

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

**ORIGINAL APPLICATION NO.27 OF 2025 (WZ)**

Nagesh Vinayak Dhamale ..... Applicant

Versus

MOEF &CC &Ors. .... Respondents

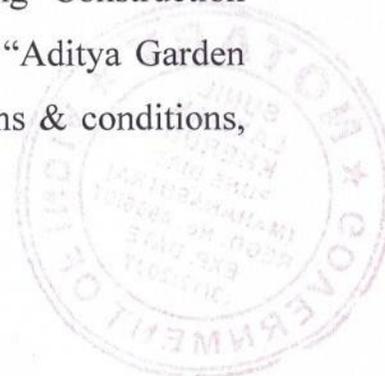
**AFFIDAVIT IN REPLY ON BEHALF OF MAHARASHTRA  
POLLUTION CONTROL BOARD i.e. RESPONDENT NO. 5  
AND 6.**

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 2<sup>nd</sup> 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 seeking directions against the Respondent No. 9 M/s Aditya Construction to stop the construction and proposed new construction project comprising of Residential & Commercial scheme namely “Aditya’s A Garden City” at Survey no. 109+110, Village warje, Taluka –Haveli, District Pune.



- (2) I say and submit that the Ministry of Environment, Forest and Climate Change has granted an Environment Clearance to M/s. Aditya Construction, on 08/04/2008 for the total plot area is 1,31,300 Sq. m. The total built up area as indicated is 75021.37 Sq.m. for proposed "Aditya's A Garden City" subject to certain terms and conditions. A copy of the 1<sup>st</sup> Environment Clearance dated 08/04/2008 is enclosed to the Original Application as an Annexure- 'C' at Page No. 83.
- (3) I say and submit that the Respondent-MPC Board has granted Consent to Establish to M/s Aditya Construction (Project Proponent-PP) on 22/07/2008, for a period upto Commissioning of the project. A copy of the Consent to Establish dated 22/07/2008 is enclosed herewith and marked as an **Annexure -I**.
- (4) I say and submit that the Respondent-MPCB has granted Consent to Operate for Residential project named as M/s. Aditya Construction on 13/05/2010, subject to certain terms & conditions, which is valid up to 31/03/2012 for TPA- 131300 Sq. mtrs. & BUA- 75021.37 Sq mtrs. A copy of the Consent to Operate dated 13/05/2010 is enclosed herewith and marked as an **Annexure -II**.
- (5) I say and submit that the Respondent-MPCB has granted Renewal Consent to Operate for Building Construction Project named as M/s Aditya Construction "Aditya Garden City" on 31/05/2016, subject to certain terms & conditions,



which is valid up to 31/01/2017 for TPA- 131300 Sq. mtrs. & BUA- 75021.37 Sq mtrs. A copy of the Renewal Consent to Operate dated 31/05/2016 is enclosed to the Original Application as an Annexure- 'V' at Page No. 194.

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- (6) I say and submit that the State Level Environment Impact Assessment Authority has granted an Environment Clearance to Aditya Garden City, on 07/05/2019 for the total plot area is 1,31,300 Sq. m. & BUA- 108115.40 for proposed "Aditya Garden City" subject to certain terms and conditions. A copy of the Environment Clearance dated 07/05/2019 is enclosed to the Original Application as an Annexure- 'W' at Page No. 200.
- (7) I say and submit that the Respondent-MPC Board has granted Consent to Establish with Expansion for Construction of Residential and Commercial Projects to M/s Aditya Construction "Aditya Garden City" (Project Proponent-PP) on 13/11/2019, for a period upto Commissioning of the project or of 5 years, whichever is earlier. A copy of the Consent to Establish with Expansion dated 13/11/2019 is enclosed to the Original Application as an Annexure- 'X' at Page No. 214.
- (8) I say and submit that the Respondent-MPCB has granted Consent to Operate (Part II) for Residential & Commercial Construction Project named as M/s Aditya Construction on 08/11/2023, subject to certain terms & conditions, which is

valid up to 31/08/2024 for TPA- 131300 Sq. mtrs. for completed part-II total construction BUA of 23763.56 Sq. mtrs. out of total Construction BUA of 108115.40 Sq. mtrs as per EC granted dated 07/05/2019. A copy of the Consent to Operate (Part II) dated 08/11/2023 is enclosed to the Original Application as an Annexure- "MM" at Page No.349.

