

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE
APPEAL NO. 517 Of 2025 (WZ)**

Shashikant Vitthal kamble

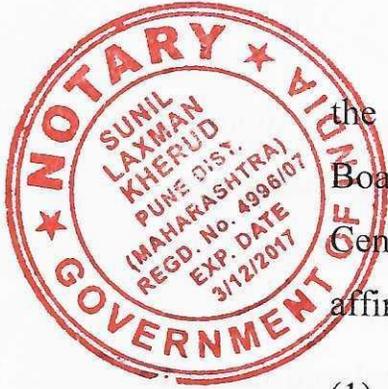
.... Applicants

Versus

MOEF &CC &Ors.

.... Respondents

**AFFIDAVIT IN REPLY ON BEHALF OF MAHARASHTRA
POLLUTION CONTROL BOARD i.e. RESPONDENT NO. 4
and 5**



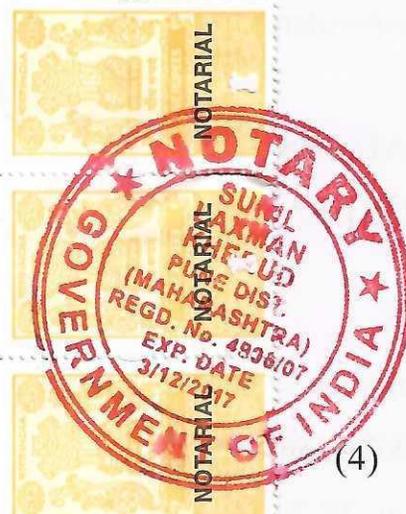
I, Kartikeya Langote, aged adult years, occupation – Service, the Sub Regional Officer of the Maharashtra Pollution Control Board at Pune I Region, having office address at 2rd Floor, Jog Centre, Wakdewadi, Pune – 411003, do hereby state on solemn affirmation as under –

- (1) I say and submit that the present Appeal is filed by the Applicant seeking quashing of the Environmental Clearance (EC) dated 08/07/2025 granted by Respondent no. 2 – SEIAA in favour of Respondent No. 7 M/s Anshul Bhosale Reality LLP for the project titled “Ansul Kanvas” situated at Gat No. 663/1 (P) at Wagholi, Taluka - Haveli, District -Pune.
- (2) I say and submit that the Hon’ble NGT vide order dated 18/09/2025 directed the Respondent No. 2- SEIAA Respondent No. 4 & 5 – MPCB to disclose as to whether 12th floor of building “B” had been constructed.



(3) I say and submit that in order to verify the present status, the officials of the Respondent- MPCB at Pune-I visited the site of the aforesaid project on 20/11/2025 and observed as follows: -

- I. Project Proponent has completed construction of building A, B & E and found occupied. Also, Construction of One podium parking & Club house found completed.
- II. During the visit People found residing in building B However Occupancy Certificate not available during visit. A copy of the visit report dated 20.11.2025 along with photographs is enclosed herewith and marked as an **Annexure-I**.



(4) I say and submit that- Project Proponent has submitted Architect Certificate dtd. 27/11/2025 mentioning Present status of construction on site Building A, E & B=Parking +12th floor and Building C= Excavation completed. A copy of the Architect Certificate dated 27/11/2025 is enclosed herewith and marked as an **Annexure-II**.



(5) Hence this Affidavit.

SUNIL LAXMAN KHERUD
NOTARY-GOVT. OF INDIA
B/3, MANIRATAN SOCIETY
ARYANESHWAR PUNE-411009

Solemnly affirmed on this 5th day of Dec November, 2025 at Pune.

BEFORE ME

I know the affiant

For and on behalf of Maharashtra
Pollution Control Board i.e.
Respondent No.4 and 5

SUNIL LAXMAN KHERUD
NOTARY GOVT. OF INDIA
Regd. No. 4996/07
Noted & Registered No.

ADVOCATE

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

05 DEC 2025

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

Ph. 020-25811694
Fax. 020-25811029



Jog Center Bldg.
2nd floor, Wakdevadi,
Old Mumbai – Pune Highway,
Pune 411003

Visit Report

Name & Address of :- M/s Anshul Bhosale Realty, "Anshul Kanvas",
Gat. No. 663, Hargude Nagar, Wagholi,
Tal -Haveli, Dist -Pune.

