



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

ORIGINAL APPLICATION No. 71/2024 (WZ)

I.A. No.210/2024(WZ)

Amit Deep Singh

....Applicant

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 about 53 years, occupation – Service, the Sub-Regional Officer of the Maharashtra Pollution Control Board at Pune-I, having office address at 2nd 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 against the construction of Residential & Commercial Project named “Vilas Javdekar Eco Homes” located at Survey Nos. Survey No.13, Hissa No. 3,4,5,6, 7, 8/1, 8/2, 9, 10,11, 12, 13B/1, 13B/2, 14, 15, 16, 17, 18, 19, Plot -1C, village Balewadi, Taluka Haveli, District Pune by the Respondent No. 4 -Project Proponent – M/s Vilas Javdekar Eco Homes (PAH) for spreading of dust pollution and persistent noise pollution

being caused in the nearby vicinity due to its construction activity.

- (2) I am filing this Affidavit in compliance of the order dated 28/05/2024 passed by this Hon'ble NGT.
- (3) I say and submit that the Respondent No. 4 -Project Proponent – M/s Vilas Javdekar Eco Homes has obtained Environment Clearance from the State Environment Impact Assessment Authority (SEIAA) for the above mentioned construction project on 23/02/2023 for Total Plot Area 7,126.39 Sq.mtrs. for proposed Total Built-Up Area 53,482.71 Sq.mtrs. A copy of Environment Clearance dated 23/02/2023 is annexed herewith as an **Annexure-I**.
- (4) I say and submit that the Respondent–Maharashtra Pollution Control Board (MPCB) has granted Consent to Establish to Respondent No. 4 -Project Proponent for the above mentioned construction project on 28/12/2022 for Total Plot Area 7,126.39 Sq.mtrs. for proposed Total Built-Up Area 53,482.71 Sq.mtrs which is valid upto commissioning of the project or 5 years whichever is earlier. A copy of Consent to Establish dated 28/12/2022 is annexed herewith as an **Annexure-II**.
- (5) I say and submit that in compliance of the Order dated 28/05/2024 passed by this Hon'ble NGT, the Joint Committee along with the Applicant has visited the site in question on 12/06/2024. The Ambient Air Quality and Noise monitoring was carried out from 13/06/2024 to 17/06/2024 which shows

that the Noise monitoring results are marginally exceeding at some locations and the Ambient Air quality monitoring results shows that PM10 level has marginally exceeded at some locations as per the National Ambient Air Quality Standards.

In view of the above non-compliance, the Respondent-MPCB has issued Warning Notice dated 02/07/2024 to Respondent No. 4 -Project Proponent to take immediate steps to control noise level and to achieve the ambient air quality. A Copy of Warning Notice dated 02/07/2024 is attached as **Annexure III**.

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- (6) I say and submit that the Respondent No. 4 -Project Proponent vide their reply dated 03/07/2024 informed that they have taken precautionary measures on site to reduce noise and air pollution.
- (7) I say and submit that in order to verify the compliance of Warning Notice dated 02/07/2024, the Official of the respondent-MPCB at Pune-1 has visited the site on 04/07/2024 and observed the following: -
- i. During visit it is observed that, Project Proponent has proposed to construct 03 buildings - Tower 1 and Tower 2 – B+G+P+33F each, and Commercial + housing building – B+G+P+1F. Out of that, presently construction is completed up to Tower 1- B+G+P+12F, Tower 2 – B+G+P+13F respectively and for

Commercial + housing building – work has not yet started.

- ii. During visit construction work was found in progress.
- iii. Project Proponent has provided Green net all around the compound wall ht. approx. 5ft. above compound wall. Compound wall ht. approx. 7ft., to control dust emissions.
- iv. Project Proponent has provided Green net at the working area in Tower 1 & Tower 2, to control dust emissions.
- v. Sprinkling system provided at RMC entry point & in raw material storage area inside the RMC plant.
- vi. 02 nos of Water sprinkler Guns are provided towards South side of project and in the construction project area.
- vii. Provided sound barrier panels on South side on compound wall ht. approx. 12 ft x 7 ft., which is not provided throughout the compound wall.

A Copy of Visit Report dated 04/07/2024 is attached as **Annexure IV.**

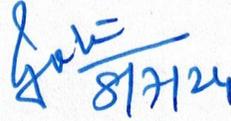
(8) Hence this Affidavit.

