

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

ORIGINAL APPLICATION NO.152 OF 2025 (WZ)

Kalpesh Chandrakant Yadav

.... Applicant

Versus

Union of India & 8 Ors.

.... Respondents

**AFFIDAVIT IN REPLY ON BEHALF OF MAHARASHTRA
POLLUTION CONTROL BOARD i.e. RESPONDENT NO. 5
AND 6.**

I, Navnath 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 –

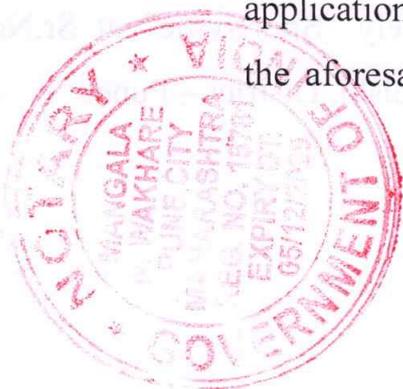
- (1) I say and submit that the present Application is filed by the Applicant alleging that the Respondent No – 9 Yellowstone Skyscrapers LLP (PP) is not complying with the Rules and used forged documents to obtain Environmental Clearance dated 30/8/2022 and non-complying with the Consent to Establish dated 22/10/2021 for carrying out illegal construction of residential building project, namely “Sportsville” at Sr.No. 47/1/A, Village: Maan, Taluka-Mulshi, District – Pune.

(2) I am filing this affidavit in compliance of the Order dated 19/01/2026 passed by this Hon'ble NGT.

(3) I say and submit that the Respondent Board has granted Consent to Establish to Respondent No.9-M/s Yellowstone Skyscrapers LLP on 22/10/2021 for residential construction project namely "Sportsville" at Sr.No. 47/1/A, Village: Maan, Taluka-Mulshi, District – Pune, for total plot area of 21,033.77 sq.mtrs. for total construction BUA of 54,919.87 sq.mtrs., for a period up to Commissioning of the project or five years whichever is earlier. A copy of the Consent to Establish dated 22/10/2021 is attached as an **Annexure –I**

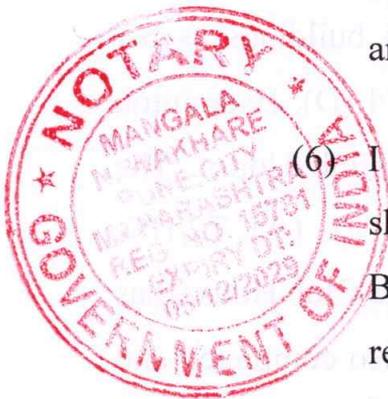
(4) I say and submit that in order to verify the complaint received from the Applicant Shri Kalpesh Yadav, Discipline PuneKars Forum dated 23/04/2025, the Officials of the Respondent Board at Pune II visited the site of the Respondent No.9- PP on 28/04/2025 and on the basis of non-compliances observed during the visit, the Respondent Board has issued Proposed Directions dated 15/05/2025 to Respondent No.9-PP. However, the Respondent No.9-PP has not submitted reply to the Proposed Directions. A copy of the Proposed Directions dated 15/05/2025 is attached as an **Annexure-II**.

(5) I say and submit that the Respondent No.9-PP has made an application for Consent to Operate the Respondent Board for the aforesaid project, which was placed before the Consent





Committee Meeting of the Board held on 23/5/2025, wherein, it has been decided to issue show cause notice for refusal of consent to operate to the Respondent No.9-PP, for not submitted revised sanctioned plan and revised Environmental Clearance and the PP has proceeded for construction upto Ground + 19 floors (G+19), which exceed the approved configuration, which creates violation of EC conditions. Accordingly, the Respondent Board has issued show cause notice for refusal of consent to operate to the Respondent No.9-PP vide letter dated 30/5/2025. A copy of the show cause notice for refusal of consent to operate dated 30/5/2025 is attached as an **Annexure-III**.



(6) I say and submit that thereafter, non-submission of reply to the show cause notice dated 30/5/2025 issued by the Respondent Board and non-submission of revised sanctioned plan and revised Environmental Clearance, the Respondent Board has issued refusal of consent to operate to the Respondent No.9-PP.

(7) I say and submit that Respondent Board has extended an opportunity of personal hearing to the Respondent No.9- PP on 15/07/2025. During the course of hearing, it has been decided to refer the matter to State Environmental Impact Assessment Authority(SEIAA) as to whether addition of floor without increase in area as per EC is a violation. Accordingly, the Respondent-Board has issued the Letter dated 24/9/2025 to the State Environmental Impact Assessment Authority and requested to guide as to whether addition of floor without

increase in area as per EC amounts to violation. the reply from SEIAA is still awaited A copy of letter dated 24/09/2025 is attached as an **Annexure-IV**.

(8) I say and submit that in order to verify the present status, the officials of the Respondent Board at Pune-II visited the site of the aforesaid project on 24/02/2026 and observed as follows:

- I. Domestic Effluent 394 CMD, PP has provided 480 CMD capacity Sewage Treatment Plant. STP consist of Primary, secondary & tertiary treatment. STP not found in operation, as not yet given possession to tenets.
- II. The Project Proponent constructed 05 buildings as per displayed on site – T1- (A), T2 (B), T4 (D), Badminton Court building (C), Mahda building, Club House. The construction work of buildings namely T1- (A), T2 (B), T4 (D), Badminton Court building (C) & Club House, has been completed and Mahda building also completed and finishing work is in progress. Possession not given to tenants.
- III. The details of the configuration as per EC and actual work are as under:

Building name	As per Environment Clearance	Actual construction work completed as on 25.02.2026
Tower A	B+S+14	B+S+19
Tower B	B+S+21	B+S+19



Tower C	B+S+21	Badminton Court above podium + 1
Tower D	S+21	B+S+19
Mhada	S+9	G+19
Club House	-	G+1

IV. PP has not produced revised consent to establish & Environment Clearance for changes made on site. A copy of the Visit report dated 24/02/2026 along with Photographs are attached as an **Annexure –V**.

(9) I say and submit that the Respondent Board has issued Stop Work Directions to the Respondent No.9-PP by following due procedure vide letter dated 5/3/2026. A copy of the Stop Work Directions dated 5/3/2026 is attached as an **Annexure-VI**.

(10) Hence this Affidavit.

Solemnly affirmed on this 09th day of March, 2026 at Pune.

I know the affiant

For and on behalf of Maharashtra
Pollution Control Board i.e.
Respondent No. 5 and 6

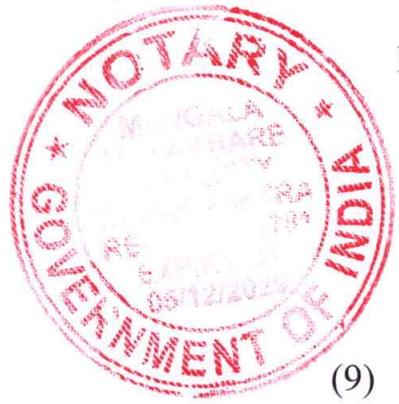
ADVOCATE

(Navnath Awatade)
Sub-Regional Officer,
MPCB, Pune-II

BEFORE ME

MANGALA N. WAKHARE
ADVOCATE & NOTARY
GOVERNMENT OF INDIA

09 MAR 2026



Awatade
Handwritten signature in blue ink.

