22523.72 sqmtr.
- B) Environmental Clearance: - Environmental Clearance granted on 30/8/2022 for TPA- 11278 sqmtr & BUA-22523.72 sqmtr.
- C) During visit it is observed that, PP has proposed to construct 02 buildings- Building A=B1+B2+G+18th floor & Building B=B1+G+2nd floor.
- D) At time of visit to the construction site, diamond cutting activity found in operation, representative from PP stated that- @ 90% of excavation completed, depth from ground @ 6 mtr, noise occurred due to excavation i.e. cutting of hard rock activity. PP has provided 2 no of poklen- needle-1 no & bucket one no.

- E) PP has not provided adequate height acoustic barrier & not taking any adequate precautions to avoid dust and noise pollution nuisance to the nearby resident.
- F) The construction material found openly stored. PP has not provided a closed shed for Grinding, cutting, drilling & trimming operation, noise generated from these activity.
- G) One fogging gun observed at site.
- H) Fixed water sprinkling system not found provided in surrounding area.
- I) During visit it is observed that- PP has discharging water generating during the excavation work through the hose pipe outside the premises in adjacent chamber, on that chamber (out side the compound wall) construction waste was found partly dumped.

3) Noise Monitoring & Ambient Air Quality Monitoring:-

During visit, identified the major sources of Noise at construction site of M/s.Advik Real Estate LLP project activities like:-

- Engineering activity- Grinding, cutting, drilling & trimming operation.
- Material handling.
- Loading & unloading work.
- diamond cutting activity.

During visit, after discussion with Society Manager location of Noise monitoring & Ambient Air Quality Monitoring decided at :-

- A) Noise Monitoring carried out at society at 5th floor of A building & 5th floor of C building.
- B) Ambient Air Quality Monitoring carried out in premises of society.

During visit Noise monitoring & Ambient Air Quality Monitoring location decided in construction premises at :-

- A) Noise Monitoring carried out Near Steel yard and near compound wall.
- B) Ambient Air Quality Monitoring carried out near main gate of project side.

i. Noise Level Monitoring Report

Sr. no.	Location	Date	Time Duration	Noise Limits in dB (A) Leq daytime for residential area	Noise reading in dB (A) Leq
a) Continuous Noise Level Monitoring Report working day:					
1)	M/s. Supreme Pallacio Co-	15/7/2025 6.00 am to 10:00 pm	16 hr	55	65.8
2)	operative Housing Society -5th floor of A building	15/7/2025 to 16/7/2025 10:00 pm to 6.00 am	8 hr	45	45.2
3)	M/s. Supreme Pallacio Co-	15/7/2025 06.00 am to 10:00 pm	16 hr	55	66.5
4)	operative Housing Society -5th floor of C building	15/7/2025 to 16/7/2025 10:00 pm to 6.00 am	8 hr	45	44.6
5)	M/s. Advik Real Estate LLP. Near Compound wall	15/7/2025 06.00 am to 10:00 pm	16 hr	55	73
6)		15/7/2025 to 16/7/2025 10:00 pm to 6.00 am	8 hr	45	46.7
7)	M/s. Advik Real Estate LLP Near steel yard.	15/7/2025 06.00 am to 10:00 pm	16 hr	55	72
8)		15/7/2025 to 16/7/2025 10:00 pm to 6.00 am	8 hr	45	45.5

Continuous Noise Level Monitoring Report non-working day:

1	M/s. Supreme Pallacio Co-operative Housing Society -5th floor of A building	16/7/2025 06.00 am to 10:00 pm	16 hr	55	56.15
2	M/s. Supreme Pallacio Co-operative Housing Society -5th floor of A building	16/7/2025 to 17/7/2025 10:00 pm to 6.00 am	8 hr	45	43.9
3	M/s. Supreme Pallacio Co-operative Housing Society -5th floor of C building	16/7/2025 06.00 am to 10:00 pm	16 hr	55	57.20
4	M/s. Advik Real Estate LLP- Near steel yard.	16/7/2025 to 17/7/2025 10:00 pm to 6.00 am	8 hr	45	45.7
5	M/s. Advik Real Estate LLP- Near Compound wall.	16/7/2025 06.00 am to 10:00 pm	16 hr	55	62.0
6	M/s. Advik Real Estate LLP- Near Compound wall.	16/7/2025 to 17/7/2025 10:00 pm to 6.00 am	8 hr	45	44.2
7	M/s. Advik Real Estate LLP- Near Compound wall.	16/7/2025 06.00 am to 10:00 pm	16 hr	55	61
8	M/s. Advik Real Estate LLP- Near Compound wall.	16/7/2025 to 17/7/2025 10:00 pm to 6.00 am	8 hr	45	45.7

As per the Noise Pollution (Regulation and Control) Rules, 2000 (rule 3(1) and 4(1) the ambient air quality standards in respect of noise are as below: -

Sr. No.	Category of the area	Limits in daytime dB(A) Leq	Limits in night time dB(A) Leq
1	Industrial	75	70
2	Commercial	65	55
3	Residential	55	45
4	Silence zone	50	40

Observations of Noise levels:-

As per the Noise Pollution (Regulation and Control) Rules, 2000 [Rule 3(1) and 4(1)] residential area day time (6.00 a.m. to 10.00 p.m.) limit - 55 dB(A) Leq.

- From the daytime Noise monitoring reports dated 15th July 2025 (working day), it is observed that at all places noise levels exceeding the residential area daytime limits.
- From the daytime Noise monitoring reports dated 16th July 2025 (non-working day), it is observed that at all places noise levels marginally exceeding the residential area daytime limits.

