

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE
ORIGINAL APPLICATION No. 113/2025 (WZ)**

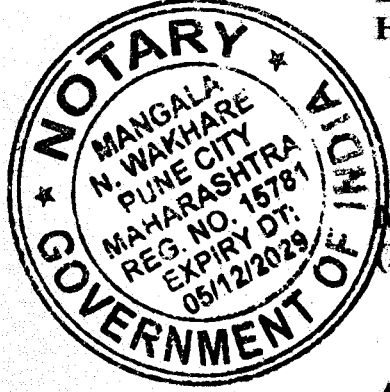
**Life Republic 7 Avenue Cooperative
Housing Society Ltd.**

.... Applicant

Versus

**M/s Kolte Patil-I Ven Township
(Pune) Ltd. & Ors.**

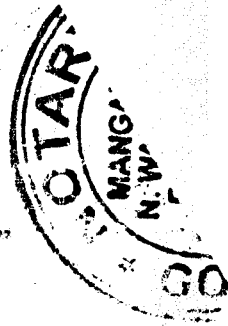
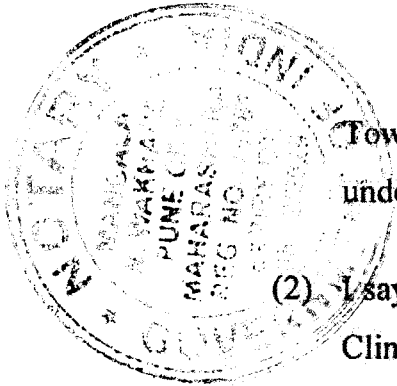
.... Respondents



**AFFIDAVIT IN REPLY ON BEHALF OF MAHARASHTRA
POLLUTION CONTROL BOARD i.e. RESPONDENT NO. 3
and 4**

I, Navanath Awatade, 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 Society, Life Republic 7 Avenue Co-operative Housing Society Ltd., on behalf of more than 4000 residents residing in Sector R7 of the Life Republic Township, Pune. The grievance arises from the illegal and unscientific design, installation and operation of a 750 Killo Liters per Day (KLD) Sewage Treatment Plant (STP) by M/s. Kolte Patil I-Ven



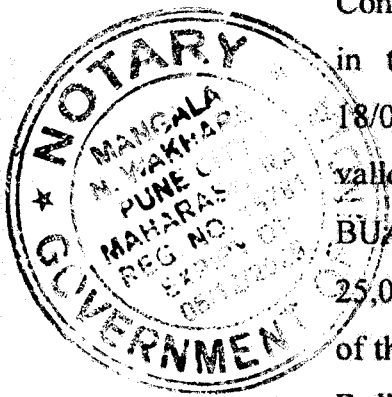
Township (Pune) Ltd., located in the basement of Building "C" under a ramp podium.

- (2) I say and submit that the Ministry of Environment, Forest and Climate Change has granted an 1st Environment Clearance to M/s. 1- Ven Township (Pune) Pvt. Ltd. on 06/09/2007 for the total plot area is 22,25,795 Sq. m. The total built up area as indicated is 158,38,082 Sq.m. for proposed township project subject to certain terms and conditions. A copy of the Environment Clearance dated 06/09/2007 is enclosed herewith and marked as an **Annexure –I**. Then after the PP has obtained Environmental Clearances subsequently as per the expansion activities.
- (3) I say and submit that the Respondent-MPC Board has granted Consent to Establish to M/s.I-Ven Township (Project Proponent-PP) on 22/12/2009, for a period upto commissioning of the project or up to 5 years, whichever is earlier. A copy of the Consent to Establish dated 22/12/2009 is enclosed herewith and marked as an **Annexure –II**.
- (4) I say and submit that the Respondent-MPCB has granted Renewal of Consent to Operate (Part –I and II) for Residential Buildings at Sector R2, R6, R7, School Building and fire station & Sector R3 and R4 (PP) on 03/02/2022, subject to certain terms & conditions, which is valid up to 31/03/2022 for TPA- 16,28,405.50 Sq. mtrs. & BUA- Construction BUA of



4,26,423,56 Sq. mtrs. Out of total Construction BUA of 14,50,972.52 Sq. mtrs. as per EC granted dated 24/01/2020 A copy of the Renewal of Consent to Operate (Part-I and II) for Residential Building at Sector R2, R6, R7, School Building and fire station & Sector R3 and R4 dated 03/02/2022 is enclosed herewith and marked as an **Annexure –III**.

- (5) I say and submit that the Respondent-MPCB has Granted 1st Consent to Operate (Part –IX) for Sector- R7-E & G Building in the “Life Republic” Integrated Township Project on 18/03/2024, subject to certain terms & conditions, which is valid up to 30/11/2026 for TPA- 15,81,344.18 sq. mtrs. & BUA- 39,023.54 Sq. Mtrs. Out of total Construction BUA of 25,00,000 Sq. mtrs. as per EC granted dated 18/06/2022 A copy of the 1st Consent to Operate (Part- IX) for Sector- R7-E & G Building dated 18/03/2024 is enclosed herewith and marked as an **Annexure –IV**.



- (6) I say and submit that after the expiry of the validity of the Consent on 31/03/2022, the PP applied for renewal of the Combined Consent to Operate for Building Sector–R7 vide Application No. MPCB-CONSENT-0000265691 dated 18/11/2025, after a lapse period of 1328 days. The said application is presently under process. Accordingly, the applicable Consent penal fees shall be recovered from the PP as per the Board Circular.



(7) I say and submit that the PP has provided 750 KLD capacity STP for the treatment of Sewage generated from the 7 buildings that is namely A, B, C, D, E, F & G so as to achieve the consented parameters – pH 5.5-9.0, BOD- not to exceed 10 mg/l, COD – not to exceed 50 mg/l, TSS- not to exceed 20 mg/l. I further say and submit that the location of the STP does not falls under the purview of the Respondent-MPCB.

(8) I say and submit that to verify the complaint received from Resident Life Republic 7th Avenue Condominium dated 21/10/2022 the Officials of the Respondent Board at Pune II visited the site of the Respondent No.1 -Project Proponent (PP) on 16/11/2022 and observed following non-compliances

- I. Fresh water is being mixed with treated sewage before reusing for toilets flushing.
- II. smell was observed near STP area.
- III. Consent detail and EC details were not available at site during visit.

In view of the aforesaid non-compliances, the Respondent Board has issued Warning Notice dated 29/11/2022 to Respondent No.1-PP. A copy of the Warning Notice dated 29/11/2022 are enclosed herewith and marked as an Annexure –V

(9) I say and submit that to verify the complaint received from Life Republic 7th Avenue Condominium about smell nuisance from STP area due to improper operation and maintenance of STP

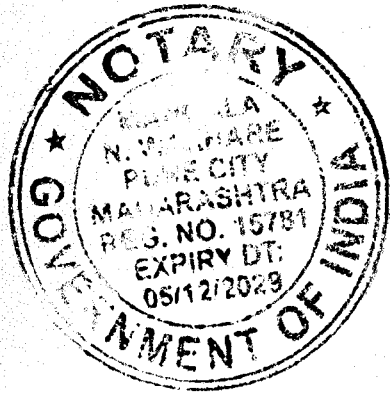
from the society. the Officials of the Respondent Board at Pune II visited the site of the Respondent No.1 -Project Proponent (PP) on 12/12/2023 and observed following non-compliances

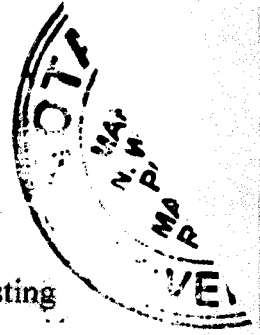
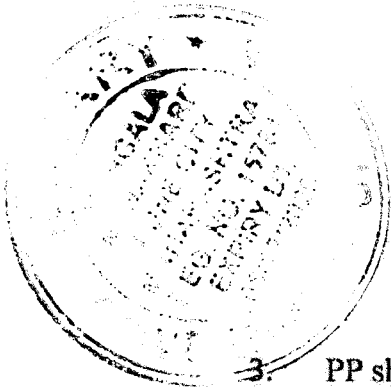
- I. PP has not obtained renewal of consent to operate as existing consent is expired on 31/03/2022.
- II. PP has not operating STP properly and smell nuisance found in surrounding area.
- III. PP disposing the substandard quality effluent to open area/environment, outside the premises.
- IV. The analysis result of STP outlet for sample collected on 06/01/2023 is found exceeding the consented limit.

In view of the aforesaid non-compliances, the Respondent Board has issued Proposed Directions dated 16/01/2024 to Respondent No.1-PP. A copy of the Proposed Direction dated 16/01/2024 are enclosed herewith and marked as an **Annexure -VI**.

(10) I say and submit that the Respondent-Board has given personal hearing to the PP and accordingly issued a Conditional Direction to the M/s Kolte Patil I-Ven Township (Pune) Ltd. Dated 19/09/2025 with following directions -

1. PP shall obtain renewal of consent to operate for society as per dtd. 02/01/2024 & 21/04/2025.
2. PP shall carry out the O & M of the existing STP having capacity - 750 CMD so as achieve the consented standards.





3. PP shall carry out the feasibility and adequacy of existing Sewage Treatment Plant (750 CMD) from Reputed Institute as the chamber of the STP inlet found overflowing during visit in the parking area and Bar screen is found choked due to inadequate capacity within 30 days. And take necessary precautions / steps towards improvement as per the outcome of the aforesaid report immediately.
4. PP shall take necessary precautions to avoid the smell nuisance surrounding the STP.
5. PP shall not discharge and lift untreated / treated sewage through the tanker outside the project.
6. PP shall not use the sub-standard effluent for secondary purposes like flushing, gardening etc. You shall reuse / recycle the treated effluent after confirming the discharging standards as per the consent.
7. PP shall submit the status of the Bank Guarantee submission as per the latest consent conditions.
8. PP shall submit the fresh bank guarantee of Rs. 10,00,000/- (Ten Lakh Only) in favor of Regional Officer, MPCB, Pune within 15 days towards ensure the compliance of the above directions.
9. PP shall submit the compliance report of the proposed directions issued vide letter dtd.28/4/2025. A Copy of Conditional direction dated 19/09/2025 is attached as **Annexure VII.**

(11) I say and submit that as per the Hon'ble NGT order dated 21/11/2025 The Respondent-Board (Pune-II) along with PMRDA Authority in presence of applicant has visited the premises of Sector R-7 on 19/12/2025 and verified the compliance of the Hon'ble NGT order and consent conditions and observed as under: -

I. This is residential construction project.

II. R-7 project site consist of 7 buildings. Building name – A, B, C, D, E, F & G, all buildings are completed and possession given.