Mangala N. Wakhare
Handwritten signature in blue ink.

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000109941/CE 2110001033

Date: 22/10/21

To,
 Yellowstone Skyscrapers LLP.
 S. no. 47/1/A Maan, Hinjewadi, Tal-
 Mulshi, Dist. Pune, Maan ,



Your Service is Our Duty

Sub: Consent to Establish for construction of Residential Project Granted Under Red Category.

- Ref:**
1. Application submitted by SRO Pune-II
 2. Minutes of 9th Consent Committee Meeting held on 01.10.2021

Your application NO. MPCB-CONSENT-0000109941

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **Consent to establish is granted for period upto commissioning of the project or five years whichever is earlier**
2. **The capital investment of the project is Rs.115 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish is valid for Residential Construction Project named as M/s Yellowstone Skyscrapers LLP. ,S. no. 47/1/A Maan, Hinjewadi ,Tal-Mulshi, Dist. Pune on Total Plot Area of 21,033.77 SqMtrs for total construction BUA of 54,919.87 SqMtrs including utilities and services as per Commencement Certificate issued by local body.**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	394	As per Schedule - I	60% should be reused & recycled for secondary purposes and remaining should be utilized on land for gardening and discharged in municipal sewer

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 320 KVA	1	As per Schedule -II
S-2	DG Set 320 KVA	1	As per Schedule -II
S-3	DG Set 62.5 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	664 Kg/Day	Segregation	Hand over to Local Body for recycling
2	Wet Waste	969 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	As Manure
3	STP Sludge	28 Kg/Day	Dewatering	As Manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	50	Ltr/A	Reprocessing	To Authorized Reprocessor

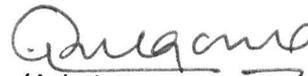
8. **Conditions under E-Waste Management:**

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E waste	4.40	Kg/Day	To Authorized Dismantler/Reprocessor

9. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
11. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
12. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
13. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
14. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
15. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
16. PP shall submit an affidavit in Board's prescribed format within 15 days regarding compliance of C to E.

17. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.

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	230000.00	MPCB-DR-4629	25/03/2021	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 proposed to provide Sewage Treatment Plant of 405 CMD capacity based in MBBR Technology for treatment of domestic effluent
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	437.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

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

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

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1	DG Set 320 KVA	Acoustic Enclosure	3.58	HSD	64 Ltr/Hr
S-2	DG Set 320 KVA	Acoustic Enclosure	3.58	HSD	64 Ltr/Hr
S-3	DG Set 62.5 KVA	Acoustic Enclosure	1.58	HSD	20 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/alteration well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

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

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent tot Establish	Rs. 10 lakh	15 Days	Towards Compliance consent conditions	Up to Commissioning of the project	Up to Commissioning of the project

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV**Conditions during construction phase**

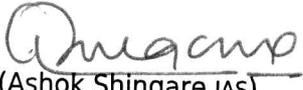
A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise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

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
6. The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.

- 7 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 8 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 9 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 10 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 11 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.
- 14 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 15 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary

 <p>Tel. No. 9423632901 SRO Off: 9422742901 E-mail: ropune@mpcb.gov.in Visit us at: www.mpcb.gov.in</p>	<p>MAHARASHTRA POLLUTION CONTROL BOARD REGIONAL OFFICE, PUNE</p>  <p>Annexure- II</p> <p>“आपली सेवा आमचे कर्तव्य”</p>	 <p>Jog Center, Building, 3rd Flor, Wakadewadi, Mumbai-Pune Highway, Pune-411003, Maharashtra</p>
No. MPCB/ROP/PD/ 2505150023		Date: 15/05/2025

To,

M/s. Yellowstone Skyscrapers LLP.,
S.No. 47/1/A, Maan, Hinjewadi,
Tal:Mulshi, Dist:Pune

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

- Ref:** 1) Consent granted by the Board vide Date 22/10/2021
2) Environmental Clearance granted on 30/08/2022
3) Complaint received from Kalpesh Yadav, Discipline PuneKars Forum on 23.04.2025
4) Visit of the Board officials to your industry on 28/04/2025
5) Proposal submitted by the Sub Regional Officer, Pune-II, vide no. MPCB-LEGAL_ACTIONS_050525007

WHEREAS your unit is located in “Pollution Prevention Area” under the Water (Prevention and Control of Pollution) Act, 1974 and 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.

AND WHEREAS, the Board has granted conditional consent vide reference no. 1 and obtained EC vide reference no. 2, and it is obligatory on your part to comply with the consent and EC conditions and to achieve the consented norms/standards continuously.

AND WHEREAS, the Board office is in receipt of complaint regarding violation of conditions of Environmental Clearance, vide above reference letter no. 3.

AND WHEREAS, the Board officials visited your site on 28/04/2025 for checking compliance of consent & EC conditions as well as investigation of complaint matter and it was observed that -

1. You have obtained EC on 30/08/2022 for TPA - 21033.77 Sq.m & BUA - 54919.87 Sq.m., as per plan approval no. 532 Date 21/06/2021. And accordingly, you have obtained C to E on 22.10.2021, for TPA - 21033.77 Sq.m & BUA - 54919.87 Sq.m.
2. Obtained for Part C to O vide no. MPCB-CONSENT-0000234150 for TPA - 21,033.77 Sq.m & BUA - 40,904.34 Sq.m.
3. You have obtained revised sanction on 14/02/2022 and on 13/12/2023, however, not obtained revised Environmental Clearance as per the revised sanction plan.
4. As per last revised sanction plan & present construction Total 04 buildings are observed. (T-A, T-B, T-D & MHADA) T- A, T-B & T- D, buildings are completed and finishing work is in progress, completed upto G+S+19. As per last revised sanction plan you have completed additional 5 floors which are violating the EC conditions.



5. For MHADA building you have obtained last revised sanction for G+18, for that additional 9 floors not made amended in existing EC.
6. You have constructed Club house G+1, which is not mentioned in the Environmental Clearance.
7. You have not provided Green Belt Development RG area of 1885.56 Sq. mtr. on mother earth.
8. The provided STP was not found in operation & which is not open to sky.
9. The capacity details of OWC are not made available.
10. You have not obtained revised consent & EC for changes made by PP on site.
11. Not yet provided 40 % electrical charging points.
12. You have not submitted the details of water supply through tanker & not made available the NOC of CGWA for use of ground water & basement.
13. You have not submitted the Architect Certificate for completed BUA.

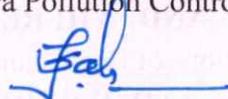
AND WHEREAS, from the record & inspection it has been observed that you have failed to comply with the conditions of Environmental Clearance and consent conditions.

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

1. Why further stringent legal actions shall not be initiated against your project?
2. Why your project shall not be close down by directing the competent authorities to disconnect the electricity & water supply of your unit forthwith?

You are hereby given an opportunity to respond/submit your say within 3 days from receipt of these directions failing which this office will have no option than to issue appropriate directions 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 & Solid Waste management Rules, 2016, which may please be noted.

For and on behalf of
Maharashtra Pollution Control Board



(J.S. Salunkhe)
Regional Officer, Pune.