Solemnly affirmed on this ~~0.8. JUL 2024~~ 08 July, 2024 at Pune.

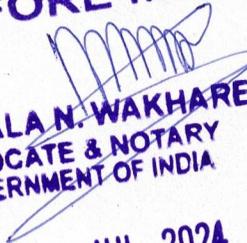
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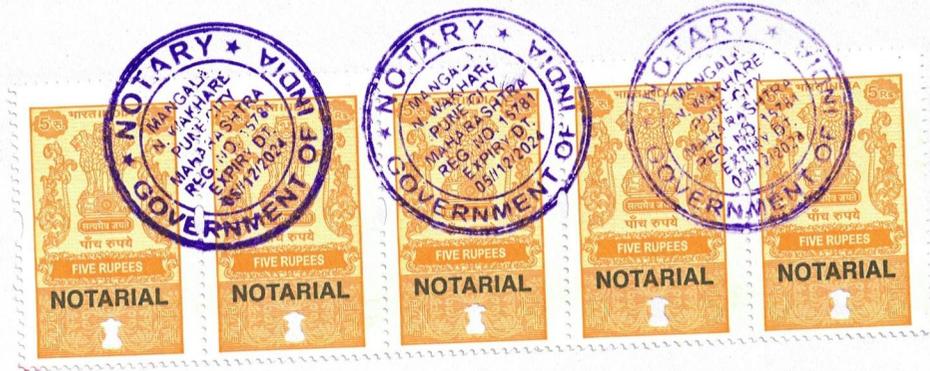
For and on behalf of Maharashtra
Pollution Control Board i.e.
Respondent No. 2.

ADVOCATE


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



BEFORE ME

MANGALA N. WAKHARE
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
08 JUL 2024



ENVIRONMENTAL
CLEARANCE

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

To,

The Authorized Signatory
 VILAS JAVDEKAR ECO HOMES
 306, Siddharth Tower, Sangam press road, Kothrud, Pune -411038

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/279478/2022 dated 22 Jun 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B038MH126128
2. File No.	SIA/MH/MIS/279478/2022
3. Project Type	New
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Residential & Commercial Project
7. Name of Company/Organization	VILAS JAVDEKAR ECO HOMES
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.

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/279478/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To

M/s. Vilas Javdekar Eco Homes,
Survey No. 13, Hissa No. 3, 4, 5, 6, 7,
8/1, 8/2, 9, 10, 11, 12, 13B/1, 13B/2,
14, 15, 16, 17, 18, 19, Plot - 1C,
village Balewadi, Taluka Haveli,
District Pune.

Subject : Environmental Clearance for Proposed Residential & Commercial Project at Survey No. 13, Hissa No. 3, 4, 5, 6, 7, 8/1, 8/2, 9, 10, 11, 12, 13B/1, 13B/2, 14, 15, 16, 17, 18, 19, Plot - 1C, village Balewadi, Taluka Haveli, District Pune by M/s. Vilas Javdekar Eco Homes

Reference : Application no. SIA/MH/MIS/279478/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 151st 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/279478/2022	
2	Name of Project	Proposed Residential & Commercial Project by M/s. Vilas Javdekar Eco Homes	
3	Project category	8(a), B2	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Sarvesh Vilas Javdekar
		Regd. Office address	306, Siddharth Towers, Sangam Press Road, Pune, Maharashtra-411038
		Contact number	020-67648000
		e-mail	sarvesh.javdekar@javdekars.com
6	Consultant	Sneha Hi Tech Products	
7	Applied for	Proposed Building Construction Project	
8	Details of previous EC	NA	
9	Location of the project	Survey No. 13, Hissa No. 3, 4, 5, 6, 7, 8/1, 8/2, 9, 10, 11, 12, 13B/1, 13B/2, 14, 15, 16, 17, 18, 19, Plot - 1C, village Balewadi, Taluka Haveli, District Pune	
10	Latitude and Longitude	18°34'16.91"N	
		73°47'03.03"E	
11	Total Plot Area (m ²)	7126.39	