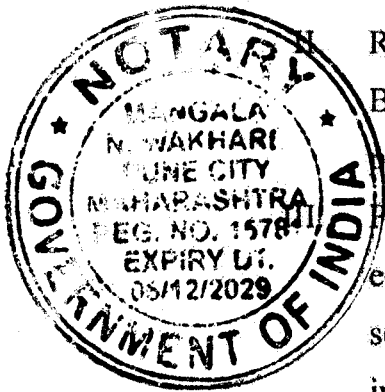
III. Provided STP, STP consist of screen chamber, equalization tank, oil & grease tank, aeration tank phase 1, settling tank 1, aeration tank phase 2, settling tank 2, intermediate storage tank, sand & carbon filter (2 Nos.) & centrifuge, for the disinfection ozonator provided.

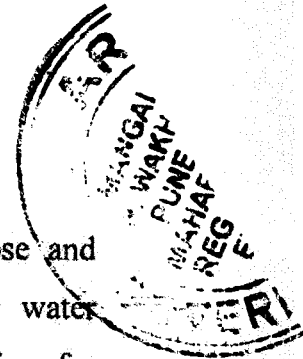
IV. Screen tank consist of bar screen which not properly placed, floating material not trapped properly.

V. For aeration tank (2 Nos.) only one opening is provided, other tank is covered from top. Smell is observed in the STP area and in parking premises.

VI. In the settling tank sub- mersible pump is provided to lift the sludge from the bottom of tank. Not provided proper sludge removal system.

VII. Provided 02 sand and 02 carbon filters, at the outlet of flushing line ozonation system provided. At the outlet of gardening line ozonation system not provided.





VIII. Treated water partly using for gardening purpose and partly flushing purpose and remaining excess water connected to adjoining nalla. Treated water using for flushing in only 05 buildings namely A, B, C, D & F. For E & G buildings flushing water not connected.

The samples were collected from following locations & sealed in presence of PMRDA and Applicant.

- i) STP Inlet,
- ii) STP treated water using for gardening,
- iii) STP treated water using for flushing.

IX. As per log book treated water qty. 450 CMD to 550 CMD.

X. All STP units provided are located underground below ramp area. A Copy of Visit Report along with photographs dated 19/12/2025 is attached as **Annexure VIII**.

(12) I say and submit that The analysis results of treated water used for flushing and gardening are as follows A Copy of Analysis Report dated 19/12/2025 is attached as **Annexure IX**.

Sr. No.	Particulars	pH (mg/l)	SS (mg/l)	BOD (mg/l)	COD (mg/l)	Ammonical Nitrogen (mg/l)	Nitrate Nitrogen (mg/l)	Faecal Coliform MPN/100 ml
	Consented Limit	5.5-9.0 (mg/l)	20 (mg/l)	Not to Exceed 10 (mg/l)	Not to Exceed 50 (mg/l)	4 (mg/l)	10 (mg/l)	Less Than 100
1.	Treated water used for flushing	7.2	23	28	72	3.57	2.06	14.0

2,	Treated water used for gardening	7.2	28	27	72	3.79	1.61	17.0
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(13) I say and submit that on the basis of non-compliance observed during the aforesaid visit dated 19/12/2025, the Respondent-MPCB has issued Proposed Directions u/s 33A of the Water (Prevention & Control of Pollution) Act, 1974 to the Respondent No.1- M/s Kolte Patil -I Ven Township (Pune) Ltd. (Sector R-7) (PP) on 12/01/2026 for not achieving consented parameters etc. A copy of the Proposed Direction dated 12/01/2026 is enclosed herewith and marked as an Annexure-X.



(14) Hence this Affidavit.

Solemnly affirmed on this 12 JAN 2026 day of January, 2026 at Pune.

I know the affiant

For and on behalf of Maharashtra Pollution Control Board i.e. Respondent No.3 and 4

ADVOCATE

Navanath Awatade
 (Navanath Awatade)
 Sub-Regional Officer,
 MPCB, Pune, I

BEFORE ME



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

12 JAN 2026

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By Speed Post

No. 21-111/2007-IA .III
Government of India
Ministry of Environment and Forests
(I.A. Division)

Paryavaran Bhawan,
CGO Complex, Lodhi Road
New Delhi 110003
Dated: September 6, 2007

To

✓
M/s. I-Ven Township (Pune) Pvt. Ltd.,
Village Jambhe, Marunji, Nere,
Tehsil Mulshi, Distt. Pune,
Maharashtra.

Subject: Environmental Clearance for proposed township project at Village Jambhe, Marunji, Nere, Tehsil Mulshi, Distt. Pune, Maharashtra.

Sir,

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 2006. The above proposal has been appraised as per prescribed procedure for category 8 (b) projects of EIA Notification 2006 and on the basis of the mandatory documents enclosed with the application viz. the Form 1, Form 1A and the additional clarifications furnished in response to the observations of the Expert Appraisal Committee (EAC) constituted by the competent authority in its 19th meeting held on July 27-28, 2007.

2. The project proponent is proposing for development and construction of township at Village Jambhe, Marunji, Nere, Tehsil Mulshi, Distt. Pune, Maharashtra at a cost of Rs.1168.90 crore. The project involves construction of residential, commercial, business center, hospital and educational institutes. The total plot area is 22,25,795 sq. m. The total built up area as indicated is 158,38,082 sq.m. Total water requirement will be 11637 cu.m./day (including recycled water) and total wastewater generation will be 5885 cu.m./day. The waste water generated will be treated in STP. The treated wastewater will be fully used for make up water in AC, gardening and flushing and as such there will be zero discharge. The solid waste generated from the township will be 22000 kg/day. The solid waste will be segregated in to biodegradable and non biodegradable waste. The recyclable and non biodegradable waste will be transported to the waste disposal site. The biodegradable waste will be composted. The parking space proposed is 2,50,000 sq.m.

3. The report submitted along with the application predicts that there will be minor negative impact on ambient air quality during construction phase. There will be no significant impact on ambient noise levels during construction as well as operation phase. There will be positive impact on land use pattern

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due to landscaping and greenbelt development. Plantation of trees and development of recreational area, surrounding area will have positive impact on overall land use.

4. The EAC after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have awarded "Bronze" and recommended the grant of environmental clearance for the project mentioned above under category 8(b) of EIA Notification 2006, subject to compliance with the EMP and other stipulated conditions. Accordingly, the Ministry hereby accords necessary environmental clearance for the project subject to the strict compliance with the specific and general conditions mentioned below:

PART A- SPECIFIC CONDITIONS

I. Construction Phase

- i. Consent for establishment shall be obtained from the State Pollution Control Board/Pollution Control Committee under Air and Water Act and a copy of the same shall be submitted to the Ministry before start of any construction work at site.
- ii. For disinfection of waste water ultra violet radiation shall be used in place of chlorination.
- iii. Vehicles hired for construction activities should be operated only during non-peak hours.
- iv. All the top soil excavated during construction activities should be stored for use in horticulture/landscape developments within the project site.
- v. Ready mixed concrete shall be used in building construction.
- vi. Water demand during construction shall be reduced by use of pre mixed concrete, curing agents and other best practices.
- vii. Permission to draw ground water shall be obtained from competent authority prior to construction/operation of the project.
- viii. Separation of gray and black water should be done by the use of dual plumbing line. Treatment of 100% gray water by decentralized treatment should be done.
- 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. Use of glass may be reduced upto 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- xi. Roof should meet the prescriptive requirement as per energy conservation building code by using appropriate thermal insulation material to fulfill requirement.
- xii. Opaque wall should meet prescriptive requirement as per energy conservation building code which is proposed to be mandatory for all air conditioned spaces while it is aspirational for non air conditioned spaces by use of appropriate thermal insulation to fulfill requirement.
- xiii. Storm water control and its reuse should be as per Central Ground Water Board and BIS standards for various applications.
- xiii. Necessary approval of competent authority of State Forest Department shall be obtained before starting construction.

- xiv All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- xv Soil and ground water samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.
- xvi A First Aid Room will be provided at the project site both during construction and operation of the project.
- xvii Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- xviii Disposal of muck including excavated material during construction phase should not create any adverse effects on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people.
- xix Diesel power generating sets used during construction phase should be of "enclosed type" to prevent noise and should conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards.
- xx Ambient noise levels should conform to standards both during day and night when measured at boundary wall of the premises. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.
- xxi The construction agencies shall use flyash based material/ products as per the provisions of fly ash notification of 14.9.1999 and as amended on 27.8.2003.
- xxii Vehicles hired for bringing construction material at site should be in good condition and should have valid "pollution under check"(PUC) certificate and to conform to applicable air and noise emission standards and should be operated only during non-peaking hours.
- xxiii Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such material must be secured so that they should not leach into the ground water.
- xxiv Any hazardous waste generated during construction phase should be disposed of as per applicable Rules & norms with necessary approvals of the Haryana Pollution Control Board.
- xxv 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.
- xxvi 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 had started without obtaining environmental clearance.

II. Operation Phase

The environmental clearance recommended to the project is subject to the specific conditions as follows:

- i. Necessary permission of competent authority shall be taken to store diesel in the premises for operation of DG set.

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- ii. Diesel power generating sets proposed as source of back up power for lifts and common area illumination should be of "enclosed type" and conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards as per CPCB guidelines. Exhausts should be discharged by stack, raised to 4 meters above the rooftop.
 - iii. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
 - iv. Noise barriers should be provided at appropriate locations so as to ensure that the noise levels do not exceed the prescribed standards.
 - v. Weep holes in the compound walls shall be provided to ensure natural drainage of rainwater in the catchment area.
 - vi. The sewage treatment plant of adequate capacity should be provided to treat sewage generated and it should be certified by an independent expert for adequacy as well as efficiency and should submit a report in this regard to the Ministry before the project is commissioned for operation. The wastewater should be treated to tertiary level and after treatment reused for flushing and gardening. Treated sewage will not be discharged in public sewer outside township premises.
 - vii. Rainwater harvesting and ground water recharging shall be practiced. Oil & Grease trap shall be provided to remove oil and grease from the surface run off and suspended matter shall be removed in a settling tank before its utilization for rainwater harvesting.
 - viii. The solid waste generated should be properly collected & segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to approved sites for land filling after recovering recyclable material.
 - ix. Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Maharashtra State Pollution Control Board.
 - x. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
 - xi. Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.
 - xii. The ground water levels and its quality should be monitored regularly in consultation with Central Ground Water Authority.
 - xiii. A Report on the energy conservation measures should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the Ministry in three months time.
 - xiv. The values of R & U for the building envelope should meet the requirements of the hot & humid climatic location. Details of the building envelope should be worked out and furnished in three months time.
 - xv. Energy conservation measures like installation of solar panels for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning.