Copy submitted for information to:

- 1) The Member Secretary, M.P.C. Board, Mumbai.
- 2) The Joint Director (APC), M.P.C. Board, Mumbai.

Copy to:

The Sub Regional Officer, M.P.C. Board, Pune-II,

- He is directed to serve the copy of direction to the industry & remain present for personal hearing along with compliance report of the direction in time without fail.

Copy:

Master File.



MAHARASHTRA POLLUTION CONTROL BOARD

Phone No. 24010437 / 24020781

Visit us at : <http://mpcb.gov.in>

mail : jdwater@mpcb.gov.in



"Your Service is our Duty"

Kalptaru Point 2nd floor,
Sion Matunga Scheme Road
No. 8, Infant of Sion Cercal,
Sion (E),
Mumbai - 400 022.

No.BO/JD(WPC)/SCN/TB- 2505300002

Date: 30/05/2025

To,

M/s. Yellowstone Skyscrapers LLP,

S. No. 47/1/A, Village-Maan, Tal-Mulshi, Dist-Pune.

Sub: - Show Cause notice for refusal of Consent to operate.

Ref: - 1. Your application for Consent to operate vide UAN. MPCB-CONSENT-0000 234150.

2. The 3rd CC Meeting of 2025-26 held on 23/5/2025.

WHEREAS, you have applied for grant of Consent to Operate under Section 26 of the Water (Prevention and Control of Pollution) Act, 1974; under Section 21 of the Air (Prevention and Control of Pollution) Act, 1981 and Hazardous & Other Wastes (M & T M) Rules 2016.

AND WHEREAS, after scrutiny of your application it is decided to issue show cause for refusal of consent for following non-compliances-

- 1) The Environmental Clearance (EC) dated 30/08/2022 was granted for Building T-1 with a configuration of Basement + Stilt + 14 floors (B+S+14). However, the construction has proceeded up to Ground + 19 floors (G+19), which exceeds the approved configuration and constitutes a violation of the EC conditions
- 2) You have not submitted revised sanction plan and revised EC.

NOW THEREFORE, you are hereby directed to show cause as to why your application for grant of consent to operate should not be refused under the provisions of Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 And Hazardous & Other Wastes (M & T M) Rules, 2016.

You are hereby called upon to submit your reply within a period seven days from the receipt of this communication, failing which, Board has no option than to refuse your Consent as mentioned above and to initiate appropriate legal action under the provision of the Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 against you, which may please be noted.

Joint Director,

Water pollution Control

Copy for necessary action to-

Sub-Regional Officer, Pune-II- you are directed to ensure that SCN to be served to the industry.

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

Phone: 020-25811694
Fax: 020-25811029
Visit us at www.mpcb.gov.in
E-mail: ropune@mpcb.gov.in



Jog Center Bldg.
3rd Floor, Wakdewadi,
Mumbai Pune Highway,
Pune 411003

"Your Service is our Duty"

MPCB/ PUNE/
To,

250924 FTS-01357

Date: 24/09/2025

**The State Environment Impact Assessment Authority
Mumbai – 400020, Maharashtra**

Sub: M/s Yellowstone Skyscrapers LLP, S. No. 47/1/A, village Maan, Tal. Mulshi, Pune.

- Ref:** 1) Consent granted by the Board vide Date 22/10/2021
2) Environmental Clearance granted on 30/08/2022
3) Complaint received from Kalpesh Yadav, Discipline PuneKars Forum on 23.04.2025
4) Visit of the Board officials to your industry on 28/04/2025
5) Proposed Direction issued by Board on 15.05.2025.
6) MPCB, HQ, MoM dtd. 15.07.2025.

Respected Sir,

With reference to above subject, status report of M/s Yellowstone Skyscrapers LLP, S. No. 47/1/A, village Maan, Tal. Mulshi, Pune are as follows:-

- The Board has granted Consent to Establish for the construction project for Total Plot Area -21033.7 Sq. Mtrs. & for construction BUA of 54919.87 Sq. Mtrs. on 22/10/2021. (Copy attached)
- PP has obtained Environmental Clearance on 30/08/2022 for Total Plot Area-21033.77 Sqr. Mtr. & BUA-54919.87 Sqr. Mtr.
- Further PP has applied for grant of 1^a Consent to Operate having UAN No. -0000234150 for Total Plot Area-21033.7 Sq. Mtrs. & BUA 40,904.34 Sqr. Mtr. The Board has issued Show Cause Notice for Refusal of 1st Consent to Operate vide dtd. 30/05/2025. Thereafter the Board has issued final Refusal of 1 Consent to Operate vide dtd. 26/06/2025 due to non-submission of reply to the said SCN for Refusal.

Board office received a complaint on 23/04/2025. Accordingly. Board officials of SRO Pune - II has visited the site on 28/04/2025 & observed following non-compliance -

- As per Environmental Clearance accorded vide dtd. 30.08.2022, PP shall construct as under
- Tower A-B+S+14, however PP has constructed G+19 floors.
- Tower B-B+S+21 and PP has constructed G+S+19.
- Tower D-S+21 and PP has constructed G+S+19.
- PP has cancelled the Tower C building.
- PP has not obtained revised Environmental Clearance for changes made by PP on site.
- Not yet provided 40% electrical charging points.

On the basis of non-compliance observed during investigation of complaint, RO Pune has issued Proposed Direction vide dtd. 15/05/2025.

Personal hearing conducted on 15.07.2025, during hearing industry representative submitted as under-

- Obtained Building approval plan from PMRDA on 13/12/2023 for total BUA 66189.69 Sqr. Mtr.
- Applied for Revised Environmental Clearance vide proposal no. SIA/MH/INFRA2/456763/2023 dtd. 29/12/2023.
- Total construction completed 40,904.34 Sqr. Mtr.

After due deliberation, it is noted that the PP has constructed the building as per the area mentioned in the Environmental Clearance and Consent to Establish. But PP has changes configuration without obtaining Environment Clearance.

In view of above you are requested to guide whether addition of floor without increase in area as per EC amounts to violation, please.

Yours Faithfully,



(B. M. Kukade)
Regional Officer,
M.P.C.B., Pune

Enclosure- As above

Copy submitted for information to: -

1. The Principal Secretary, Environment Department, GoM, Mumbai
2. Joint Director, (Water), MPC Board, 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 :-

Dtd. 24.02.2026

Name & address of Project : M/s. Yellowstone Skyscrapers LLP.
S. No. 47/1/A Maan,
Tal. Mulshi, Dist. Pune

Mail ID : eckohinoormaan@gmail.com

Consent person : Harshal Falak (Project Incharge)

Contact no. : 9975073752

Observations:

Visit is carried out in compliance of Hon'ble NGT order dtd. 19.01.2026 in the matter of O.A. no. 152 of 2025 (WZ) Kalpesh Chandrakant Yadav (Applicant) Versus Union of India & Ors. (Respondents) observations are as follows:

1. This is residential construction project.
2. Obtained C to E on 22.10.2021, C.I. – 115.0 Cr for Total Plot Area of 21033.77 Sq Mtrs for construction BUA of 54919.87 Sq Mtrs. In the same consent Bank Guarantee imposed of Rs. 10.0 lacs. BG submitted on 25.07.2024, valid upto 22.10.2029.
3. Environment Clearance obtained on 30.08.2022 for TPA – 21033.77 Sq. Mtrs & BUA - 54919.87 Sq. Mtrs.
4. Applied for Part C to O vide no. MPCB-CONSENT-0000234150 for TPA - 21,033.77 Sq. Mtrs. & BUA - 40,904.34 Sq. Mtrs same is refused by the Board on 26.06.2025.
5. For the Domestic Effluent 394 CMD, PP has provided 480 CMD capacity Sewage Treatment Plant. STP consist of Primary, secondary & tertiary treatment. STP not found in operation, as not yet given possession to tenets.
6. For the wet waste 550 Kg/day capacity OWC.
7. Provided DG set - 400 & 62.5 KVA.
8. The Project Proponent constructed 05 buildings as per displayed on site – T1- (A), T2 (B), T4 (D), Badminton Court building (C), Mahda building, Club House. The construction work of buildings namely T1- (A), T2 (B), T4 (D), Badminton Court building (C) & Club

House, has been completed and Mahda building also completed and finishing work is in progress. Possession not given to tenants.