Date of Visit :- 20/11/2025.

Industry Officials :- Shri. Somnath Sonar- Project Manager.
E- mail:- ljasoning@anshulgroup.com
Mobile No. 9881175700

Observations :-

The Appeal No.517 OF 2025 (WZ) Shashikant Vitthal Kamble V/s MoEF & CC & Ors against M/s Anshul Bhosale Realty, "Anshul Kanvas", Gat. No. 663, Hargude Nagar, Wagholi, Tal Haveli, Dist Pune, with reference to above Hon'ble NGT order and as per directives of Sub-regional Officer, Pune-1, visited the construction project. During visit following observations made:-

1) Environmental Clearance: -

A) Project Proponent has obtained Environment Clearance from PMRDA Pune vide No. 940/17-18 dtd. 5/12/2017 for FSI+Non FSI= 63925.98 sqmtr for building configuration A, E=P+12th floor, B, C, D, F, G, H & I=P+11th floor Bunglow=G+1st floor total 10 no of building.

B) Project Proponent has obtained revised environment Clearance on 8/7/2025 for TPA- 21980 sqmtr & BUA- 1,00,203.23 sqmtr (plan approval No.1499 dtd. 28/5/2024) for building A, B & E=P+12th floor Building C, D & F= B1+G+1st+18th floor, Club house=G+1st floor & Club house-2 on podium=G+2floor. Building G, H, I & Bunglow-5 no removed due to plot subdivision.

2) Consent to Establish: -

A) Consent to Establish in Orange Category for Building/ Construction Project granted on 2/12/2014 for a period upto commissioning of the unit or five years whichever is earlier for TPA- 49300 sqmtr & BUA- 71560.0 sqmtr by imposing Bank Guarantee of Rs.5.0/- Lakh towards ensuring compliance of Consent condition. BG of rs.10/- Lakh for not taking any effective steps prior to obtaining

Environment Clearance. BG of Rs.2.0 lakh towards submission of Board resolution.

- B) Revalidation of Consent to Establish with expansion for residential construction project under Red Category granted on 02/02/2024 granted for period upto commissioning of the project or 02.12.2024 whichever is earlier on Total Plot Area of 50800 SqMtrs for proposed total construction BUA of 63925.98 SqMtrs as per EC granted dated 05.12.2017 including utilities and service by imposing BG of Rs.10/- lakh towards compliance of Consent Condition and BG of Rs. 14.764/- forfeited for violation of Consent condition.
 - C) Expansion with Revalidation of Consent to Establish for Residential Construction Project under Red Category granted on 05/04/2025 granted for period up to a commissioning of the Unit or up to 05/12/2027 in co-terminus with the EC dated 05/12/2017 whichever is earlier on Total Plot Area of 21,980.00 SqMtrs for construction BUA of 1,00,203.23 SqMtrs including utilities and services. by imposing Bank Guarantee of Rs.5.0/- Lakh towards compliance of Consent condition. BG of Rs.10/- Lakh for not taking any effective steps prior to obtaining Environment Clearance. BG of Rs.2.0 lakh towards submission of Board resolution.
- 3) Consent to Operate: -**
- A) Refusal of Consent under section 27 of water (Prevention and Control of Pollution) Act 1974 and under section 21 of the Air (Prevention and Control of Pollution) Act 1981 on 27/7/2020.
 - B) 1st Consent to Operate (Part 1) for Residential Construction Project under Red Category granted on 04/04/2025 for the period up to 30/04/2026. on Total Plot Area of 50800 SqMtrs for construction BUA of 26042.51 SqMtrs out of Total Construction BUA of 63925.98 SqMtrs as per EC granted dated 05/12/2017 including utilities and service.
- 4) During visit it is observed that Project Proponent has completed construction of building A, B & E and found occupied. Also, Constructed of One podium parking & Club house found completed.
- 5) Building C- construction up to foundation & remaining work is in progress. Building D & F= Construction work not found started.