PART - B. GENERAL CONDITIONS

i) This environmental clearance is subject to Hon'ble Supreme Court's decision regarding siting of housing project near wildlife sanctuary.

ii) The environmental safeguards contained in the documents should be implemented in letter and spirit.

iii) Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the laborers during construction phase.

iv) All the laborers to be engaged for construction works should be screened for health and adequately treated before the issue of work permits.

v) 6 monthly monitoring reports should be submitted to the Ministry and its Regional Office.

5. Officials from the Regional Office of MOEF, Bhopal who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCF, Regional office of MOEF, Bhopal.

6. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.

7. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environment (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department (if required), State Forest Department, Wildlife Act 1972 etc. shall be obtained by project proponents from the competent authorities.

9. A copy of the environmental clearance letter would be marked to the local NGO(s) for their information.

10. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Maharashtra State Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at <http://www.envfor.nic.in>. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Bhopal.

11. These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986 and the Public Liability (Insurance) Act, 1991.

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12. The project authority shall enter in to MOU with all buyers of the property to ensure operation and maintenance of the assets of the buildings.



(K.C. RATHORE)
Additional Director (IA)
rathore27@yahoo.com
Tele: 24360789

Copy to: -

1. The Secretary, Department of Environment, Government of Maharashtra, New Administrative Building, 15th Floor, Opp. Mantralaya, Mumbai.
2. The Member Secretary, Maharashtra State Pollution Control Board, Kalptaru Point, 3rd Floor, Near Sion Circle Opp. Cine Planet Cinema, Sion(E), Mumbai.
3. The CCF, Regional Office, Ministry of Environment & Forests, Bhopal.
4. IA - Division, MOEF, New Delhi - 110001.
5. Guard file.

(K. C. RATHORE)
Additional Director (IA)

MAHARASHTRA POLLUTION CONTROL BOARD

Tel : 2402 0781 / 2401 0437

Fax : 2402 4068

Visit us at :

Website : <http://mpcb.mah.nic.in>E-mail : mpcb@vsnl.net

Kalpataru Point,
2nd , 3rd & 4th floor,
Opp. Cineplanet,
Near Sion Circle, Sion (E),
Mumbai - 400 022.

Infrastructure Project/LSI

Consent No. BO/RO (P&P)/EIC No. PN-2954-09/E/CC- 578 Date: 22/12/2009

Consent to Establish is granted to M/s. I Ven Township (Pune) Pvt. Ltd

Village Jambhe Marunji, Nere,
Tal Mulshi, Dist Pune.

located in the area declared under the provisions of Water Act (P&CP) 1974, Air Act (P&CP), 1981 and Authorization under the provisions of H.W (M, H & T) Rules and amendments thereto subject to the provisions of the Acts and the Rules and the Orders that may be made further and subject to the following terms and conditions :-

1. **The Consent to Establish is valid up to Commissioning of the Project or five years whichever is earlier.**

For development of land/plot as new construction activities for construction of Township project, named as **M/s. I Ven Township (Pune) Pvt. Ltd**, Village Jambhe Marunji, Nere, Tal Mulshi, Dist Pune, **on total plot area of 2225795 Sq mtrs and total Built up area of 1538082 Sq mtrs** including utilities for development of Township project and services as per construction commencement certificate issued by local body.

2. **CONDITIONS UNDERT WATER (Prevention & Control of Pollution) ACT, 1974: -**

- (i) The quantity of sewage effluent from above construction project shall not exceed **5885 M³/Day**.

- (ii) **Sewage Effluent Treatment:** The Applicant shall provide a comprehensive sewage treatment plant and treatment as is warranted with reference to influent quality and corresponding mode of disposal and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards: -

(1)	pH	Not to exceed	6.5 to 9.0	
(2)	Suspended Solids	Not to exceed	100	mg/l.
(3)	BOD 3 days 27 CC.	Not to exceed	20	mg/l.
(4)	Fecal Coliform	Not to exceed	500/100/l	ml.
(7)	Residual Chlorine	Not to exceed	01	mg/l.
(8)	Detergent	Not to exceed	01	mg/l.
(9)	Floating matters	Not to exceed	10	mg/l
(10)	COD	Not to exceed	50	mg/l

- (iii) **Sewage effluent Disposal: -**

The treated domestic effluent shall be 80% recycled and reused for flushing, fire fighting and cooling of Air conditioners and remaining shall be used on land for gardening. In no case, effluent shall find its way to any water body directly/indirectly at any time.

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

- (iv) **Non-Hazardous Solid Waste: -**

The total quantity shall be segregated and treated as follows: -

Sr	Type of Segregated solid waste	Quantity	Treatment	Disposal
1	Biodegradable Waste	07.00 MT/Day	Composting	Used as manure
2	Non Biodegradable Waste	12.20 MT/Day		Authorized re processor



3. Other Conditions (During Construction Phase): -

1. All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), and special notification published for area wherever applicable and all the Environmental Statutes and Instruments.
2. This Consent to Establish is issued only for New Construction/Developing Construction Project purposes.
3. No quarrying activities shall be commenced in the area unless appropriate permissions are obtained for a limited quarrying material required for construction of local residential housing and traditional road maintenance work, provided that such quarrying is not done on Forest Lands and the material is not exported to the outside area.
4. There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
5. Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable;
6. Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.
7. In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body.
8. The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handling over of complex for occupation.
9. Applicant shall provide fixtures for showers, toilet, flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
10. The Applicant shall draw plans for the segregation of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting (i.e vermi-composting facility within premises) with the approval of local body. The proper demarked area shall be identified for collection & storage of MSW properly which, shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered landfill shall be as per the Municipal Solid Waste (M&H) Rules, 2000.
11. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.
12. The applicant/generator shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M & H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.
13. For disinfections of waste water ultra violet radiation shall be used in place of chlorination
14. Vehicles hired for construction activities should be operated only during non peak hours.
15. Ready mixed concrete used in building construction should apply separately for consent from the Board.
16. The applicant, during the construction stage shall provide
 - a) Septic tank and soak pit of adequate capacity for the domestic effluent generated due to workers residing at site.
 - b) Proper loading and unloading of construction material, excavated material and its proper disposal as per MSW (M&H) Rules 2000.



- c) Cutting of trees is not permitted, however in unavoidable conditions necessary permission from the local body shall be obtained.
- d) Green belt of 33% of the open space shall be developed.

4. The Applicant shall comply with all the provisions of, the Water (Prevention and Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and Rules as Amended, 2003 and Rules there under: -

The daily water consumption for the following categories shall not exceed, as under

(i) Domestic	(In CMD)
a) Domestic	7356
b) Gardening	3252

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

- (I) The Applicant may install 62 no. of diesel generating sets (DG Sets), of capacity 22 x 125 KVA & 40 x 500 KVA and shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards: -

Standards for emissions of air Pollutants

i)	SPM/TPM	Not to Exceed	150	mg/Nm ³
ii)	SO ₂ (DG set)	Not to Exceed	140	Kg/day

(II) **The following measure shall be taken.**

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

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

(III) **The Applicant shall observe the following fuel patterns**

No.	Type of Fuel	Quantity
01	Diesel	35 KL/Hr

(IV) **The Applicant shall erect the Chimney (s) of the following specifications**

No.	Chimney attached to DG	Height above roof of Bldg
1	DG set 22 x 125 KVA	03 mtrs each
2	DG Set 40 x 500 KVA	05 mtrs each



(V) Conditions for DG Sets: -

1. Noise from DG Sets shall be controlled by providing acoustic enclosure or by treating the room acoustically.
2. Applicant should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room shall 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 shall be done at different points at 0.5 meters from acoustic enclosure/ room and then average.
3. The Applicant should make efforts to bring down noise level due to DG Set, outside the premises, with ambient noise level requirements by proper setting and control measures.
4. Installation of DG Set must be strictly in compliance with recommendations of DG set manufacturer;
5. A proper routine and preventive maintenance procedure for DG Set shall be set and followed in consultation with the DG manufacturers, which would help to prevent noise levels of DG Sets from deteriorating with use.
6. The DG set shall be operated only in case of power failure. The applicant shall make arrangement for regular electrical power.
7. The Applicant shall not cause any nuisance in the surrounding area due to operation of DG sets.
8. In case of problems, the D.G. set shall not be operated until it is set back to satisfactory position.

(VI) Other Conditions:

- a) The Applicant shall provide ports in the chimney and facilities such as ladder, platform etc for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's staff. The chimneys shall be numbered, as S-1, S-2 etc and these shall be painted/ displayed to facilitate identification.
- b) Water spraying shall be done on ground to avoid fugitive emissions.
- c) Construction material shall be carried in enclosed vehicles during construction activities.

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

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

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

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

(X) No construction work is permitted during nighttime.

6. CONDITIONS UNDER HW (M & H) & AMENDMENT RULES 2003

(i) The applicant shall handle hazardous wastes as specified below:

Sr. No.	Item No. of Process generating HW as per Schedule-I	Type of Waste	Quantity	Disposal
1	5.1	Used Oil	50 Ltrs/Y	MPCB authorized reprocessor

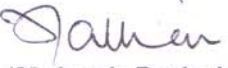
(ii) The authorization is hereby granted to operate a facility for collection, storage, transport and disposal of hazardous waste.



7. The applicant shall certify that the bricks used in construction are manufactured using the ash from Thermal Power stations if it is within a radius of 100 km. from Thermal Power Plant and submit the names of bricks manufacturer. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.
8. The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.
9. The applicant shall adopt environment friendly technology in development of the project.
10. The applicant shall take the proper remediation measures to ensure that the ground water and soil contamination is prevented and follow due diligence at the construction stage.
11. Energy conservation measures like installation of solar panels for lighting the area outside the building should be integrated part of the project design.
12. **The applicant should comply with the conditions of Environmental Clearance granted by MoEF, GOI vide No. 21-111/2007-IA.III, dated 06.09.2007.**
13. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant;
14. This consent is issued pursuant to the decision of Consent Appraisal Committee Meeting held on 04.12.2009.
15. The capital investment of the project is Rs. 1168.90/- Crores.

To
M/s. I Ven Township (Pune) Pvt. Ltd
 Village Jambhe Marunji, Nere,
 Tal Mulshi, Dist Pune.

For and on behalf of the
 Maharashtra Pollution Control Board


(Mahesh Pathak)
 Member Secretary

Copy to

1. Regional Officer, Pune, MPCB,
2. Sub Regional officer, Pune, MPCB,
3. Chief Accounts Officer, Mumbai, MPCB,



Received consent fee of

Amount	DD No.	Date	Drawn on
Rs 1169000/-	198865	12.12.2009	ICICI Bank Ltd.