9. The details of the configuration as per EC and actual work are as under:

Building name	As per Environment Clearance	Actual construction work completed as on 25.02.2026
Tower A	B+S+14	B+S+19
Tower B	B+S+21	B+S+19
Tower C	B+S+21	Badminton Court above podium + 1
Tower D	S+21	B+S+19
Mhada	S+9	G+19
Club House	-	G+1

10. PP has not produced revised consent to establish & Environment Clearance for changes made on site.
11. Obtained NOC for ground water extraction from CGWA vide dtd. 21.09.2022.
12. Instructed to PP to submit building wise Architect Certificate for completed built up area.
13. The Green belt area development work is found in progress.
14. Proposed Direction issued by Board on 15.05.2025 for violation of Consent to Establish conditions and construction carried out without obtaining Environment Clearance, however PP has not submitted reply of Proposed Direction.
15. As per the refusal of consent to operate 26.06.2025 the PP has neither applied for obtaining consent nor preferred on Appeal to the competent authority till date.

S.Kumbhar

(Sushma Kumbhar)
Field Officer
Sub Regional Office
Pune - II

Navanath Awatade
24/02/26

(Navanath Awatade)
Sub Regional Officer
Pune- II

Photographs dtd. 24.02.2026

M/s. Yellowstone Skyscrapers LLP. S. No. 47/1/A Maan, Tal. Mulshi, Dist. Pune



Sr 42, opposite Yashwin Sukhniwas, Maan, Pune, Bhoirwadi,
Maharashtra 411057, India 🇮🇳

Latitude
18.57451589°

Longitude
73.7225°

Local 11:39:51 AM
GMT 06:09:51 AM

Altitude 571 meters
Tuesday, 24.02.2026



Sr 42, opposite Yashwin Sukhniwas, Maan, Pune, Bhoirwadi,
Maharashtra 411057, India 🇮🇳

Latitude
18.57450862°

Longitude
73.72250242°

Local 11:39:48 AM
GMT 06:09:48 AM

Altitude 571 meters
Tuesday, 24.02.2026



 **GPS Map**
Camera Lite

HPFC+FQ4, Maan, Bhoirwadi, Maharashtra 411057, India 

Latitude
18.57384775°

Longitude
73.72282556°

Local 11:27:06 AM
GMT 05:57:06 AM

Altitude 571 meters
Tuesday, 24.02.2026



 **GPS Map**
Camera Lite

HPFC+FQ4, Maan, Bhoirwadi, Maharashtra 411057, India 

Latitude
18.57369412°

Longitude
73.72283868°

Local 11:26:48 AM
GMT 05:56:48 AM

Altitude 571 meters
Tuesday, 24.02.2026



HPFC+FQ4, Maan, Bhoirwadi, Maharashtra 411057, India 🇮🇳

Latitude
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GMT 05:56:44 AM

Longitude
73.72284142°

Altitude 571 meters
Tuesday, 24.02.2026



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Camera Lite

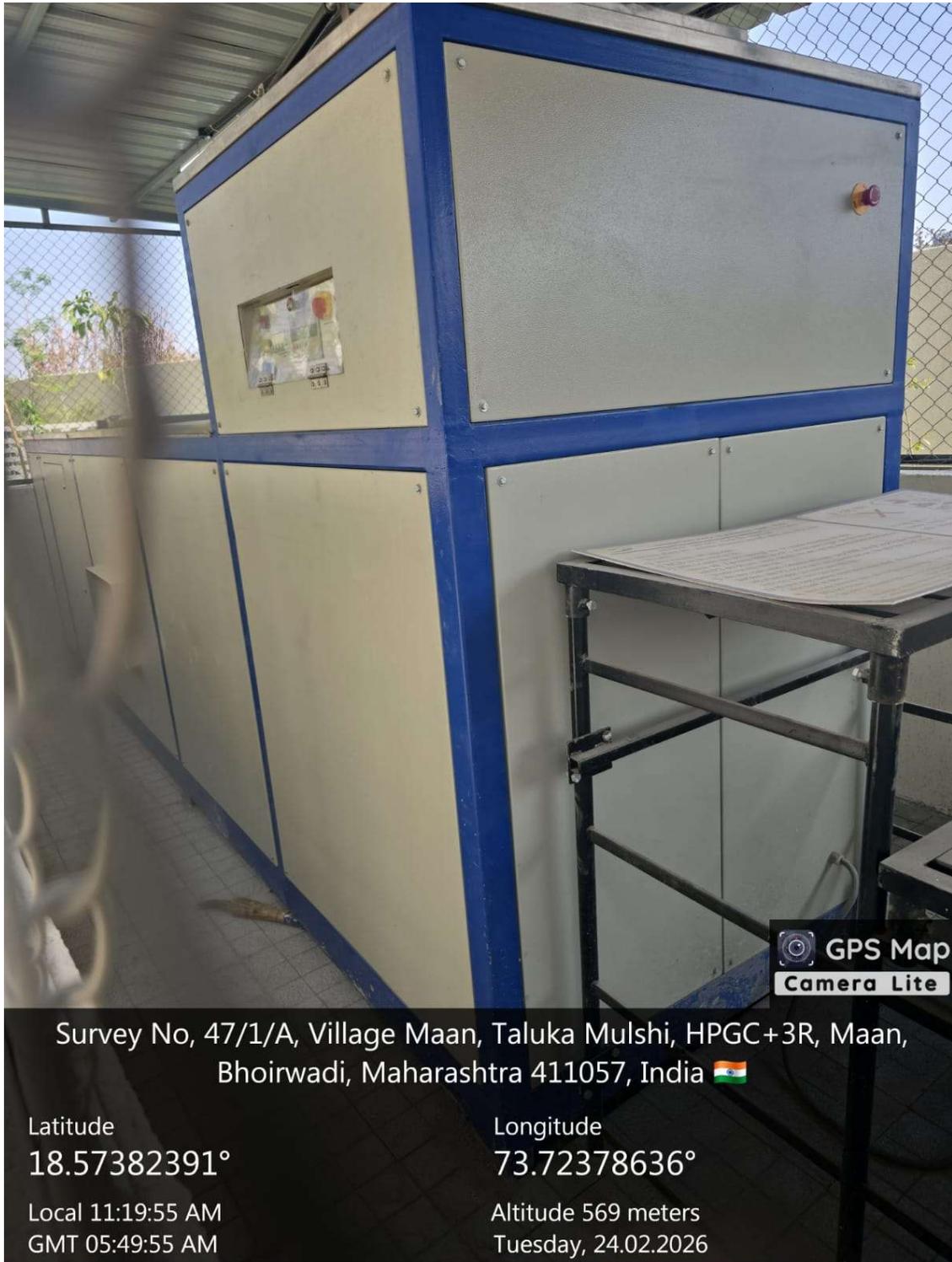
Survey No, 47/1/A, Village Maan, Taluka Mulshi, HPGC+3R, Maan,
Bhoirwadi, Maharashtra 411057, India 