- (9) I say and submit that the Respondent-MPCB has granted Renewal Consent to Operate Part I and Part II for Construction Project named as M/s Aditya Construction "APEX Committee –Aditya Garden City" on 30/10/2024, subject to certain terms & conditions, which is valid up to 31/08/2029 for TPA- 131300 Sq. mtrs. for construction BUA of 98784.93 Sq. mtrs. out of total Construction BUA of 108115.40 Sq. mtrs as per EC granted dated 07/05/2019. A copy of the Consent to Operate dated 30/10/2024 is enclosed herewith and marked as an **Annexure –III.**
- (10) I say and submit that the Respondent-MPC Board has granted Revalidations of Consent to Establish (Expansion) to M/s Aditya Garden City (Project Proponent-PP) on 19/11/2025 for total Plot Area 131300 Sq.mtrs. for construction BUA of 15,089.99 Sq.mtrs., for a period upto Commissioning of the project or 07/05/2029, whichever is earlier. A copy of the Consent to Establish dated 19/11/2025 is enclosed herewith and marked as an **Annexure- IV.**



(11) I say and submit that Ministry of Environment, Forest and Climate Change has granted an Environment Clearance to M/s Aditya Construction, on 23/12/2025 for the total plot area is 1,31,300 Sq. m. & BUA- 113874.92 Sq.m. for proposed "Aditya Construction" subject to certain terms and conditions. A copy of the Environment Clearance dated 23/12/2025 is enclosed herewith and marked as **Annexure-V**.

(12) 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 23/01/2026 and observed as follows: -

- I. Project Proponent(PP) has completed and handed over 36 nos. of buildings and all are found occupied. Provided one Club house with G+1st floor. At the time of visit PP has shown proposed plot, which is open to sky, PP has provided fencing to the plot. Construction not started.
- II. Project Proponent has provided Sewage Treatment Plant with MBBR technology having capacity 675 CMD. At the time of visit STP was found in operation, poor in condition and needs maintenance. Treated water utilized for flushing & gardening purposes.
- III. Project Proponent has provided OWC capacity of 2000 Kg/day for treatment of biodegradable waste, at the time of visit OWC was found in operation, poor in condition and needs maintenance. Dry waste handed over to local body.

IV. During visit PP has shown Architect Certificate dtd. 3/6/2025 mentioning existing constructed BUA-98675.62 sq mtr. A copy of the Visit report along with Photographs dated 23/01/2026 is enclosed herewith and marked as an **Annexure –VI**.

(13) Hence this Affidavit.

Solemnly affirmed on this 11<sup>th</sup> day of February, 2026 at Pune.

I know the affiant

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

ADVOCATE

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

*Langote* 11/2/26

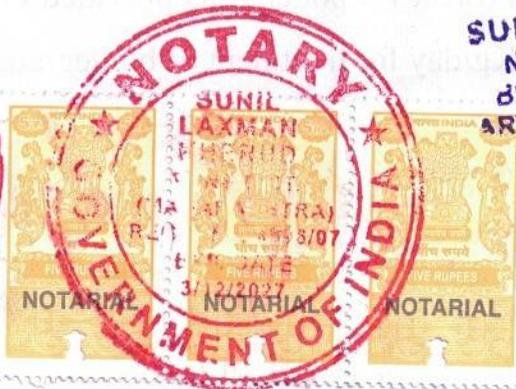


**BEFORE ME**

SUNIL LAXMAN KHURUD  
NOTARY GOVT. OF INDIA  
Regd. No. 4993/07  
Noted Register No

SUNIL LAXMAN KHERUD  
NOTARY-GOVT. OF INDIA  
8/3, MANIRATAN SOCIETY,  
ARYANFISHWAR, PUNE-411009

**11 FEB 2026**





Maharashtra Pollution Control Board  
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Schedule-III  
Details of Bank Guarantees

| Sr. No. | Consent (C to E/O/R) | Amt of BG Imposed | Submission Period | Purpose of BG                                    | Compliance Period                  | Validity Date                      |
|---------|----------------------|-------------------|-------------------|--|------------------------------------|------------------------------------|
|         | Consent to Establish | Rs. 10 lakh       | 15 Days           | Towards Compliance of EC and consent conditions. | Up to Commissioning of the project | Up to Commissioning of the project |

M's Aditya Construction 'Aditya Garden City'

EAN 075456

Page 5 of 6

# MAHARASHTRA POLLUTION CONTROL BOARD

Tel : 2402 0781 / 2401 0437

Fax : 2402 4068

Visit us at :

Website : <http://mpcb.mah.nic.in>E-mail : [mpcb@mah.nic.in](mailto:mpcb@mah.nic.in)

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

Consent No. BO/RO (P&amp;P)/EIC No. PN-2385-08/E/CC-322

Date: 22/07/2008

Consent to Establish is granted to M/s. Aditya Construction,  
'Garden City', at S. No. 109, 110,  
Warje, 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) 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.