4. Cess Branch, MPCB, Mumbai.
5. Master file.

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/CAC-CELL/UAN No.0000114614/CR - 2202000235

Date: 03/02/2022

To,
Kolte-Patil I-Ven Township (Pune) Ltd.,
S. No, 74, Village. Jambhe Marunji, Nere,
Tal. Mulshi, Dist. Pune.



Sub: Renewal of Consent to Operate (Part-I & II) for residential buildings at Sectors R2, R6, R7, School building and fire station & Sector R3 & R4 under Red/LSI category.

- Ref:**
1. Revalidation of Consent to Establish for Township project accorded by the Board vide letter No. Format 1.0/BO/CAC-CELL/EIC-PN-23761-14/CE (revalid & amend)/CAC-14619 dtd. 20/11/2015.
 2. Renewal of Consent to Operate (Part-I & II) for residential buildings at Sectors R2, R6, R7, School building and fire station and Renewal of Consent to Operate for Sector R3 & R4 and amalgamation of both accorded by the Board vide letter Format 1.0/UAN No. 0000090454/CO-2102001279 dtd. 23/02/2021.
 3. Minutes of Consent Appraisal Committee meeting held on 20/12/2021.

Your application NO. MPCB-CONSENT-0000114614

For: Grant of Renewal of Consent to Operate (Part-I & II) for residential buildings at Sectors R2, R6, R7, School building and fire station & Sector R3 & R4 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:

1. **The Consent to Renewal is granted for a period up to 31.03.2022**
2. **The capital investment of the project is Rs.928.4918 Cr Cr. (As per C.A Certificate submitted by industry).**
3. **The Renewal of Consent to Operate (Part-I & II) is valid for residential buildings at Sectors R2, R6, R7, School building and fire station & Sector R3 & R4 named as Kolte-Patil I-Ven Township (Pune) Ltd., S. No, 74 & New 86, Village. Jambhe Marunji, Nere, Tal. Mulshi, Dist. Pune on Total Plot Area of 16,28,405.50 SqMtrs for Construction BUA of 4,26,423.56 SqMtrs out of Total Construction BUA of 14,50,972.52 SqMtrs as per EC granted dated 24/01/2020 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Revalidation of C to E- dtd. 20/11/2015	2225795.00	15838082.00
2	Renewal of C to O (Part)- dtd. 03/05/2019	2225795.00	238757.61
3	Renewal of C to O (Part)- dtd. 13/03/2020	1628405.50	187665.95
4	Renewal of C to O (Part)- dtd. 23/02/2021	2225795.00	426423.56

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	Nil	Nil
2.	Domestic effluent	2166.76	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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 82.5 kVA	01	As per Schedule -II
S-2	DG Set 125 kVA	01	As per Schedule -II
S-3	DG Set 160 kVA	01	As per Schedule -II
S-4	DG Sets 160 kVA	01	As per Schedule -II
S-5	DG Set 200 kVA	01	As per Schedule -II
S-6	DG set 250 kVA	01	As per Schedule -II
S-7	DG set 250 kVA	01	As per Schedule -II
S-8	DG set 320 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	4824.50 Kg/Day	OWC followed by composting facility	Used as Manure.
2	Non-biodegradable Waste	3157.50 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	211.22 Kg/Day	Drying	Used 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	150 Ltr/A	Recycle	By Sale to Auth. reprocessor

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- PP shall properly operate STP to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility to the treated sewage.
- 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 and/ or connected to local body sewer line with water metering system.
- PP shall properly operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.



Maharashtra Pollution Control Board

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13. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.
14. PP shall submit/extend BG of Rs. 25 Lakh towards O & M of Pollution Control Systems and compliance of Consent conditions.

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1856984.00	MPCB-DR-6126	26/05/2021	RTGS

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 FAB & MBBR based Sewage Treatment Plants (STPs) of combined capacity **2545 CMD for treatment of domestic effluent of 2166.76 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 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/ or connected to local body sewer line with water metering system
- 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	2565.90
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.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1	DG Set 82.5 kVA	Acoustic enclosure	1.82	HSD	50 Ltr/Hr
S-2	DGDG Set 125 kVA	Acoustic enclosure	2.24	HSD	65 Ltr/Hr
S-3	DG Set 160 kVA	Acoustic enclosure	2.53	HSD	70 Ltr/Hr
S-4	DG Set 160 kVA	Acoustic enclosure	2.53	HSD	70 Ltr/Hr
S-5	DG Set 200 kVA	Acoustic enclosure	2.83	HSD	85 Ltr/Hr
S-6	DG set 250 kVA	Acoustic enclosure	3.16	HSD	95 Ltr/Hr
S-7	DG set 250 kVA	Acoustic enclosure	3.16	HSD	95 Ltr/Hr
S-8	DG set 320 kVA	Acoustic enclosure	3.58	HSD	125 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).

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	Renewal of Consent to Operate (Part-I & II)	25 Lakh	Extension of existing BG	Towards O & M of Pollution Control Systems and Compliance of Consent conditions.	Monthly	30/09/2022

** 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:

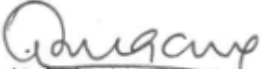
- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) 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.



Maharashtra Pollution Control Board
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- 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.

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS), -
Member Secretary





Maharashtra Pollution Control Board
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304

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/CAC-CELL/UAN No.0000177085/CO/2403001752

Date: 18/03/2024

To,
 Kolte-Patil I-Ven Township (Pune) Ltd.,
 S. No, 74 & New 86, Village. Jambhe
 Marunji, Nere, Tal. Mulshi, Dist. Pune.



Sub: Grant of 1st Consent to Operate (Part-IX) for Sector- R-7-E & G building in the "Life Republic" Integrated Township project under Red/LSI Category.

- Ref:**
1. Environmental Clearance for proposed enhancement / expansion of Construction project "Life Republic" accorded by MoEF & CC, GoI vide letter F. No. 21-75/2020-IA-III, GoI, MoEF & CC (IA.III Section) dtd. 13/01/2021.
 2. Consent to Establish for proposed enhancement / expansion of Township project "Life Republic" accorded by the Board vide Format 1.0/CAC-CELL/UAN No. 0000104747/CE-2106000617 dtd. 14/06/2021.
 3. Environmental Clearance for Expansion of Integrated Township project 'Life Republic' vide letter SIA/MH/MIS/71039/2021 dtd. 18/06/2022.
 4. Minutes of Consent Appraisal Committee meeting held on 05/03/2024.

Your application NO. MPCB-CONSENT-0000177085

For: Grant of 1st Consent to Operate (Part-IX) 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:

1. **The 1st Consent to Operate (Part-IX) is granted up to 30/11/2026.**
2. **The capital investment of the project is Rs.139.63 Cr. (As per C.A Certificate submitted by industry).**
3. **The 1st Consent to Operate (Part-IX) is valid for Sector- R-7-E & G building in the "Life Republic" Integrated Township project named as Kolte-Patil I-Ven Township (Pune) Ltd., S. No, 74 & New 86, Village. Jambhe Marunji, Nere, Tal. Mulshi, Dist. Pune on Total Plot Area of 15,81,344.18 SqMtrs for Construction BUA of 39,023.54 SqMtrs out of Total Construction BUA of 25,00,000 SqMtrs as per EC granted dated 18/06/2022 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC - dtd. 06/09/2007	2225795.00	15838082.00
2	C to E - dtd. 20/11/2015	2225795.00	15838082.00
3	C to R - dtd. 13/03/2020	1628405.50	187665.95

4	C to R - dtd. 23/02/2021	2225795.00	426423.56
5	C to E - dtd. 14/06/2021	1581344.18	1890091.83
6	Revalidation of EC - dtd. 16/12/2014	2225795.00	15838082.00
7	Amended EC - dtd. 24/01/2020	1628405.50	1450972.52
8	EC for Exp - dtd. 13/01/2021	1581344.18	1890091.83
9	EC for Exp - dtd. 18/06/2022	1581344.18	2500000.00

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	Nil	Nil
2.	Domestic effluent	221.76	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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 of 125 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	528 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non-Biodegradable Waste	352 Kg/Day	Segregation	Handed over to Auth. vendor.
3	STP Sludge	50 Kg/Day	Dewatering	Used 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	50	Ltr/A	Recycle	Handed over to Auth. reprocessor.

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. PP shall operate STP scientifically to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility to the treated sewage.
11. The treated sewage 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/ or connected to local body sewer line with water metering system.

12. PP shall properly operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
13. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.
14. PP shall extend the existing BG of Rs. 25 Lacs towards O & M of Pollution Control Systems and compliance of Consent conditions.



Dinazg

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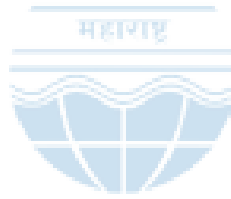
Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2024-03-19 22:40:32 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	622029.94	MPCB-DR-21213	08/09/2023	RTGS

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 **750 CMD for treatment of domestic effluent of 221.76 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 sewage 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/ or connected to local body sewer line with water metering system.
- 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	246.40
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
S-1	DG Set of 125 kVA	Acoustic Enclosure	2.24	HSD 26 Ltr/Hr	1	Other	12.48 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/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 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	1st Consent to Operate (Part-IX)	Rs. 25 Lacs	Extension of existing BG	Towards O & M of Pollution Control Systems and Compliance of Consent conditions.	Monthly	31/05/2027

** 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:**

- 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.
- 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).
- 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.
- 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.
- Conditions for D.G. Set
 - 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 OFFICE – PUNE-II

Annexure- V

Phone no.(020) 25811029



2nd floor, Jogcentre, Mumbai-
Pune Rd Wakdewadi, PUNE –
411 003

No. MPCB/SRP-2/Warning/

22/129-MS-0166

Date:

29/11/2022

To,
M/s. Life Republic, 7th Avenue Condominium,
Kolte Patil I-Ven Township,
Vill.Jambe, Tal.Mulshi, Dist.Pune

Sub: - Warning Notice

Ref: - 1. Consent granted by the Board

2. Complaint of resident of Life Republic, 7th Avenue Condominium dated
21/10/2022

3. Visit of Board official dated 16/11/2022

Your unit is located in the "Pollution Prevention Area" under the Water (P&CP) Act, 1974; under the Air (P&CP) Act, 1981 and Authorization under the Hazardous & Other Wastes (Management & Transboundary) Rules, 2016. Further, it is also obligatory on your part to provide comprehensive treatment system as is warranted with reference to emission/effluent generation and operate & maintain the same continuously so as to achieve the standards prescribed under the Environmental Lawas.