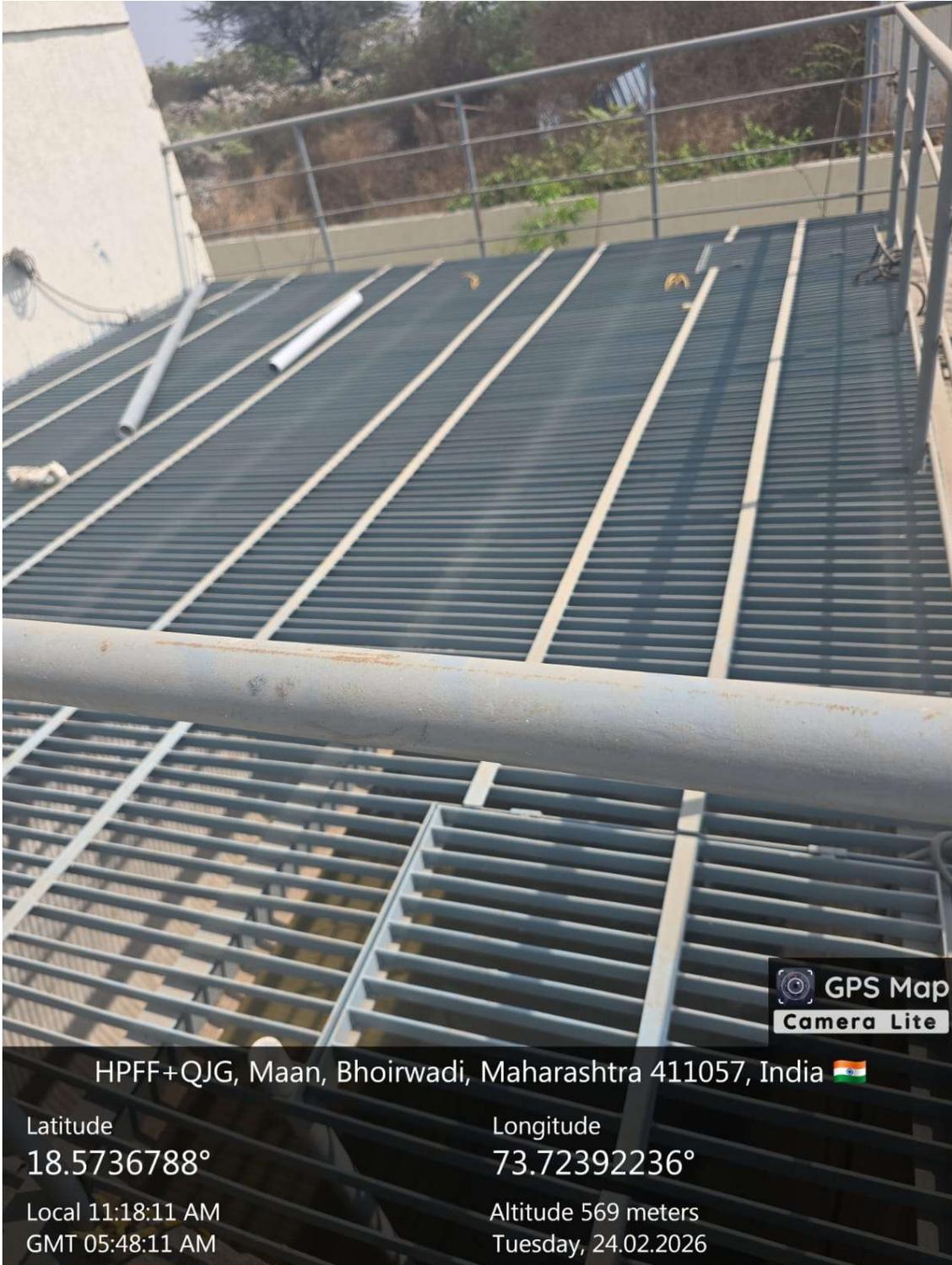
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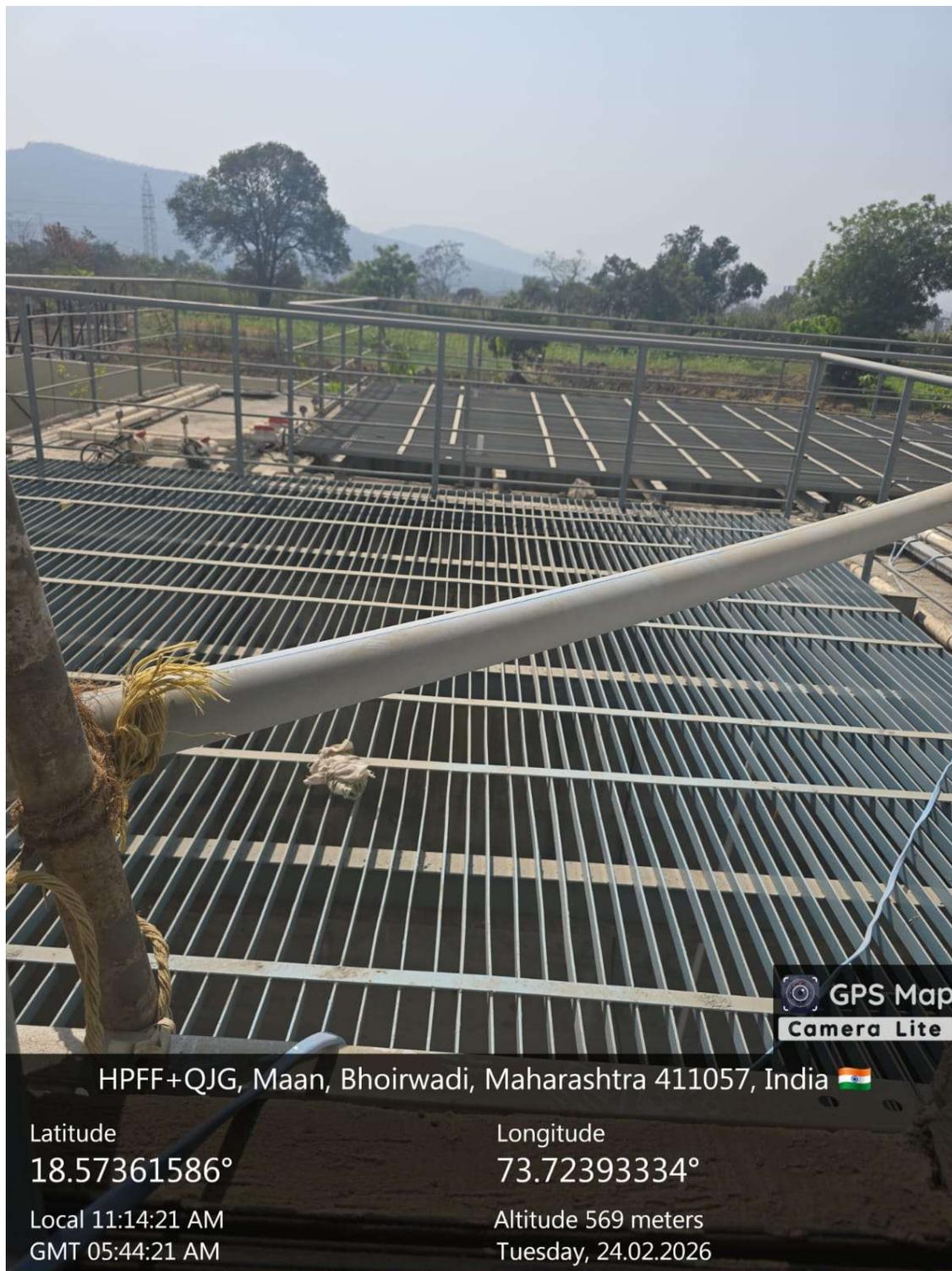
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Tuesday, 24.02.2026