- 6) Project Proponent has obtained part Occupancy Certificate from PMRDA authority vide No. 940/17/18 dtd. 3/11/2020 for Building A and E= P+12th floor. People found residing in building B however Occupancy Certificate not available during visit.
- 7) PP has provided Sewage Treatment Plant -MBBR type of capacity 245 CMD. STP consists of Bar Screen, equalization tank, aeration tank, settling tank, filter feed tank, treated water tank, SDB. All units of STP are underground except SDB. Disinfection system is provided at STP outlet. At the time of visit STP not found in operation the untreated effluent find its way into the storm water line & further to local body drainage line without treatment.
- 8) Project Proponent has provided bore wells (2 nos), which are used as recharge pits for rainwater harvesting as informed by PP.
- 9) PP has provided OWC of capacity 500 Kg/day for treatment of biodegradable waste and dry waste handed over to local body as informed. At the time of visit OWC was not found in operation, PP has not provided electric connection to OWC.



(J.S.Sutar)

Field Officer, SRO Pune-1

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Photographs of M/s Anshul Bhosale Realty, "Anshul Kanvas", Gat. No. 663, Hargude Nagar, Wagholi, Tal -Haveli, Dist -Pune.



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Photographs of M/s Anshul Bhosale Realty, "Anshul Kanvas", Gat. No. 663, Hargude Nagar, Wagholi,
Tal -Haveli, Dist -Pune.



 **GPS Map Camera**



Pune, Maharashtra, India 

Hxmv+8w9 Kanvas Apartment, Wagholi, Pune,
Maharashtra 412207, India

Lat 18.583202° Long 73.994867°

Thursday, 20/11/2025 03:35 PM GMT +05:30

137

Photographs of M/s Anshul Bhosale Realty, "Anshul Kanvas", Gat. No. 663, Hargude Nagar, Wagholi,
Tal -Haveli, Dist -Pune.



 **GPS Map Camera**

Pune, Maharashtra, India 

Hxmv+8w9 Kanvas Apartment, Wagholi, Pune,
Maharashtra 412207, India

Lat 18.58318° Long 73.995005°

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Photographs of M/s Anshul Bhosale Realty, "Anshul Kanvas", Gat. No. 663, Hargude Nagar, Wagholi, Tal -Haveli, Dist -Pune.