This office was in receipt of complaint about your residential construction project vide ref no-2 and officials visited your unit on 16/11/2022 and observed following non-compliance:-

- 1) Fresh water is being mixed with treated sewage before reusing for toilet flushing
- 2) Smell was observed near STP area
- 3) Consent detail and EC details were not available at site during visit.

You are hereby directed to submit your reply along with necessary documents within 07 days from receipt of this notice, failure to this, it will be assumed that you have nothing to say and further action will be initiated

Please treat this as urgent & important.

(Nitin Shinde)

Sub Regional Officer, Pune-2

Copy submitted for information and further necessary action please.
The Regional officer MPCB, Pune

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

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



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

ROP/ MPCB/PD/Legal/ 2A01160001
To,

Date: 16/01/2024

M/s Kolte Patil I-Ven Township (Pune)Ltd
Mouze jambe, Near & Marunji

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 & Hazardous and Other Wastes (M & TM) Rules, 2016.

- Ref:** 1) Consent to operate (Part-I & II) granted by the Board on 03/02/2022
2) Boards official visit to your industry dtd 12/12/2023
2) Proposal submitted by SRO office, vide No MPCB-LEGAL-ACTIONS-151223013 dated 29.12.2023.
4) Complaint about smell from STP area and improper operation and maintenance of STP.

WHEREAS, you are operating your industry located in 'Pollution Prevention Area' under Water (Prevention & Control of Pollution) Act, 1974 & Air (Prevention & Control of) Act, 1981 & Hazardous & Other Waste (Management & TM) Rules, 2016.

AND WHEREAS, It is obligatory on your part to obtain valid Consent to Operate of 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 and to comply the same.

AND WHEREEAS, it is obligatory on your part to provide pollution control systems as it warranted and to operate and maintain the same continuously and effectively so as to achieve the standards prescribed in the consent.

AND WHEREAS, the Board official visited your industry on 12/12/2023 and accordingly reported following non compliances.

1. You have not obtained renewal of consent to operate as existing consent is expired on 31/03/2022.
2. You are not operating STP properly and smell nuisance found in surrounding area.
3. You are disposing the substandard quality effluent to open area/environment, outside the premises.
4. The analysis result of STP outlet for sample collected on 06/01/2023 is found exceeding the consented limit.

...2...

AND WHEREAS, from the record of this office and observations made during the visit, I came to the conclusion that you are not complying with the consent condition and the provision of Water (Prevention & Control of Pollution) Act, 1974 thereby causing grave injury to the environment.

NOW THEREFORE, in exercise of the powers conferred upon me under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, 31 A of Air (Prevention & Control of Pollution) Act, 1981, I, Ravindra Andhale, Regional Officer of the Board, at Pune hereby issue directions as under-

1. Why your unit shall not be directed to close down the manufacturing activity forthwith?
2. Why the competent authorities shall not be directed to disconnect Water / electricity supply of your unit?

You are directed to submit your reply / corrective action plan towards the compliance of above related points/non-compliances along with all necessary documents along with photograph **within 07 days** from receipt of this letter, failing which further necessary action as deemed fit in your case as per the provisions of various environmental enactments will be initiated against you, which may please be noted.

For and behalf of M.P.C. Board



Regional Officer, Pune.

Copy to: - Sub Regional Officer, M.P.C. Board, P.C. - Keep necessarily follow up please

**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

ROP/ MPCB/ID/ 2509190001

Date : 19/09/2025

To,
M/s. Kolte-Patil I-Ven Township (Pune) Ltd.
102 (P) & Others, Village- Jambe & Marunji, 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) Board's Proposed Directions vide no. MPCB/ROP/PD/2401160001, Dtd. 16/01/2024.
2) Legal Action Proposal submitted by the Sub Regional Officer, Pune-I vide no. MPCB-LEGAL-ACTIONS- 151223013.
3) Present status Submitted by the Sub Regional Officer, Pune-II w.r.t. Personal hearing scheduled on 15/4/2025

With reference to Proposed Directions and directions from the Board's competent as well as considering present status report of SRO Pune-II hereby issued the following conditional directions,

- 1) You shall obtain renewal of consent to operate for society as per dtd. 02/01/2024 & 21/04/2025.
- 2) You shall carry out the O & M of the existing STP having capacity – 730 CMD so as to achieve the consented standards.
- 3) You shall carry out the feasibility and adequacy of existing Sewage Treatment Plant (730 CMD) from Reputed Institute as the chamber of the STP inlet found overflowing during visit in the parking area and Bar screen is found choked due to inadequate capacity within 30 days. And take necessary precautions / steps towards improvement as per the outcome of the aforesaid report immediately.
- 4) You shall take necessary precautions to avoid the smell nuisance surrounding the STP.
- 5) You shall not discharge and lift untreated / treated sewage through the tanker outside the project.
- 6) You shall not use the sub-standard effluent for secondary purposes like flushing, gardening etc. You shall reuse / recycle the treated effluent after confirming the discharging standards as per the consent.
- 7) You shall submit the status of the Bank Guarantee submission as per the latest consent conditions.
- 8) You shall submit the fresh bank guarantee of Rs. 10,00,000/- (Ten Lakh Only) in favor of Regional Officer, MPCB, Pune within 15 days towards ensure the compliance of the above directions.
- 9) You shall submit the compliance report of the proposed directions issued vide letter dtd. 28/4/2025.

You shall submit/ the respond / compliance report with timeline on the above directions within 03 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, Pune

Copy submitted to:-

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

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 :-

Date: 19/12/2025

Name & Address of Project: M/s Kolte-Patil I-Ven Township (Pune) Ltd.
 (Sector R7),
 Village - Jambe, Nere, Marunji,
 Tal. Mulsh. Dist. Pune.

Project Representative: Shri Shrikant Shelake-

Email: secretary@lr7chs.in

Contact no. 9764 257 577

Consent status:

Observations:

In compliance with the Hon'ble NGT, Pune order dated 21/11/2025 in the matter of O.A. No. 113/2025, joint visit carried out with PMRDA on 19/12/2025. observations are as follows:-

- 1) This is residential construction project.
- 2) R7 project site consist of 7 buildings. Building name - A, B, C, D, E, F & G, all buildings are completed and possession given.
- 3) ~~Consent~~ Consent to operate on 03/02/2022 from Board for R3, R4, R2, R6 & R7 combinedly (R7- A, B, C, D & F), valid upto 31/03/2022. consent to operate obtained ~~for~~, valid upto 30/11/2026. for buiding E & G. Now buider has applied for consent to Renewal.
- 4) provided STP, STP consist of screen chamber, equalization tank, oil & Grease tank, aeration tank phase 1, settling tank 1 aeration tank phase 2, settling tank 2, intermediate storage tank, sand & carbon filter (2Nos) & centrifudge, For the disinfection ozonator provided.

5) Screen tank consist of bar screen which not properly placed, floating material not trapped properly.

6) ^{For} Aeration tank ^(2 Nos) only one opening is provided, other tank is covered from top. ~~Small~~ Smell is observed in the STP area and in parking premises.

7) In the settling tank submersible pump is provided to lift the sludge from the bottom of tank. Not provided proper sludge removal system.

8) provided 02 sand and 02 carbon filters, at the outlet of flushing line ozonation system provided. at the outlet of gardening line ozonation system not provided.

9) Treated water partly using for gardening purpose. and partly flushing purpose and remaining excess water connected to adjoining nalla. Treated water using for flushing in only 05 buildings namely A, B, C, D & F. For E & G buildings flushing water not connected.

Sample collected from following locations & sealed in presence of PMRDA Resident

1) STP- Inlet. 2) STP treated water using for gardening

3) STP treated water using for flushing.

10) As per log book treated water qty. 450 CMP to 550 CMP.

11) All STP units provided underground below ramp area.

Above visit is carried out with PMRDA officer Rahani Tamkhade (Asst. Town planner) and along with 90-100 R7 residents, Also complaints of resident were heard. Also Kalte Patil STP representative were present.

S
Shrikant Shelke
Secretary
CHS.

Roshani Tamkhade
19/12/2025.
ROSHANI TANKHADE
ASS. TOWN PLANNER
PMRDA, PUNE.

Sushma Kumbhar
Sushma Kumbhar
Field officer
M.P.C. Board, Pune.2



GPS Map
Camera Lite

R-7, F tower, Life republic MarunjiHinjewadi, Tathawade,
Pimpri-Chinchwad, Maharashtra 411033, India 🇮🇳


Latitude
18.6263488°

Longitude
73.7156053°

Local 10:26:09 AM
GMT 04:56:09 AM

Altitude 596 meters
Friday, 19.12.2025



 **GPS Map**
Camera Lite

R-7, F tower, Life republic MarunjiHinjewadi, Tathawade,
Pimpri-Chinchwad, Maharashtra 411033, India 🇮🇳

Latitude
18.6263488°

Local 10:27:17 AM
GMT 04:57:17 AM

Longitude
73.7156053°

Altitude 596 meters
Friday, 19.12.2025



GPS Map
Camera Lite

R-7, F tower, Life republic MarunjiHinjewadi, Tathawade,
Pimpri-Chinchwad, Maharashtra 411033, India 🇮🇳

Latitude
18.6263488°


Local 10:27:06 AM
GMT 04:57:06 AM

Longitude
73.7156053°

Altitude 596 meters
Friday, 19.12.2025



 **GPS Map**
Camera Lite

R-7, F tower, Life republic MarunjiHinjewadi, Tathawade,
Pimpri-Chinchwad, Maharashtra 411033, India 


Latitude
18.6263488°


Local 10:28:43 AM
GMT 04:58:43 AM

Longitude
73.7156053°

Altitude 596 meters
Friday, 19.12.2025



 **GPS Map**
Camera Lite

R-7, F tower, Life republic MarunjiHinjewadi, Tathawade,
Pimpri-Chinchwad, Maharashtra 411033, India 

Latitude
18.6263488°


Longitude
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Friday, 19.12.2025



 **GPS Map**
Camera Lite

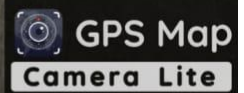
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Pimpri-Chinchwad, Maharashtra 411033, India 

Latitude
18.6263488°

Longitude
73.7156053°

Local 10:29:56 AM
GMT 04:59:56 AM

Altitude 596 meters
Friday, 19.12.2025



R-7, F tower, Life republic MarunjiHinjewadi, Tathawade,
Pimpri-Chinchwad, Maharashtra 411033, India 🇮🇳

Latitude
18.6263488°

Local 10:31:40 AM
GMT 05:01:40 AM

Longitude
73.7156053°

Altitude 596 meters
Friday, 19.12.2025



R-7, F tower, Life republic MarunjiHinjewadi, Tathawade,
Pimpri-Chinchwad, Maharashtra 411033, India 🇮🇳