GPS Map
Camera Lite

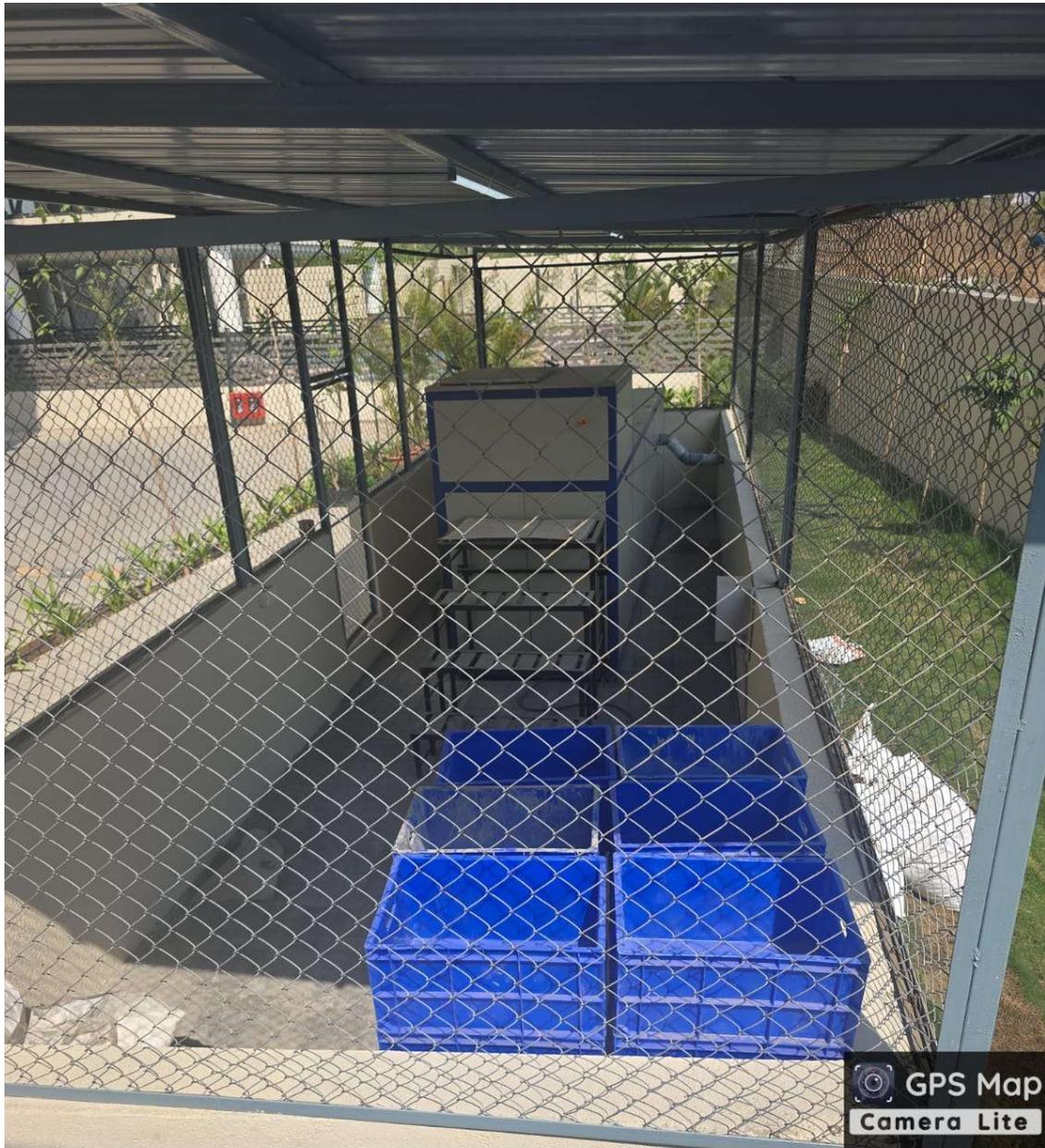
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Longitude
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GMT 05:44:21 AM

Altitude 569 meters
Tuesday, 24.02.2026



GPS Map
Camera Lite

HPFF+QJG, Maan, Bhoirwadi, Maharashtra 411057, India 🇮🇳

Latitude
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Longitude
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Altitude 569 meters
Tuesday, 24.02.2026