12	Deductions (m2)	0																														
13	Net Plot area (m2)	7126.39																														
14	Proposed FSI area (m2)	35240.44																														
15	Proposed non-FSI area (m2)	18242.27																														
16	Proposed TBUA (m2)	53482.71																														
17	TBUA (m2) approved by Planning Authority till date	In Process																														
18	Ground coverage (m2) & %	2767 m2																														
19	Total Project Cost (Rs.)	Rs.127.12 Cr.																														
20	CER as per MoEF& CC circular	NA, OM vide no.22-65/2017-IA.III OM dt. 30.09.20 & OM vide no. 22-65/2017-IA-III dated 25.02.2021																														
21	Details of Building Configuration: <Please use following legends: Floor = F, Parking = P, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh, Mezzanine= Mezz																															
	Reason for Modification / Change																															
	<table border="1"> <thead> <tr> <th colspan="3">Previous EC / Existing Building</th> <th colspan="3">Proposed Configuration</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>NA</td> <td>NA</td> <td>NA</td> <td>Tower 1</td> <td>B+ Gr.P. + Po. +33 F</td> <td>115.65</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Tower 2</td> <td>B+ Gr.P. + Po. +33 F</td> <td>115.65</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Commercial + Inclusive housing Blg.</td> <td>B+ Gr.P.+ Po.+1 F</td> <td>12.60</td> </tr> </tbody> </table>		Previous EC / Existing Building			Proposed Configuration			Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	NA	NA	NA	Tower 1	B+ Gr.P. + Po. +33 F	115.65				Tower 2	B+ Gr.P. + Po. +33 F	115.65				Commercial + Inclusive housing Blg.	B+ Gr.P.+ Po.+1 F	12.60
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22	Total number of tenements	136 nos. (Residential) and Commercial Area+ Amenities – 1425.34 Sq. m.																														
	Total number of Population	940 Residential + 312 Commercial Total: 1252 nos.																														
23	Water Budget	<table border="1"> <thead> <tr> <th colspan="2">Dry Season (CMD)</th> <th colspan="2">Wet Season (CMD)</th> </tr> </thead> <tbody> <tr> <td>Fresh Water</td> <td>92</td> <td>Fresh Water</td> <td>92</td> </tr> <tr> <td>Flushing</td> <td>48</td> <td>Flushing</td> <td>48</td> </tr> <tr> <td>Landscape</td> <td>8</td> <td>Landscape</td> <td>0</td> </tr> <tr> <td>Total</td> <td>148</td> <td>Total</td> <td>140</td> </tr> <tr> <td>Waste water Generation</td> <td>131</td> <td>Waste water generation</td> <td>131</td> </tr> </tbody> </table>	Dry Season (CMD)		Wet Season (CMD)		Fresh Water	92	Fresh Water	92	Flushing	48	Flushing	48	Landscape	8	Landscape	0	Total	148	Total	140	Waste water Generation	131	Waste water generation	131						
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Waste water Generation	131	Waste water generation	131																													
24	Water Storage Capacity for Firefighting / UGT	Fire water UG tank: 200 cu.m. Domestic water tank: 110 cu.m. Flushing water tank: 68 cu.m.																														
25	Source of water	PMC + Recycled water																														
26	Rainwater Harvesting (RWH)	<table border="1"> <tr> <td>Level of the Ground water table:</td> <td>Pre-Monsoon: 9-12 m BGL Post Monsoon: 6-8 m BGL</td> </tr> <tr> <td>Size and no of RWH tank(s) and Quantity:</td> <td>NA</td> </tr> </table>	Level of the Ground water table:	Pre-Monsoon: 9-12 m BGL Post Monsoon: 6-8 m BGL	Size and no of RWH tank(s) and Quantity:	NA																										
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		Quantity and size of recharge pits:	No. recharge pits: 3 Pits Size: 2.0 x 2.0 x 2.0 m	
27	Sewage and Wastewater	Sewage generation	131 KLD	
		STP technology:	MBBR	
		Capacity of STP	140 KLD	
28	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	10 kg/day	The maximum construction waste will be used within the site for leveling purposes and base course preparation of internal approach roads.
		Wet waste:	15 kg/day	
		Construction waste	--	
29	Solid Waste Management during Operation Phase	Type	Quantity (kg/day)	Treatment / disposal
		Dry waste:	235 kg/day	Handed over to authorize recycler for further handling & disposal purpose.
		Wet waste:	313 kg/day	Wet waste will be treated in onsite organic waste converter machine.
		Hazardous waste:	NA	NA
		Biomedical waste	NA	NA
		E-Waste	4 kg/day	Handed over to authorize vendor
		STP Sludge (dry)	28 kg/day	Will be used as manure
30	Green Belt Development	Total RG area:	933.18 sq. m	
		Existing trees on plot	21 nos.	
		Number of trees to be cut	15 nos.	
		Number of trees to be retained	6 nos.	
		Number of trees to be transplanted	0	
		Number of trees to be planted including compensatory trees	136 nos.	
31	Power requirement:	Source of power supply:	MSEDCL	
		During Construction Phase (Demand Load):	150 KW	
		During construction phase DG set	100 KVA	
		During Operation phase (Connected load):	1600 KW	
		During Operation phase (Demand load):	1360 KW	