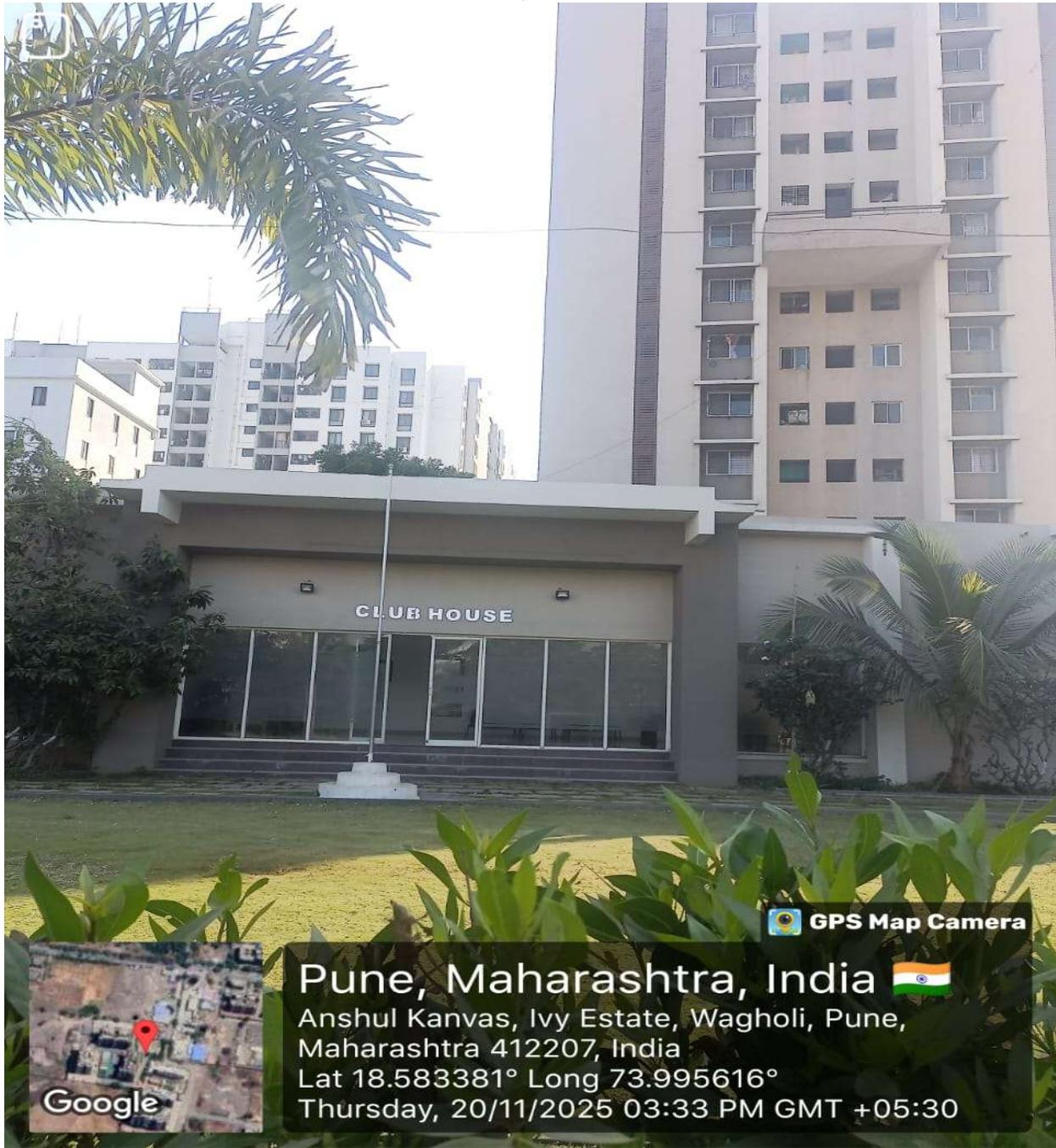
139

Photographs of M/s Anshul Bhosale Realty, "Anshul Kanvas", Gat. No. 663, Hargude Nagar, Wagholi, Tal -Haveli, Dist -Pune.



140

Photographs of M/s Anshul Bhosale Realty, "Anshul Kanvas", Gat. No. 663, Hargude Nagar, Wagholi, Tal -Haveli, Dist -Pune.



141

Photographs of M/s Anshul Bhosale Realty, "Anshul Kanvas", Gat. No. 663, Hargude Nagar, Wagholi, Tal -Haveli, Dist -Pune.



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Photographs of M/s Anshul Bhosale Realty, "Anshul Kanvas", Gat. No. 663, Hargude Nagar, Wagholi, Tal -Haveli, Dist -Pune.