GPS Map
Camera Lite

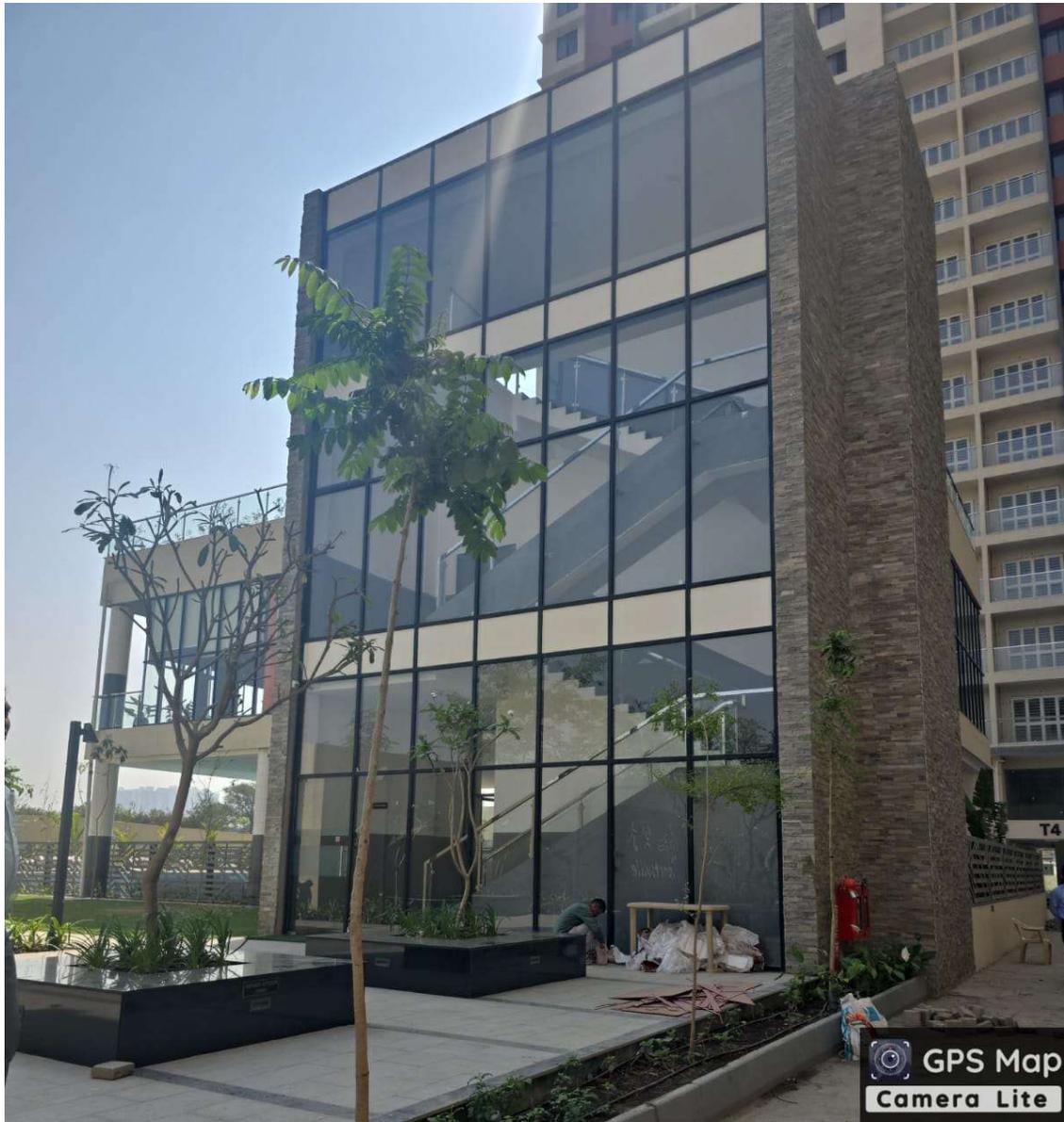
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GMT 05:42:45 AM

Altitude 569 meters
Tuesday, 24.02.2026



Survey No, 47/1/A, Village Maan, Taluka Mulshi, HPGC+3R, Maan,
Bhoirwadi, Maharashtra 411057, India 🇮🇳

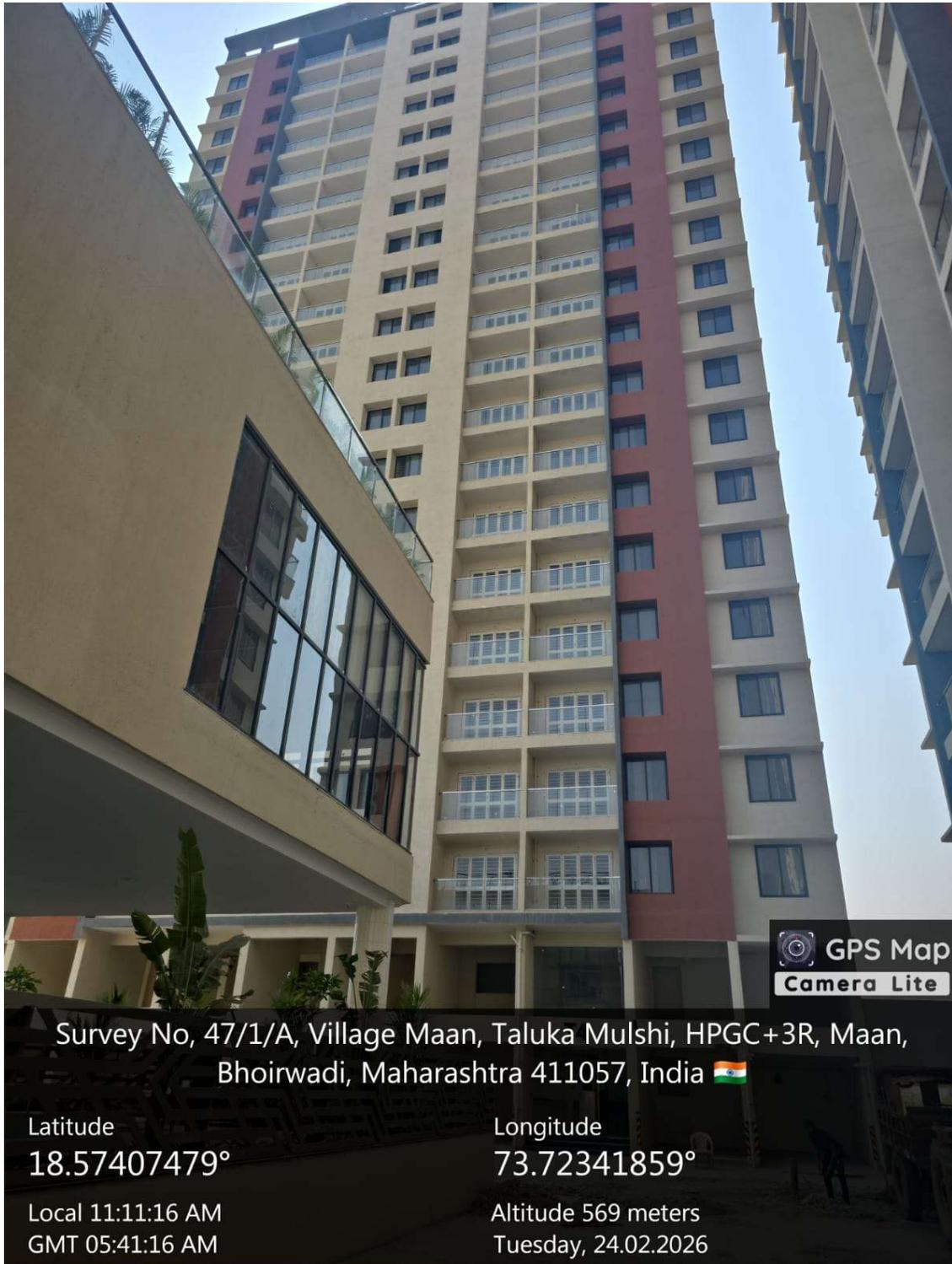
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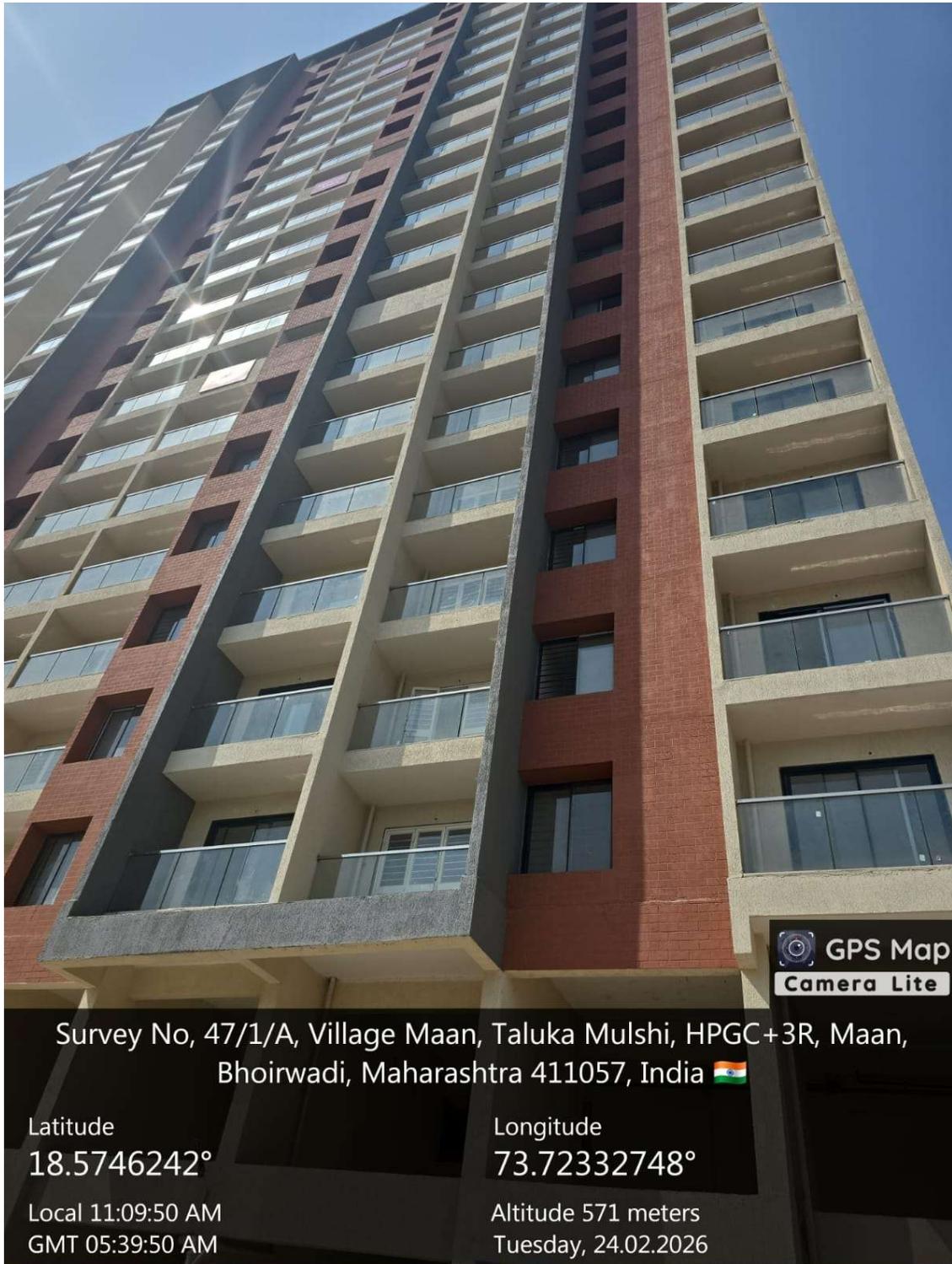
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Altitude 571 meters
Tuesday, 24.02.2026