		Transformer:	2 nos. of 630 KVA + 1 No 315KVA		
		DG set:	Operation: 2 nos. of 750 KVA 1 no. of 100 KVA		
		Fuel used:	HSD		
32	Details of Energy saving	Solar Water Heating Systems Solar lights for common amenities like Street lighting & Garden lighting. CFL & LED lighting in the common areas, landscape areas, signage's, Entry gates and boundary compound walls etc. Auto Timer Switches for Street lights, Garden lights, Parking & staircase Lights & Other Common Area Lights Water Level Controllers with Timers for Water Pumps. Total % of saving: 21% & by Solar: 6%			
33	Environmental Management plan budget during Construction phase	Type	Details	Cost (in Lakhs)	
		Capital	Site Barricading, Personal Protective Equipment, Site Sanitation- Mobile toilets & Debris Management	30.00	
		O & M	1. Water for Dust Suppression	1.50	
			2. Site Sanitation , Disinfection & Safety	2.00	
			3. Environmental Monitoring	1.20	
			4. Health Check up	3.00	
			5. Environment Management Cell	2.50	
	6. Total		10.20		
34	Environmental Management plan Budget during Operation phase	Pollution Control & Other Environment Infrastructure	Details	Capital cost (Rs. in Lakh)	O & M cost (Rs. In lakh/year)
		Rain Water Harvesting	Construction of Recharge pits	8.00	0.24
		Storm Water	Connection to external drains	-	-
		STP	STP installation & OM	21.80	11.54
		Organic Waste Composting	Installation of OWC machine	13.50	2.80
		Hazardous waste	NA	0	0
		e-waste	Charges of authorized vendors	0	0.15
		Landscape	Plantation of new trees, Shrubs and lawn area	7.23	0.72
		Energy saving	Installation of Energy saving equipment's, solar PV panel, hot water system	22.00	0.75

		Environment Management Cell	To monitor sustainability of Environmental Infrastructures	-	7.80
		Environment Monitoring	Noise, air, water, soil, manure monitoring	-	4.00
		Basement Ventilation	Mechanical Ventilation for basements	115	6.00
		Disaster Management	Cost of disaster preparedness	84.30	15.00
		Biomedical Waste Management	Handling, segregation and management of waste like mask, shields, PPE kits etc.	0	1.20
		Total		271.83	50.20
35	Traffic Management	Type	Required as per DCR	Actual Provided	Area Per Car Parking (m2)
		4-Wheeler	305	305	12.50
		2-Wheeler	503	503	
36	Details of Court cases/litigations w.r.t. the project and project location if any	NA			

3. Proposal is a new construction project. 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 provide UV filter in water treatment plant.
2. PP to submit the Tree cutting NoC.
3. PP to abide by all conditions of the fire NoC.
4. 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.
5. 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. 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.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. 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.
4. SEIAA after deliberation decided to grant EC for – FSI –35240.44 m2, Non FSI-18242.27 m2, Total BUA-53482.71 m2. (Plan approval No.Zone-3/5646, dated-26.12.2022)

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
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

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.0000144762/CE/2212002219

Date: 28/12/2022

To,

“Residential & Commercial Project by M/s.
 Vilas Javdekar Eco Homes (PAH), S No. 13,
 H No. 3 4 5 6 7 8/1, 8/2, 9, 10, 11, 12,
 13B/1, 13B/2, 14, 15, 16, 17, 18, 19, Plot -
 1C,
 Balewadi, Tal Haveli, Dist Pune