 GPS Map Camera



Pune, Maharashtra, India 

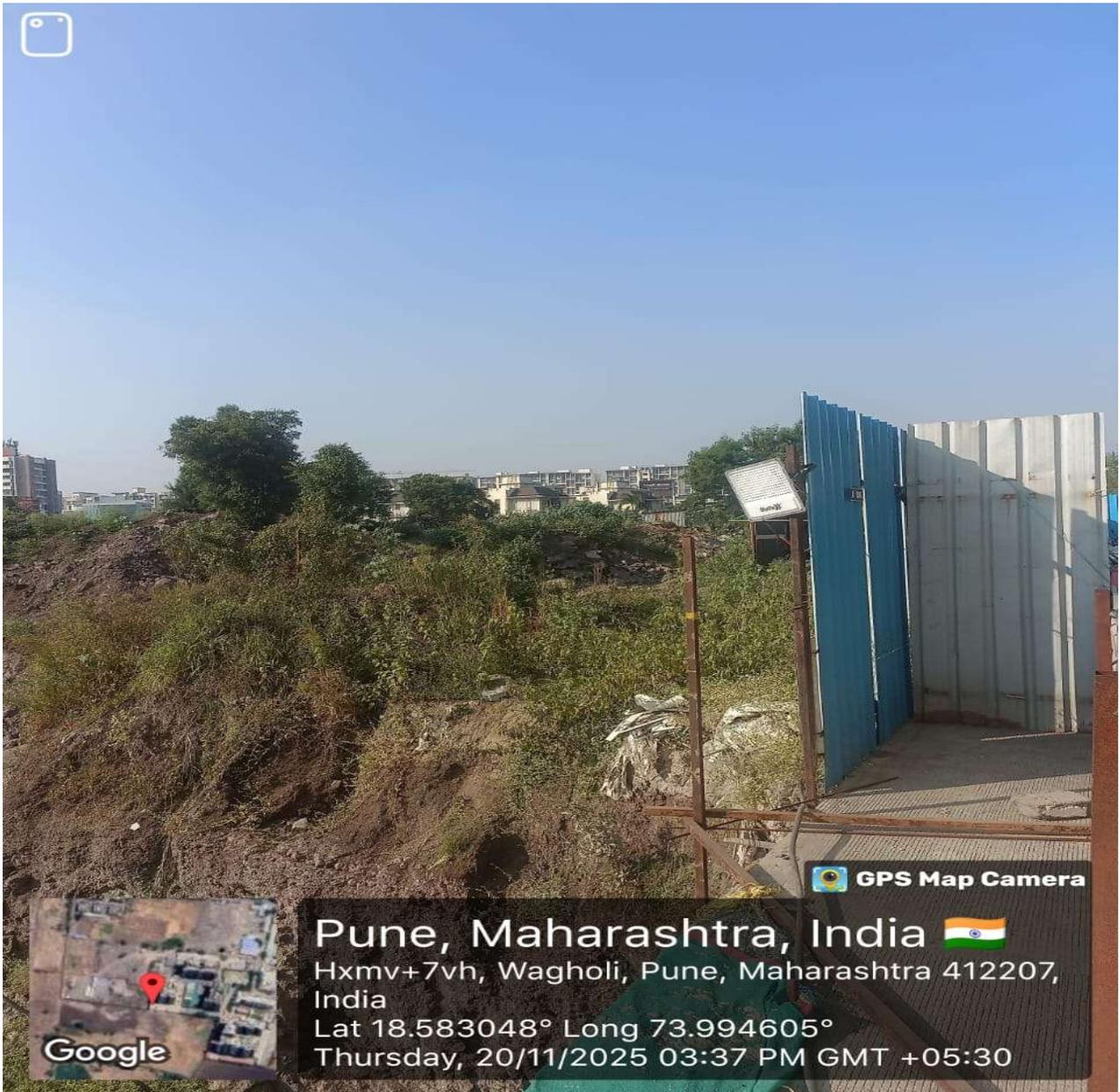
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Pune, Maharashtra 412207, India

Lat 18.58316° Long 73.995292°

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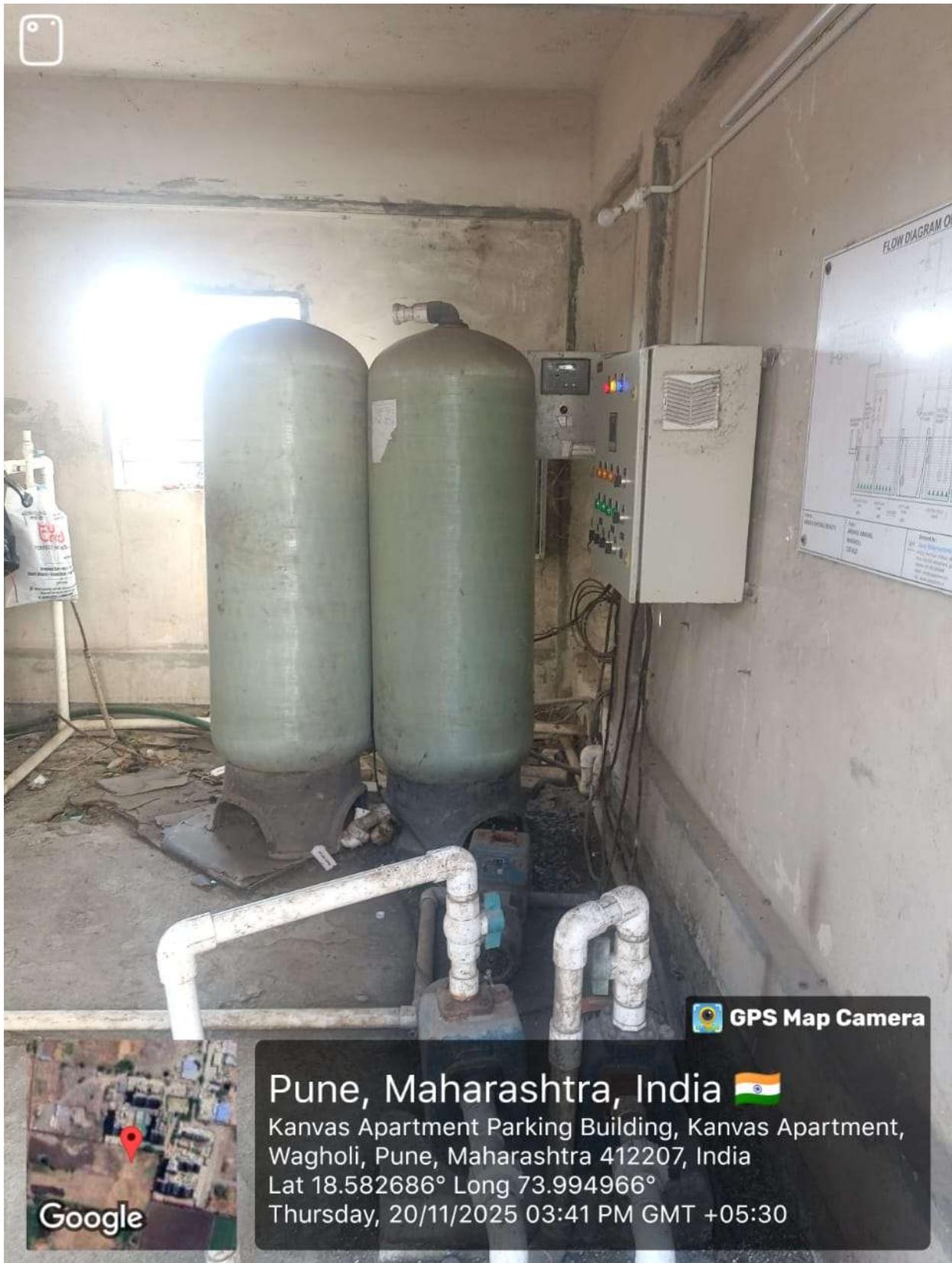
143