Survey No, 47/1/A, Village Maan, Taluka Mulshi, HPGC+3R, Maan,
Bhoirwadi, Maharashtra 411057, India 🇮🇳

Latitude
18.57464956°

Local 11:09:22 AM
GMT 05:39:22 AM

Longitude
73.72316037°

Altitude 571 meters
Tuesday, 24.02.2026

**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/ Stop Work/ 26030 50001

Date: 05/03/2026

To,
M/s. Yellowstone Skyscrapers LLP,
S. No. 47/1/A, Maan Tal-Mulshi,
Dist-Pune.

Sub: Stop Work Directions u/s 33A of the Water (Prevention & Control of Pollution) Act, 1974 and u/s 31A of the Air (Prevention & Control of Pollution) Act, 1981.

Ref: 1) Consent to Establish was granted by the Board vide no Format1.0/CC/ UAN No. 000109941/CE-2110001033, Dtd. 22/10/2021
2) Proposed Directions issued by the Board vide no. MPCB /ROP /PD / 2505150023, Dtd. 15/05/2025
3) Your application for Consent to Operate submitted by SRO Pune-II to HQ vide UAN No. MPCB-CONSENT- 0000234150, 27/01/2025
4) Show Cause Notice for refusal of consent vide Board office vide letter Dtd.30/5/2025
5) Final refusal of consent vide Board office letter no. BO/MPCB /CC/Refusal /UAN No.0234150/CO/2506002707, Dtd. 26/6/2025
6) Proposal for legal action forward from Board's HQ vide no. MPCB-LEGAL-ACTIONS- 050525007.

WHEREAS, the Maharashtra Pollution Control Board has granted Consent to Establish u/s 25 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 was obligatory on your part to provide and operate adequate and efficient pollution control devices and take adequate measures to control air & water pollution, so as to achieve the consented standards.

AND WHEREAS, it is obligatory on your part to obtain Consent to Operate from the M.P.C. Board from time to time.

AND WHEREAS, you have made an application for Consent to Operate vide ref (3) above under Section 26 of Water (Prevention & Control of Pollution) Act, 1974 and under Section 21 of Air (Prevention and Control of Pollution) Act, 1981 and under rule 5 of the Hazardous & Other Wastes (Management and Transboundary Movement) Rules, 2016.

AND WHEREAS, Sub Regional Officer Pune-II submitted your application to Board's further Delegated Authority, the Board's authority scrutinized your application, and it has been noticed and verified that,

- 1) The Environmental Clearance (EC) dated 30/08/2022 was granted for Building T-1 with a configuration of Basement + Stilt + 14 floors (B+S+14). However, the construction has proceeded up to Ground + 19 floors (G+19), which exceeds the approved configuration and constitutes a violation of the EC conditions.
- 2) You have not submitted revised sanction plan and revised Environmental Clearance.

..2..

AND WHEREAS, Board has issued Show Cause Notice for Refusal of Consent to Operate vide letter dtd. 30/5/2025 referred at sr no. (4).

AND WHEREAS, in spite of giving reasonable opportunity, you have failed to comply, show cause notice for refusal of consent.

AND WHEREAS, Board has issued Refusal Consent to Operate under section 27 of Water (Prevention and Control of Pollution) Act, 1974 and under section 21 (4) of the Air (Prevention and Control of Pollution) Act, 1981 vide letter dtd. 26/6/2025 referred at sr. no. (5) with directions to undersign to issue stop work directions to the construction project (PP).

NOW THEREFORE, in view of the above non-compliances, you are hereby directed to stop your ongoing construction activities forthwith, failing which, the Board will have no option than to initiate appropriate legal action under the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and the Air (Prevention & Control of Pollution) Act, 1981. Failure of which the competent authorities will be directed to disconnect water and electricity supply of your construction project, which may please note.

This Stop Work Direction is issued as per Board's Consent to Operate Refusal Order.

For and on behalf of
Maharashtra Pollution Control Board


(Manojkumar Jadhav)
I/c. Regional Officer, Pune

Copy submitted for favor of information to -

1. Hon'ble Member Secretary, MPCB, Mumbai.
2. The Joint Director (WPC), MPCB, Mumbai.

Copy to:

1. **Sub-Regional Officer, MPCB, Pune-II** :- For information and further follow up action, please.