Latitude
18.6263488°


Local 10:31:49 AM
GMT 05:01:49 AM

Longitude
73.7156053°

Altitude 596 meters
Friday, 19.12.2025



 **GPS Map**
Camera Lite

R-7, F tower, Life republic MarunjiHinjewadi, Tathawade,
Pimpri-Chinchwad, Maharashtra 411033, India 

Latitude
18.6263488°

Longitude
73.7156053°

Local 10:32:04 AM
GMT 05:02:04 AM

Altitude 596 meters
Friday, 19.12.2025



R-7, F tower, Life republic MarunjiHinjewadi, Tathawade,
Pimpri-Chinchwad, Maharashtra 411033, India 🇮🇳

Latitude
18.6263488°

Local 10:33:04 AM
GMT 05:03:04 AM

Longitude
73.7156053°

Altitude 596 meters
Friday, 19.12.2025



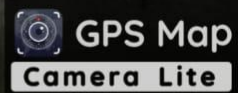
R-7, F tower, Life republic MarunjiHinjewadi, Tathawade,
Pimpri-Chinchwad, Maharashtra 411033, India 🇮🇳

Latitude
18.6263488°

Longitude
73.7156053°

Local 10:33:37 AM
GMT 05:03:37 AM

Altitude 596 meters
Friday, 19.12.2025



R-7, F tower, Life republic MarunjiHinjewadi, Tathawade,
Pimpri-Chinchwad, Maharashtra 411033, India 🇮🇳

Latitude
18.6263488°

Longitude
73.7156053°

Local 10:33:51 AM
GMT 05:03:51 AM

Altitude 596 meters
Friday, 19.12.2025



R-7, F tower, Life republic MarunjiHinjewadi, Tathawade,
Pimpri-Chinchwad, Maharashtra 411033, India 🇮🇳

Latitude
18.6263488°

Local 10:36:15 AM
GMT 05:06:15 AM


Longitude
73.7156053°

Altitude 596 meters
Friday, 19.12.2025





GPS Map
Camera Lite

R-7, F tower, Life republic MarunjiHinjewadi, Tathawade,
Pimpri-Chinchwad, Maharashtra 411033, India 

Latitude
18.6263488°

Longitude
73.7156053°

Local 10:39:00 AM
GMT 05:09:00 AM

Altitude 596 meters
Friday, 19.12.2025



GPS Map
Camera Lite

R-7, F tower, Life republic MarunjiHinjewadi, Tathawade,
Pimpri-Chinchwad, Maharashtra 411033, India 🇮🇳


Latitude
18.6263488°

Longitude
73.7156053°

Local 10:39:54 AM
GMT 05:09:54 AM

Altitude 596 meters
Friday, 19.12.2025



 **GPS Map**
Camera Lite

R-7, F tower, Life republic MarunjiHinjewadi, Tathawade,
Pimpri-Chinchwad, Maharashtra 411033, India 🇮🇳

Latitude
18.6263488°

Local 10:39:59 AM
GMT 05:09:59 AM

Longitude
73.7156053°

Altitude 596 meters
Friday, 19.12.2025





GPS Map
Camera Lite

JPF8+X68, Tathawade, Pimpri-Chinchwad, Maharashtra 411033, India



Latitude
18.6251714°

Longitude
73.7145019°

Local 10:46:19 AM
GMT 05:16:19 AM

Altitude 599 meters
Friday, 19.12.2025



GPS Map
Camera Lite

JPF8+X68, Tathawade, Pimpri-Chinchwad, Maharashtra 411033, India




Latitude
18.6251714°

Longitude
73.7145019°

Local 10:53:27 AM
GMT 05:23:27 AM

Altitude 599 meters
Friday, 19.12.2025



 **GPS Map**
Camera Lite

JPF8+X68, Tathawade, Pimpri-Chinchwad, Maharashtra 411033, India



Latitude
18.6251714°

Longitude
73.7145019°

Local 10:53:39 AM
GMT 05:23:39 AM

Altitude 599 meters
Friday, 19.12.2025



GPS Map
Camera Lite

JPF8+X68, Tathawade, Pimpri-Chinchwad, Maharashtra 411033, India



Latitude
18.6251714°

Longitude
73.7145019°

Local 11:00:56 AM
GMT 05:30:56 AM

Altitude 596 meters
Friday, 19.12.2025



JPF8+X68, Tathawade, Pimpri-Chinchwad, Maharashtra 411033, India



Latitude
18.6251714°

Longitude
73.7145019°

Local 11:01:55 AM
GMT 05:31:55 AM

Altitude 596 meters
Friday, 19.12.2025



 **GPS Map
Camera Lite**

JPF8+X68, Tathawade, Pimpri-Chinchwad, Maharashtra 411033, India



Latitude
18.6251714°

Longitude
73.7145019°

Local 11:02:02 AM
GMT 05:32:02 AM

Altitude 596 meters
Friday, 19.12.2025



JPF8+X68, Tathawade, Pimpri-Chinchwad, Maharashtra 411033, India



Latitude
18.6251714°

Longitude
73.7145019°

Local 11:02:14 AM
GMT 05:32:14 AM

Altitude 596 meters
Friday, 19.12.2025



JPF8+X68, Tathawade, Pimpri-Chinchwad, Maharashtra 411033, India




Latitude
18.6251714°

Longitude
73.7145019°

Local 11:02:21 AM
GMT 05:32:21 AM

Altitude 596 meters
Friday, 19.12.2025



 **GPS Map
Camera Lite**

JPF8+X68, Tathawade, Pimpri-Chinchwad, Maharashtra 411033, India



Latitude
18.6251714°

Local 11:03:17 AM
GMT 05:33:17 AM

Longitude
73.7145019°

Altitude 596 meters
Friday, 19.12.2025



GPS Map
Camera Lite

JPF8+X68, Tathawade, Pimpri-Chinchwad, Maharashtra 411033, India

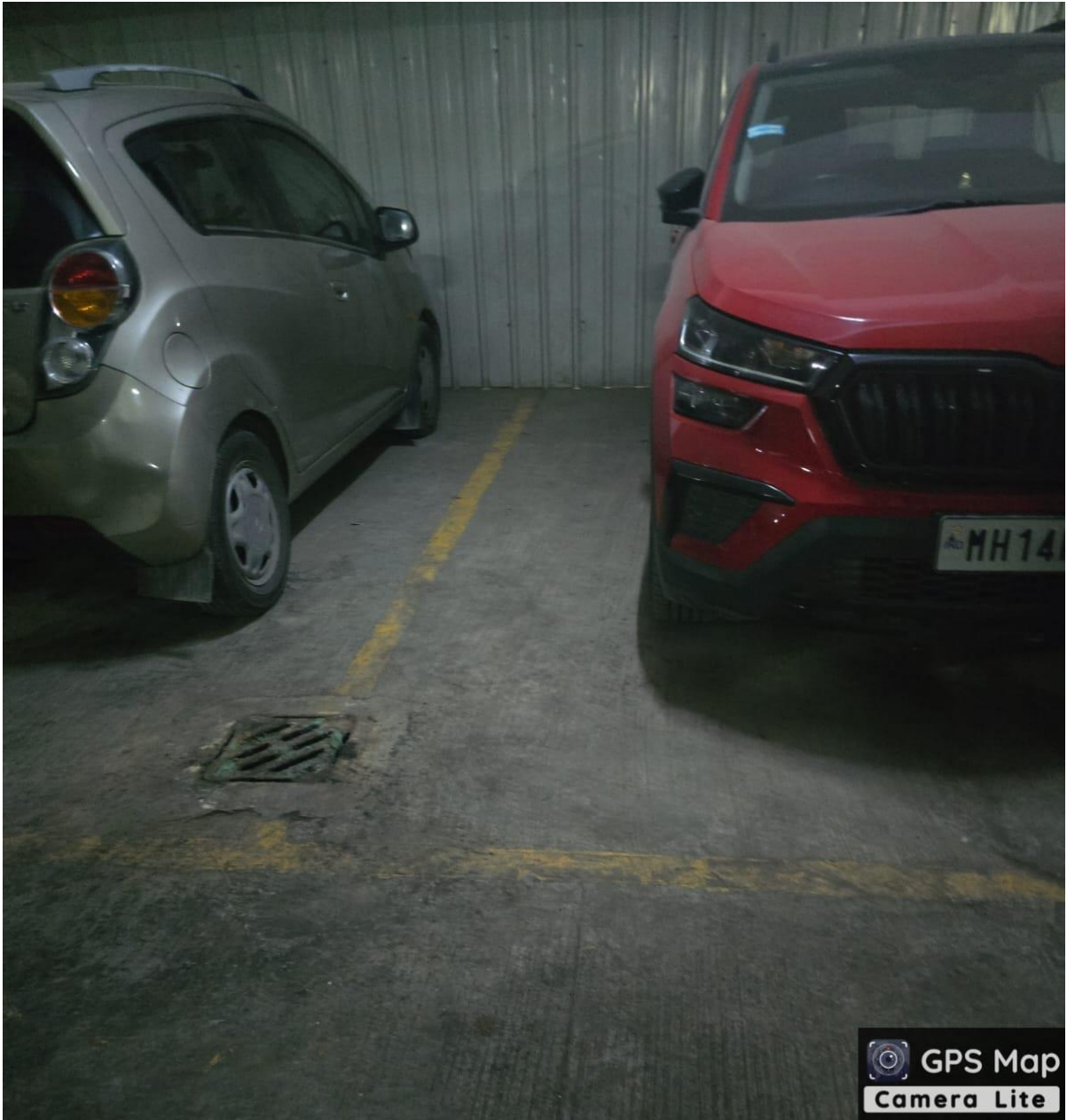



Latitude
18.6251714°

Longitude
73.7145019°

Local 11:03:27 AM
GMT 05:33:27 AM

Altitude 596 meters
Friday, 19.12.2025



 **GPS Map**
Camera Lite

R-7, F tower, Life republic MarunjiHinjewadi, Tathawade,
Pimpri-Chinchwad, Maharashtra 411033, India 🇮🇳


Latitude
18.6263488°

Local 11:07:08 AM
GMT 05:37:08 AM

Longitude
73.7156053°

Altitude 596 meters
Friday, 19.12.2025



 **GPS Map**
Camera Lite

R-7, F tower, Life republic MarunjiHinjewadi, Tathawade,
Pimpri-Chinchwad, Maharashtra 411033, India 🇮🇳