Photographs of M/s Anshul Bhosale Realty, "Anshul Kanvas", Gat. No. 663, Hargude Nagar, Wagholi, Tal -Haveli, Dist -Pune.



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Photographs of M/s Anshul Bhosale Realty, "Anshul Kanvas", Gat. No. 663, Hargude Nagar, Wagholi, Tal -Haveli, Dist -Pune.



 **GPS Map Camera**



Pune, Maharashtra, India 

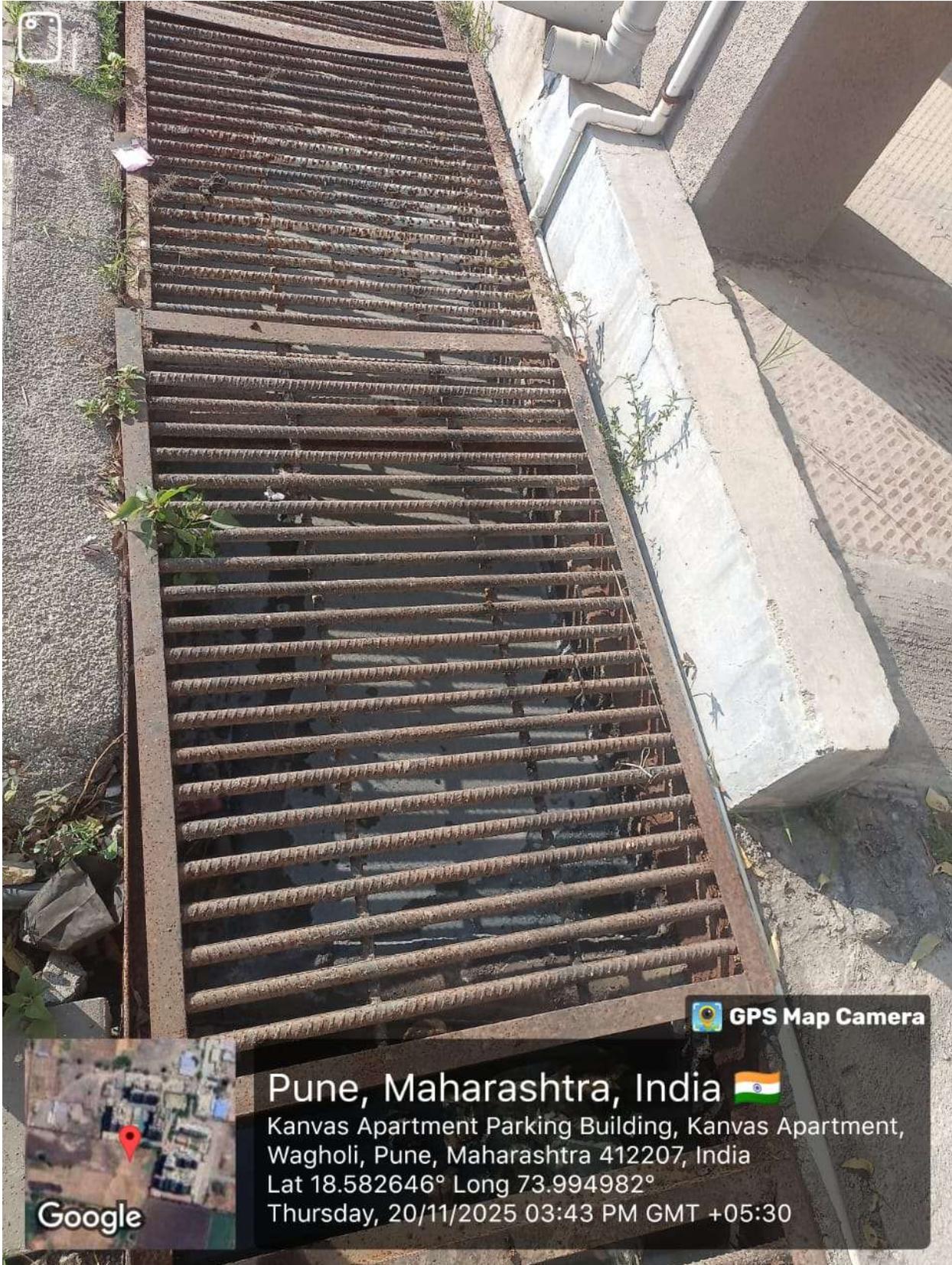
Kanvas Apartment Parking Building, Kanvas Apartment,
Wagholi, Pune, Maharashtra 412207, India