Your Service is Our Duty

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

- Ref:**
1. Application submitted by SRO, Pune-I
 2. Meeting of 21st Consent Committee Meeting of 2022-23 held on 26.11.2022

Your application NO. MPCB-CONSENT-0000144762

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:

1. **The consent to Establish is granted for period upto commissioning of the project or five years whichever is earlier**
2. **The capital investment of the project is Rs.127.12 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish is valid for construction project named as “Residential & Commercial Project by M/s. Vilas Javdekar Eco Homes (PAH), S No. 13, H No. 3 4 5 6 7 8/1, 8/2, 9, 10, 11, 12, 13B/1, 13B/2, 14, 15, 16, 17, 18, 19, Plot - 1C, Balewadi, Tal Haveli, Dist Pune on Total Plot Area of 7126.39 SqMtrs for proposed total construction BUA of 53482.71 SqMtrs including utilities and services**
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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	131	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 750 kVA	01	As per Schedule -II
S-2	DG Set 100 kVA	100	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio degradable waste	235 Kg/Day	OWC and Composting/Biogas Digester with composting	As Manure
2	Non Bio degradable waste	313 Kg/Day	Segregation	To Local Body
3	STP sludge	28 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	8	Ltr/M	Reprocessing	To Authoried Reprocessor

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. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
11. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
12. 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.
13. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
14. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
15. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.

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

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	254240.00	TXN2207003231	28/07/2022	Online Payment

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune I
- 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 Sewage Treatment Plant of designed capacity 140 CMD with MBBR technology for the treatment of 131 CMD of sewage.
- 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	140.00
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.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-750 kVA	Acoustic Enclosure	5.00	HSD 40 Ltr/Hr	1	SO ₂	19.2 Kg/Day
S-2	DG Set-100 kVA	Acoustic Enclosure	3.00	HSD 30 Ltr/Hr	1	SO ₂	14.4 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/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/C2O/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	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/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.

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

Phone: 020-25811627

Fax: 020-25811029

Email: sropune1@mpcb.gov.in



Sub-Regional Office-Pune1,
Jog Center, II floor, Mumbai Pune Road,
Wakdevadi, Pune - 411003

Visit us At: www.mpcb.gov.in

No. MPCB/SRO-P1/

240702-FTS-0081

Date: 02-07-2024

To,

M/s. Vilas Javdekar Eco Homes,

S. No. 13, H No. 3, 4, 5, 6, 7, 8/1, 8/2, 9, 10, 11, 12,

13B/1, 13B/2, 14, 15, 16, 17, 18, 19,

Plot - 1C, Balewadi, Taluka: Haveli, Pune

Sub : Warning Notice

Ref : 1) Hon'ble NGT Order issued dated 08.04.2024 & 28.05.2024.

2) Joint Committee visit in the matter of OA no. 71 of 2024 (WZ), I.A. No. 210/2024 (WZ) filed by Amit Deep Singh v/s State of Maharashtra & Ors. Regarding Noise & Air Pollution on 12.06.2024.

You are operating your construction project in the 'Pollution Prevention Area' under Water (Prevention & Control of Pollution) Act, 1974 & Air (Prevention & Control of) Act, 1981 & Hazardous & Other Waste (Management & TM) Rules, 2016 followed by further amendments made therein from time to time.

It is an obligatory to obtained consent from the Board 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 Hazardous and Other Wastes (Management & Transboundary Movement) Rules, 2016 followed by further amendments made therein from time to time.

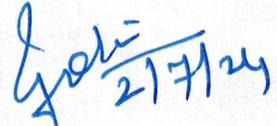
Also, it is an obligatory on your part to control air and noise level effectively during construction phase so as to achieve the standards as per consent and environmental norms.

Hon'ble National Green Tribunal has passed order on 08.04.2024 & 28.05.2024 in the matter of OA no. 71 of 2024 (WZ), I.A. No. 210/2024 (WZ) filed by Amit Deep Singh v/s State of Maharashtra & Ors. and directed the Joint Committee comprising of PMC and MPCB to is directed to visit the site and submit a factual and action taken report, with respect to the pollution as alleged in the present Original Application and recommend the measures to be taken to mitigate the pollution.