Latitude
18.6263488°

Longitude
73.7156053°

Local 11:07:22 AM
GMT 05:37:22 AM

Altitude 596 meters
Friday, 19.12.2025



D wing, Life Republic, 7th Avenue, Life Republic Township, Tathawade,
Marunji, Pimpri-Chinchwad, Maharashtra 411033, India 🇮🇳

Latitude
18.6241728°


Longitude
73.7159286°

Local 11:08:00 AM
GMT 05:38:00 AM

Altitude 598 meters
Friday, 19.12.2025



GPS Map
Camera Lite

JPF8+R57, Ambegaon Budruk, Pune, Pimpri-Chinchwad, Maharashtra
411033, India 

Latitude
18.6245692°


Longitude
73.71536497°

Local 11:12:26 AM
GMT 05:42:26 AM

Altitude 598 meters
Friday, 19.12.2025



GPS Map
Camera Lite

JPF8+R57, Ambegaon Budruk, Pune, Pimpri-Chinchwad, Maharashtra
411033, India 

Latitude
18.62455433°


Longitude
73.71538343°

Local 11:12:37 AM
GMT 05:42:37 AM

Altitude 598 meters
Friday, 19.12.2025



 **GPS Map**
Camera Lite

Life Republic, 7th Avenue, LIFE REPUBLIC-1, Building C, 7th Avenue,
Life Republic, Hinjewadi, Hinjawadi - Kasarsai Rd, Tathawade, Marunji,
Pimpri-Chinchwad, Maharashtra 411033, India 

Latitude
18.62378998°

Local 12:40:29 PM
GMT 07:10:29 AM

Longitude
73.71603194°

Altitude 599 meters
Friday, 19.12.2025





GPS Map
Camera Lite

Building F, 7th Avenue, Kolte Patil's Life Republic, Marunji Rd, Jambe,
Dattwadi, Pimpri-Chinchwad, Maharashtra 411033, India 🇮🇳

Latitude

18.62367753°

Local 12:44:11 PM

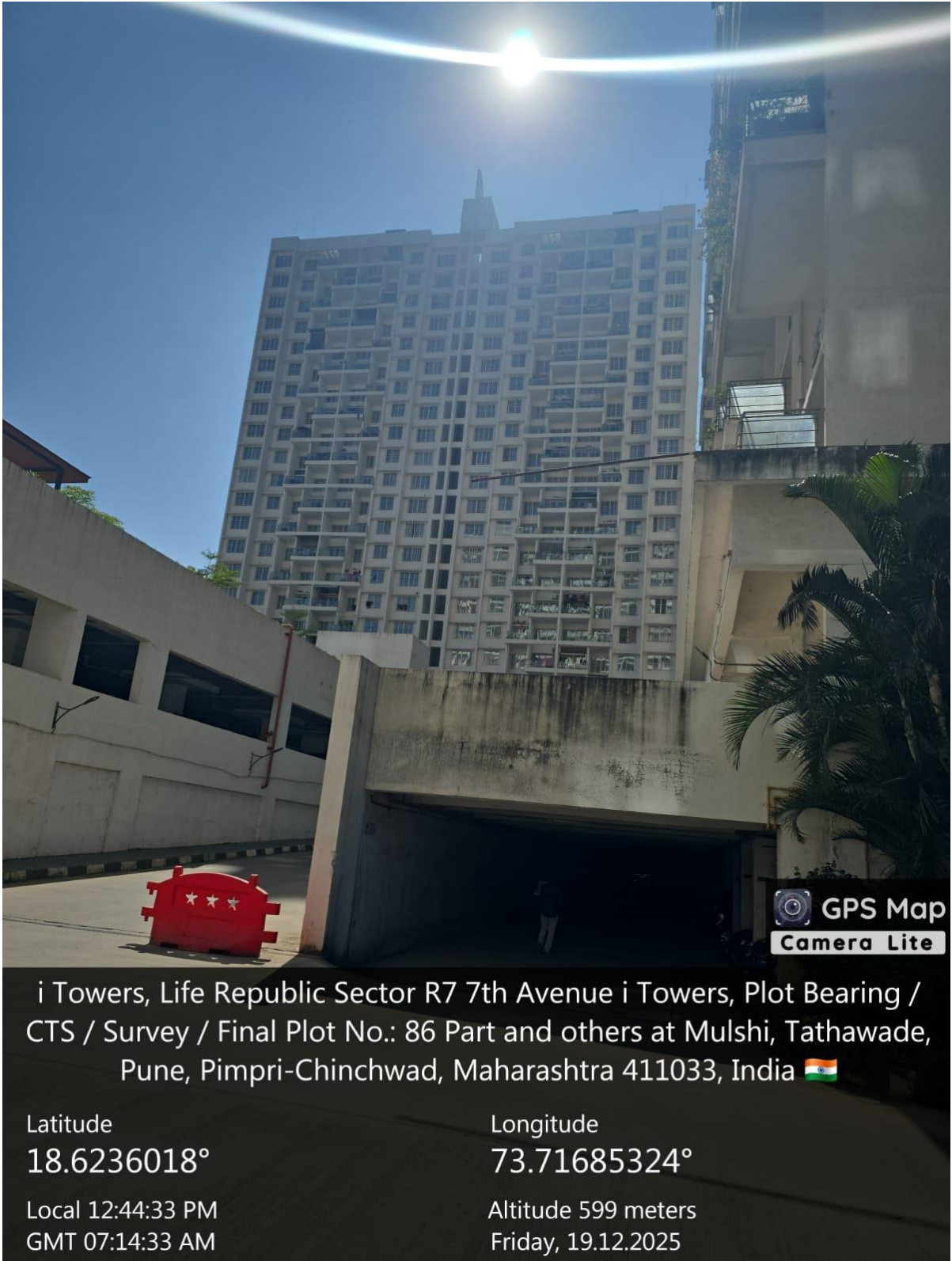
GMT 07:14:11 AM

Longitude


73.71666862°

Altitude 599 meters

Friday, 19.12.2025





i Towers, Life Republic Sector R7 7th Avenue i Towers, Plot Bearing /
CTS / Survey / Final Plot No.: 86 Part and others at Mulshi, Tathawade,
Pune, Pimpri-Chinchwad, Maharashtra 411033, India 

Latitude
18.62360361°

Local 12:44:37 PM
GMT 07:14:37 AM

Longitude
73.71684653°

Altitude 599 meters
Friday, 19.12.2025

NABL Accreditation:- ISO/IEC 17025:2017, TC-16152	Issue Date: 10-01-2023 Validity: 09-01-2025
Certification Standards:- ISO 45001: 2018, OHS-5241	Issue Date: 20/02/2024 Validity: 25/02/2027
MoEF Recognition:	Issue Date: 16-06-2023 Validity: 25-02-2024

Test Report No.: MPCB/RL-Pune/JVS/25-26/01/4-A	Date: 05/01/2026 04:08 PM
ULR No.: TC-161522600000024F	

Test Report-Water (JVS)

Field Sample ID	BR-0107496	Type of Industry	Red (LSI)
Name & Address of the Industry	M/s. KOLTE PATIL I VEN TOWNSHIPS (PUNE) LTD.		
Industry Consent No./UAN No.	MPCB-CONSENT-0000177085	Type of Sample	Water
Sample collected by (Officer Name)	FO-Pune II (Sushma Kumbhar) (SRO-Pune II)	Location of sample collection	STP (STP treated water using for flushing)
Seal No.:	235	Method of sample collection	Grab
Sample Collection	Date	19/12/2025	Total No. of Containers
	Time	11:40 AM	Nature/Description of Sample
			1
			Unknown Category

Lab ID	MPCB/RL-Pune/JVS/25-26/2187	Sample condition	Ok, as per QSP 08
Received by lab	Date	19/12/2025	Analysis Started On
	Time	05:51 PM	Analysis Completed On
Sample recived by (Name & Designation)	Shantilal Nagare (Senior Scientific Officer)		
			19/12/2025 06:49 PM
			05/01/2026 04:08 PM

Sr.No	Parameter	Results	Unit	Test Method
1	pH@25 degree C	7.2		APHA 24th Edition 4500-H+B, Pg. No. 473-478: 2023
2	Total Dissolved Solids(TDS)	490.0	mg/l	APHA24 thEdition 2540-C, Page No. 145: 2023
3	Suspended Solids (SS) @105 degree C	23.0	mg/l	APHA 24th Edition 2540-D, Pg. No. 146-147: 2023
4	Biochemical Oxygen Demand (BOD) 3 days at 27 degree C	28.0	mg/l	IS 3025 (Part 44):2023
5	Chloride	82.87	mg/l	APHA 24th Edition 4500-Cl- B, Pg. No. 340-341: 2023

Sr.No	Parameter	Results	Unit	Test Method
6	Chemical Oxygen Demand (COD)	72.0	mg/l	APHA 24th Edition 5220B Page No.544, 545: 2023
7	Sulphate	47.50	mg/l	APHA 24th Edition 4500-SO4 E (Turbidimetric Method)
8	Oil & Grease	BDL	mg/l	APHA 24th Edition 5520-B, Pg. No. 572- 574: 2023

Remarks: Nil

Approved & Reviewed By

Shantilal Nagare
Senior Scientific Officer,
Regional Laboratory, Pune,
(Authorized Signatory)

Note :

1. The results refer to the samples and parameters requested for analysis.
2. Abbreviations: - BDL=Below Detectable limit, N.D.=Not Detected, N.A.= Not Analyzed
3. The Contents of this Report shall not be reproduced in part or in full without written approval of laboratory.

**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL LABORATORY, PUNE**

Phone no. : 020-25811698
Visit us at : <http://mpcb.gov.in>
mail : sopunelab@mpcb.gov.in



Regional Laboratory, Pune, Maharashtra
Pollution Control Board, Jog Center, 3rd
Floor, Mumbai Pune Road,
Wakdevadi, Pune- 411 003

Test Report No.: MPCB/RL-Pune/JVS/25-26/01/4-B

Date: 05/01/2026 04:08 PM

Analysis Report-Water (JVS)

Field Sample ID :	BR-0107496		
Name & Address of the Industry	M/s. KOLTE PATIL I VEN TOWNSHIPS (PUNE) LTD. O21 Building and construction project more than 20,000 sq. m built up area		
Sampling Location :	STP (STP treated water using for flushing)		
Lab code :	MPCB/RL-Pune/JVS/25-26/2187		
Sampling Method(s) :	Grab	Sample Details (Water/Air/HW) :	Water
Sampling drawn by (Officer name):	FO-Pune II (Sushma Kumbhar)	Sample Volume Received :	2
Sample submitted by (Name) :	FO-Pune II (Sushma Kumbhar) (SRO-Pune II)	Seal No. :	235
Date of Sample Collection.(dd/mm/yyyy) :	19/12/2025 11:40 AM	Date of Sample receipt to Laboratory (dd/mm/yyyy) :	19/12/2025 05:51 PM
Analysis start Date (dd/mm/yyyy). :	19/12/2025 06:49 PM	Analysis end Date (dd/mm/yyyy). :	05/01/2026 04:08 PM

Test Report

Sr.No	Parameter	Results	Unit	Method Adopted
1	Ammonical Nitrogen	3.57	mg/l	
2	Nitrate Nitrogen	2.06	mg/l	
3	Faecal Coliform (MPN technique)	14.0	MPN/100 ml	APHA 24th Edition 9221 E (Std. Thermotolerant (Fecal) Coliform Procedure)
4	Total Coliform (MPN technique)	540.0	MPN/100ml	APHA 24th Edition 3111B (Direct Air-Acetylene Flame Method)

Abbreviations: - BDL=Below Detectable limit, N.D.=Not Detected, N.A.= Not Analyzed

Remarks: Nil

Remark for Amended Report:

Remark: - Note: This test report refers only to the sample submitted for the testing.