Lat 18.582686° Long 73.994966°

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145

Photographs of M/s Anshul Bhosale Realty, "Anshul Kanvas", Gat. No. 663, Hargude Nagar, Wagholi, Tal -Haveli, Dist -Pune.



146

Photographs of M/s Anshul Bhosale Realty, "Anshul Kanvas", Gat. No. 663, Hargude Nagar, Wagholi, Tal -Haveli, Dist -Pune.





GPS Map Camera



Pune, Maharashtra, India 
Anshul Kanvas Society, E905, Ivy Estate Rd, Wagholi,
Maharashtra 412207, India, Pune, Maharashtra 412207,
India
Lat 18.582612° Long 73.995049°
Thursday, 20/11/2025 03:41 PM GMT +05:30



Annex-2

Date :27/11/2025

We hereby declare that M/s Anshul Bhosale Realty LLP for Project “Anshul Kanvas” at S.No.663/1(P), Village -Wagholi, Taluka-Haveli, Dist -Pune, State – Maharashtra ,we have obtained sanction vide BHA/C.R.No.1402/23/24 dated 04/04/2024 for our plot admeasuring 21980.00 m².

Present status of construction on site as follows:

FSI AREA STATEMENT (EXISTING BUILDING-A)									
Floor	FSI	Permi. Balc.	Prop. Balc.	Fire Staircase	Terra.	Fire Lift	L.M. R.	Tenement	Status
Parking FL	-	-	-	-	-			-	
1 st Floor	465.04	69.76	69.61	15.51	31.87			8	Completed
2nd Floor	465.04	69.76	69.61	15.51	30.87			8	
3rd Floor	465.04	69.76	69.61	15.51	31.87			8	
4th Floor	465.04	69.76	69.61	15.51	30.87			8	
5th Floor	465.04	69.76	69.61	15.51	31.87			8	
6th Floor	465.04	69.76	69.61	15.51	30.87			8	
7th Floor	465.04	69.76	69.61	15.51	31.87	18.30	80.37	8	
8th Floor	465.04	69.76	69.61	15.51	30.87			8	
9th Floor	465.04	69.76	69.61	15.51	31.87			8	
10th Floor	465.04	69.76	69.61	15.51	30.87			8	
11th Floor	465.04	69.76	69.61	15.51	31.87			8	
12th Floor	465.04	69.76	69.61	15.51	30.87			8	
Total	5580.48	837.08	835.29	186.18	376.42	18.30	80.37	96	
Total Area – Fsi + Lift Area + L.M.R. Area – 5580.48+18.30+80.37 = 5679.17 sq.m.									