Accordingly, The Joint Committee has visited to construction project and adjoining area on 12.06.2024 along with PMC. Also carried out Noise and Ambient Air quality monitoring during the period of 13.06.2024 to 17.06.2024. From the Noise level results it is observed that Noise level exceeding as per the Noise Pollution (Regulation and Control) Rules, 2000 [Rule 3(1) and 4(1)] residential area at some locations and from Ambient Air quality results it is observed that PM10 level marginally exceeding as per National Ambient Air Quality Standards at some locations.

In view of the above, you are hereby directed to immediately take action to control Noise level & Ambient Air quality to achieve Standards.

The steps taken regarding the above non-compliance should be communicated immediately within three days after receipt of this letter, failing which the necessary legal action shall be initiated against you, which please be noted.



(Kartikey Langote)
Sub-Regional Officer,
MPCB, Pune 1

Copy submitted for information and further necessary action:-
Regional Officer, MPCB, Pune.

Copy submitted for information:

1. Joint Director (APC), M. P. C. Board, Mumbai.
2. Legal Department, M. P. C. Board, Mumbai.

MAHARASHTRA POLLUTION CONTROL BOARD

SUB-REGIONAL OFFICER PUNE 1

Phone No. 25811 222
Fax No. 25811 029
Email ID – sropune1@mpcb.gov.in



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

-: Visit Report :-

Dtd. 04.07.2024

Name & Address of Industry: M/s Vilas Javdekar Eco Homes,
S. No. 13, H No. 3, 4, 5, 6, 7, 8/1, 8/2, 9, 10, 11, 12,
13B/1, 13B/2, 14, 15, 16, 17, 18, 19,
Plot - 1C, Balewadi, Taluka: Haveli, Pune

Industry/PP Representative: Prajakta Khamkar, Environment Manager

Email: sarvesh.javdekar@javdekars.com

Contact no. 9673811919

Consent status: Obtained C to E on 28.12.2022

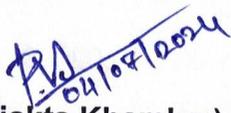
Observations:

Hon'ble National Green Tribunal has passed order on 08.04.2024 & 28.05.2024 in the matter of OA no. 71 of 2024 (WZ), I.A. No. 210/2024 (WZ) filed by Amit Deep Singh v/s State of Maharashtra & Ors. In the said matter Board has issued Warning Notice to the PP on 02.07.2024. Accordingly, PP has submitted reply of the same on 03.07.2024. As per instruction of SRO Pune 1, visited the construction project to check the warning notice compliance report. Observations are as follows:

1. PP has obtained Environmental Clearance on 23.02.2023 for total Plot area - 7126.39 sq.mt and total BUA- 53482.71 Sq.mt.
2. PP has obtained Consent to establish on 28.12.2022 for total plot area – 7126.39 sq.mt and total BUA- 53482.71 Sq.mt.
3. During visit it is observed that, PP has proposed to construct 03 buildings - Tower 1 and Tower 2 – B+G+P+33F each, and Commercial + housing building – B+G+P+1F. Out of that, presently construction is completed up to Tower 1-

B+G+P+12F, Tower 2 – B+G+P+13F respectively and for Commercial + housing building – work has not yet started.

4. During visit construction work was found in progress. During visit on site noise sources are observed like concreting work, bars/steel cutting, scaffolding work, Loading & unloading work of raw materials. And sources of Air/dust pollution are RMC plant, vehicles movements, handling of raw materials.
5. PP has provided Green net all around the compound wall ht. approx. 5ft. above compound wall. Compound wall ht. approx. 7ft., to control dust emissions.
6. PP has provided Green net at the working area in Tower 1 & Tower 2, to control dust emissions.
7. Sprinkling system provided at RMC entry point & in raw material storage area inside the RMC plant.
8. 02 Water sprinkler Guns are provided toward South side of project and in the construction project area.
9. Provided sound barrier panels on South side on compound wall ht. approx. 12 ft x 7 ft., which is not provided throughout the compound wall.


(Prajakta Khamkar)
Environment Manager
Vilas Javdekar Eco Homes


(Sushma Kumbhar)
Field Officer, Pune-1
M.P.C. Board, Pune