Results Compiled by: Shantilal Nagare

Results Approved by: Shantilal Nagare

Results Reviewed by: Shantilal Nagare

This is an Electronically generated report does not require signature

Note :

1. The results refer to the samples and parameters requested for analysis.
2. Abbreviations: - BDL=Below Detectable limit, N.D.=Not Detected, N.A.= Not Analyzed
3. The Contents of this Report shall not be reproduced in part or in full without written approval of laboratory.

Shantilal Nagare
Senior Scientific Officer,
Regional Laboratory, Pune,
(Authorized Signatory)

End of The Report

NABL Accreditation:- ISO/IEC 17025:2017, TC-16152	Issue Date: 10-01-2023 Validity: 09-01-2025
Certification Standards:- ISO 45001: 2018, OHS-5241	Issue Date: 20/02/2024 Validity: 25/02/2027
MoEF Recognition:	Issue Date: 16-06-2023 Validity: 25-02-2024

Test Report No.: MPCB/RL-Pune/JVS/25-26/01/2-A	Date: 05/01/2026 04:07 PM
ULR No.: TC-161522600000023F	

Test Report-Water (JVS)

Field Sample ID	BR-0107495	Type of Industry	Red (LSI)
Name & Address of the Industry	M/s. KOLTE PATIL I VEN TOWNSHIPS (PUNE) LTD.		
Industry Consent No./UAN No.	MPCB-CONSENT-0000177085	Type of Sample	Water
Sample collected by (Officer Name)	FO-Pune II (Sushma Kumbhar) (SRO-Pune II)	Location of sample collection	STP (STP treated water using for gardening)
Seal No.:	235	Method of sample collection	Grab
Sample Collection	Date	10/12/2025	Total No. of Containers
	Time	11:15 AM	Nature/Description of Sample
			1
			Unknown Category

Lab ID	MPCB/RL-Pune/JVS/25-26/2186	Sample condition	Ok, as per QSP 08
Received by lab	Date	19/12/2025	Analysis Started On
	Time	05:49 PM	Analysis Completed On
Sample recived by (Name & Designation)	Shantilal Nagare (Senior Scientific Officer)		
			19/12/2025 06:49 PM
			05/01/2026 04:07 PM

Sr.No	Parameter	Results	Unit	Test Method
1	pH@25 degree C	7.2		APHA 24th Edition 4500-H+B, Pg. No. 473-478: 2023
2	Total Dissolved Solids(TDS)	480.0	mg/l	APHA24 thEdition 2540-C, Page No. 145: 2023
3	Suspended Solids (SS) @105 degree C	28.0	mg/l	APHA 24th Edition 2540-D, Pg. No. 146-147: 2023
4	Biochemical Oxygen Demand (BOD) 3 days at 27 degree C	27.0	mg/l	IS 3025 (Part 44):2023
5	Chloride	77.28	mg/l	APHA 24th Edition 4500-Cl- B, Pg. No. 340-341: 2023

Sr.No	Parameter	Results	Unit	Test Method
6	Chemical Oxygen Demand (COD)	72.0	mg/l	APHA 24th Edition 5220B Page No.544, 545: 2023
7	Sulphate	14.39	mg/l	APHA 24th Edition 4500-SO4 E (Turbidimetric Method)
8	Oil & Grease	BDL	mg/l	APHA 24th Edition 5520-B, Pg. No. 572-574: 2023

Remarks: Nil

Approved & Reviewed By

Shantilal Nagare
Senior Scientific Officer,
Regional Laboratory, Pune,
(Authorized Signatory)

Note :

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**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL LABORATORY, PUNE**

Phone no. : 020-25811698
Visit us at : <http://mpcb.gov.in>
mail : sopunelab@mpcb.gov.in



Regional Laboratory, Pune, Maharashtra
Pollution Control Board, Jog Center, 3rd
Floor, Mumbai Pune Road,
Wakdevadi, Pune- 411 003

Test Report No.: MPCB/RL-Pune/JVS/25-26/01/2-B

Date: 05/01/2026 04:07 PM

Analysis Report-Water (JVS)

Field Sample ID :	BR-0107495		
Name & Address of the Industry	M/s. KOLTE PATIL I VEN TOWNSHIPS (PUNE) LTD. O21 Building and construction project more than 20,000 sq. m built up area		
Sampling Location :	STP (STP treated water using for gardening)		
Lab code :	MPCB/RL-Pune/JVS/25-26/2186		
Sampling Method(s) :	Grab	Sample Details (Water/Air/HW) :	Water
Sampling drawn by (Officer name):	FO-Pune II (Sushma Kumbhar)	Sample Volume Received :	2
Sample submitted by (Name) :	FO-Pune II (Sushma Kumbhar) (SRO-Pune II)	Seal No. :	235
Date of Sample Collection.(dd/mm/yyyy) :	10/12/2025 11:15 AM	Date of Sample receipt to Laboratory (dd/mm/yyyy) :	19/12/2025 05:49 PM
Analysis start Date (dd/mm/yyyy). :	19/12/2025 06:49 PM	Analysis end Date (dd/mm/yyyy). :	05/01/2026 04:07 PM

Test Report

Sr.No	Parameter	Results	Unit	Method Adopted
1	Ammonical Nitrogen	3.79	mg/l	
2	Nitrate Nitrogen	1.61	mg/l	
3	Faecal Coliform (MPN technique)	17.0	MPN/100 ml	APHA 24th Edition 9221 E (Std. Thermotolerant (Fecal) Coliform Procedure)
4	Total Coliform (MPN technique)	350.0	MPN/100ml	APHA 24th Edition 3111B (Direct Air-Acetylene Flame Method)

Abbreviations: - BDL=Below Detectable limit, N.D.=Not Detected, N.A.= Not Analyzed

Remarks: Nil

Remark for Amended Report:

Remark: - Note: This test report refers only to the sample submitted for the testing.

Results Compiled by: Shantilal Nagare

Results Approved by: Shantilal Nagare

Results Reviewed by: Shantilal Nagare

This is an Electronically generated report does not require signature

Note :

1. The results refer to the samples and parameters requested for analysis.
2. Abbreviations: - BDL=Below Detectable limit, N.D.=Not Detected, N.A.= Not Analyzed
3. The Contents of this Report shall not be reproduced in part or in full without written approval of laboratory.

Shantilal Nagare
Senior Scientific Officer,
Regional Laboratory, Pune,
(Authorized Signatory)

End of The Report

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,
 Wakdevadi,
 Old-Pune Mumbai Road,
 Pune- 411003

MPCB/ROP/PD/ 2601120002

Date: 12/01/2026

To,
Kolte-Patil I Ven Township (Pune) Ltd. (Sector R-7)
 102 (p) and Others, Village Jambe & Marunji,
 Tal. Mulshi, Dist. Pune.

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

- Ref:**
1. Application filed before Hon'ble NGT vide OA No. 113/2025 (Life Republic 7 Avenue Co Operative Housing Society Ltd Vs M/s. Kolte Patil-I Ven Township Pune Ltd., & Ors.)
 2. Conditional Directions issued by the Board vide no. MPCB/ROP/ID/2509190001, Dtd. 19/09/2025
 3. Reply submitted by you vide letter Dtd. 22/09/2025
 4. PMRDA and Board Officials are jointly visited to the project on 19/12/2025.

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, in compliance of the order passed by the Hon'ble NGT on Dtd. 21/11/2025 in OA No. 113/2025 (Life Republic 7 Avenue Co Operative Housing Society Ltd Vs M/s. Kolte Patil-I Ven Township Pune Ltd., & Ors.), the PMRDA and Board Officials jointly visited the site on 19/12/2025 and accordingly Sub Regional Officer, MPCB, Pune-II has submitted the legal action proposal vide reference no. (6) above with the following non-compliances,

- 1) You have failed to comply with the Board's Conditional Directions issued vide no. ROP/MPCB/ID/2509190001, Dtd. 19/09/2025.
- 2) You have not submitted the Bank Guarantee of Rs. 10,00,000/- (Ten Lakh Only) as per the conditional directions no. ROP/MPCB/ID/2509190001, Dtd. 19/09/2025.
- 3) You are not operating and maintaining the STP properly so as to achieve the consented standards.
- 4) You have not provided scientific sludge removal system to the STP plant.
- 5) You have not taken adequate precautions to control the smell nuisance in the surrounding area of STP.

- 6) You have failed to recycle / reuse the treated water upto maximum extend, as you have not connected STP treated water to the buildings E & G.

AND WHEREAS, it appears from the analysis results of JVS collected on 19/12/2025 the parameters of treated water used for flushing - pH- 7.2, BOD-28 mg/l, COD – 72mg/l, TSS- 490 mg/l and treated water used for gardening - pH- 7.2, BOD-27 mg/l, COD – 72 mg/l, TSS- 480 mg/l. which are found exceeding the consented limit.

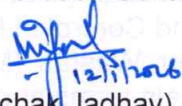
AND WHEREAS it has been observed that you have failed to comply with the conditions stipulated in the Consent granted by the Board and thereby discharging sub-standard treated water into the nearby nalla, thereby causing water pollution into the environment.

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

1. Why further stringent legal action shall not be initiated against you including forfeiture of Bank Guarantee?

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


(Manchak Jadhav)
I/c. Regional Officer,
M. P. C. Board Pune

Copy submitted for information to: The Member Secretary, MPCB, Mumbai

Copy f.w.cs.to:- Joint Director (WPC) / Law Officer (P & L Division), MPCB, Mumbai

Copy to: The Sub Regional Officer, MPCB Pune-II :- He is directed to take follow up and ensure the compliance of the aforesaid directions.