FSI AREA STATEMENT (EXISTING BUILDING-E)									
Floor	FSI	Permi. Balc.	Prop. Balc.	Fire Staircase	Terra.	Fire Lift	L.M. R.	Tenement	Status
Parking FL	-	-	-	-	-	18.30	76.00	-	Completed
1 st Floor	543.55	81.53	81.53	17.12	34.61			8	
2nd Floor	543.55	81.53	81.53	17.12	34.71			8	
3rd Floor	543.55	81.53	81.53	17.12	34.61			8	
4th Floor	543.55	81.53	81.53	17.12	34.71			8	
5th Floor	543.55	81.53	81.53	17.12	34.61			8	
6th Floor	543.55	81.53	81.53	17.12	34.71			8	
7th Floor	543.55	81.53	81.53	17.12	34.61			8	
8th Floor	543.55	81.53	81.53	17.12	34.71			8	
9th Floor	543.55	81.53	81.53	17.12	34.61			8	
10th Floor	543.55	81.53	81.53	17.12	34.71			8	
11th Floor	543.55	81.53	81.53	17.12	34.61			8	
12th Floor	543.55	81.53	81.53	17.12	34.71			8	
Total	6522.60	978.39	978.40	205.49	415.92	18.30	76.00	96	
Total Area – Fsi + Lift Area + L.M.R. Area – 6522.60+18.30+76.00= 6616.88 sq.m.									

FSI AREA STATEMENT (BUILDING-B)									
Floor	FSI	Permi. Balc.	Prop. Balc.	Fire Staircase	Terra.	Fire Lift	L.M. R.	Tenement	Status
Parking FL	-	-	-	-	-	4.52	4.52	-	At Present Completed on Site
1 st Floor	492.52	73.88	69.63		52.87			8	
2nd Floor	492.52	73.88	69.63		52.87			8	
3rd Floor	492.52	73.88	69.63		52.87			8	
4th Floor	492.52	73.88	69.63		52.87			8	
5th Floor	492.52	73.88	69.63		52.87			8	
6th Floor	492.52	73.88	69.63		52.87			8	
7th Floor	492.52	73.88	69.63		52.87			8	
8th Floor	473.96	71.09	64.19		47.38			7	
9th Floor	492.52	73.88	69.63		52.87			8	
10th Floor	492.52	73.88	69.63		52.87			8	
11th Floor	492.52	73.88	69.63		52.87			8	
12th Floor	492.52	73.88	69.63	20.02	52.87			8	
Total	5923.56	888.53	778.23	20.02	376.42	4.52	4.52	95	
Total Area – (Fsi + Balcony + Staircase + Terrace + Lift) – 5923.56+778.23+20.02+628.95+4.52 = 7355.28 sq.m.									

FSI AREA STATEMENT (BUILDING-C)									
Floor	FSI	Permi. Balc.	Prop. Balc.	Fire Staircase	Terra.	Fire Lift	L.M. R.	Tenement	Status
Parking FL	-	-	-	-	-			-	Excavation Complete
1 st Floor	368.02	55.20	29.66	21.37	21.37			4	
2nd Floor	683.93	102.59	60.06	21.37	21.37			8	
3rd Floor	683.93	102.59	60.06	21.37	21.37			8	
4th Floor	683.93	102.59	60.06	21.37	21.37			8	
5th Floor	683.93	102.59	60.06	21.37	21.37			8	
6th Floor	683.93	102.59	60.06	21.37	21.37			8	
7th Floor	683.93	102.59	60.06	21.37	21.37	8.41	5.75	8	
8th Floor	662.69	99.40	57.37	21.37	21.37			8	
9th Floor	683.93	102.59	60.06	21.37	21.37			8	
10th Floor	683.93	102.59	60.06	21.37	21.37			8	
11th Floor	683.93	102.59	60.06	21.37	21.37			8	
12th Floor	513.89	77.08	44.61	21.37	21.37			6	
Total	7699.97	1155.00	672.18	256.44	256.44	8.41	5.75	90	

This for your information & record.

K. Mahajan
 Ar. Krusima Mahajan
 For GM Architects
 Reg. No. CA/2005/35384