As per the Noise Pollution (Regulation and Control) Rules, 2000 [Rule 3(1) and 4(1)] residential area nighttime (10.00 p.m. to 06.00 a.m.) limit - 45 dB(A) Leq.

- From the Night time Noise monitoring reports dated 15/7/2025 to 16/7/2025 (working day), it is observed that at all places noise levels observed marginally exceeding the residential area Night time limits.
- From the Night time Noise monitoring reports dated 16th July, 2025 (non-working day), it is observed that at locations M/s. Supreme Pallacio Co-operative Housing Society -5th floor of C building & Advik Real Estate LLP Near Compound wall observed marginally exceeding the residential area Night time limits.

As per the Noise Pollution (Regulation and Control) Rules 2000, "A person may, if noise level exceeds the ambient noise standards by 10 dB(A) or more given in the corresponding columns against any area / zone make a complaint to the authority".

However, during working days noise level are exceeding the by 10 dB(A) or more than the standards. Therefore, it is necessary to provide sound barriers around the site to reduce the noise levels, generated due to construction activities.

ii) Ambient Air Quality Details:-

During visit Continuous Ambient Air Quality Monitoring carried out at:-

- A) M/s. Supreme Pallacio Co-operative Housing Society:- Near C building.
- B) M/s. Advik Real Estate LLP:- Near main gate.

Analysis Results of ambient Air Quality Monitoring (24 hr): -

Sr. No.	Location	Date & starting time	Parameter		
			PM10	SO2	NOx
			Limits as per National Ambient Air Quality Standards (2009)		
			100 $\mu\text{g}/\text{m}^3$	80 $\mu\text{g}/\text{m}^3$	80 $\mu\text{g}/\text{m}^3$
a) When plant in operation:					
1)	M/s. Supreme Pallacio Co-operative Housing Society	15/7/2025 to 16/7/2025 (24 Hrs)	100.31	2.90	13.85
2)	M/s. Advik Real Estate LLP.	15/7/2025 to 16/7/2025 (24 Hrs)	126.85	-	-
b) When plant not in operation:					
1)	M/s. Supreme Pallacio Co-operative Housing Society	16/7/2025 to 17/7/2025 (24 Hrs)	83.84	1.54	8.22
2)	M/s. Advik Real Estate LLP.	16/7/2025 to 17/7/2025 (24 Hrs)	98.46	-	-

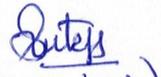
Observations of Ambient Air Quality levels:

As per National Ambient Air Quality Standards - 2009, Particular matter - PM10 (Size less than 10 μm or limits) – 100 $\mu\text{g}/\text{m}^3$ in Residential area.

Ambient Air quality results shows that the parameter PM 10 is slightly exceeding at society in working day & within limit in non-working day.

Ambient Air quality results shows that parameter PM 10 is exceeding at Advik Real Estate LLP in working day & within limit in non-working day.


(S. J. Bhoir)
F.O.
SRO Pune-1


(J. S. Sutar)
F.O.
SRO. Pune-J

228
Photographs



229
Photographs



230
Photographs



**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/ 2509090006

Date: 09/09/2025

To,
M/S. Advik Real Estate LLP.,
Survey No . 291, Baner Pune Pincode : 411045.

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

- Ref:**
- 1) Application is filed BEFORE THE NATIONAL GREEN TRIBUNAL WESTERN ZONE BENCH, PUNE ORIGINAL APPLICATION NO. 61 of 2025 (WZ) Supreme Pallacio Co-operative Housing Society Applicant Versus State of Maharashtra & Ors. Respondent.
 - 2) Visit of the Board official to your unit on 15/07/2025
 - 3) Legal Action proposal submitted by Sub Regional Officer, Pune - I vide no. MPCB-LEGAL-ACTION-160725042.
 - 4) Results of Noise & AAQM received on 04/09/2022.

WHEREAS, the Maharashtra Pollution Control Board has granted Consent to Operate u/s 26 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 is filed Before the National Green Tribunal Western Zone Bench, Pune OA No. 61 of 2025 (WZ) Supreme Pallacio Co-operative Housing Society applicant Versus State of Maharashtra & Ors. Respondent - reference (2).

AND WHEREAS, in order to verify application and orders issued by Hon'ble NGT, the Official/s of the Maharashtra Pollution Control Board at Pune visited to your site and accordingly, Sub Regional Officer, MPC Board Pune-I submitted legal action proposal with following non-compliances,

- (1) You have not provided adequate height acoustic barrier & not taking any adequate precautions to avoid dust and noise pollution, due to that causing nuisance to the nearby resident.
- (2) You have not provided proper storage for construction material same was found stored openly.
- (3) You have not provided a closed shed for Grinding, cutting, drilling & trimming operation, noise generated from these activity.

- (4) You have not provided fixed water sprinkling system not found provided in surrounding area.
- (5) You have not follow C & D rules construction waste was found partly dumped.
- (6) The Noise & AAQM results found exceeding.

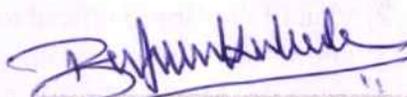
AND WHEREAS, it has been observed that you have failed to provide required documents after follow up of this office.

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

1. Why stringent action shall not recommended against you?

You are hereby given an opportunity to respond within 7 days from issuance of these directions, failing which, MPCB will initiate legal action against your unit 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



(Babasaheb Mahipatrao Kukade)
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- The Sub-Regional Officer, M.P.C. Board, Pune -I :- Keep necessary follow up and submit the compliance report within time.