For development of land/plot as new construction activities for construction of Residential project named as M/s. Aditya Construction, 'Garden City', at S. No. 109, 110, Warje, Pune, on total plot area of 131300 sq mtrs & total built up area of 75021.37 sq. m including utilities of Residential project as per construction commencement certificate issued by local body.

CONDITIONS UNDER WATER (Prevention & Control of Pollution) ACT, 1974: -

The quantity of sewage effluent from above construction project shall not exceed 569 M<sup>3</sup>/Day.

**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) | Suspended Solids  | Not to exceed | 100 | mg/l. |
| (2) | BOD 3 days 27 CC. | Not to exceed | 100 | 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. In no case, effluent shall find its way to any water body directly/indirectly at any time.

The project authorities should opt environmental friendly technologies like ozonation, UV treatment etc by replacing chlorination.

**Non-Hazardous Solid Waste: -**

The total quantity shall not exceed 2.54 Ton per day and shall be segregated and treated as follows: -

| Sr | Type of Segregated solid waste | Quantity Ton/Day | Treatment        | Disposal          |
|----|--------------------------------|------------------|------------------|-------------------|
| 1  | Bio- Degradable waste          | 1.3              | Vermi Composting | Proposed Activity |
| 2. | Non Bio-Degradable waste       | 1.24             | Landfill         | PMC MSW site      |



**Other Conditions: -**

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.



\*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                          | From ULB<br>(In CMD) | From other sources<br>(In CMD) |
|---------------------------------------|----------------------|--------------------------------|
| a) Domestic                           | 1006                 | NA                             |
| b) Make up water for<br>Swimming pool | NA                   | NA                             |
| c) Make up for fire fighting          | NA                   | NA                             |
| d) Agriculture/Gardening              | NA                   | NA                             |

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

The Applicant may install 04 nos. of diesel generating sets (DG Sets), of capacity 04 x 82.5 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 <sup>3</sup> |
| ii) | SO <sub>2</sub> (DG set) | Not to Exceed | 08  | Kg/day             |

i) **The following measure shall be taken.**

- ) Adequate mitigation measures shall be taken to control emissions of SO<sub>2</sub>, NO<sub>x</sub>, SPM, RSPM.
- ) Applicant shall achieve following Ambient Air Quality standards.

|   |                 |                                |     |                    |
|---|-----------------|--------------------------------|-----|--------------------|
| 1 | SPM             | Not to Exceed (Annual Average) | 140 | µg/ m <sup>3</sup> |
|   |                 | Not to Exceed (24 hours)       | 200 | µg/ m <sup>3</sup> |
| 2 | SO <sub>2</sub> | Not to Exceed (Annual Average) | 60  | µg/ m <sup>3</sup> |
|   |                 | Not to Exceed (24 hours)       | 80  | µg/ m <sup>3</sup> |
| 3 | NO <sub>x</sub> | Not to Exceed (Annual Average) | 60  | µg/ m <sup>3</sup> |
|   |                 | Not to Exceed (24 hours)       | 80  | µg/ m <sup>3</sup> |
| 4 | RSPM            | Not to Exceed (Annual Average) | 60  | µg/ m <sup>3</sup> |
|   |                 | Not to Exceed (24 hours)       | 100 | µg/ m <sup>3</sup> |

ii) **The Applicant shall observe the following fuel patterns**

| No. | Type of Fuel | Quantity    |
|-----|--------------|-------------|
| 1   | Diesel       | 384 lit/day |

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

| No. | Chimney attached to DG | Height above roof |
|-----|------------------------|-------------------|
| 1   | DG set 09 x 230 KVA    | 3 mtrs each       |



:4:

**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.

**i) Other Conditions:**

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.

Water spraying shall be done on ground to avoid fugitive emissions.

Construction material shall be carried in enclosed vehicles during construction activities.

**i) Conditions For Utilities like Kitchen, Eating Places etc: -**

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 way that no nuisance is caused to neighbors.

- ii) 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.

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

No construction work is permitted during nighttime.

**CONDITIONS UNDER HW (M & H) & AMENDMENT RULES 2003**

The applicant shall handle hazardous wastes as specified below:

| Sl. | Item No. of Process generating HW as per Schedule-I | Type of Waste    | Quantity  | Disposal                         |
|-----|---|------------------|-----------|----------------------------------|
| 1   | 5.1   | Used / Spent oil | 125 Lit/M | Sale to authorized re-processor. |

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



:5:

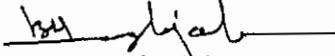
The applicant shall certify that the bricks used in construction are manufactured using the ash from Thermal Power stations if it is within a radius of 100 km. from Thermal Power Plant and submit the names of bricks manufacturer.

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. 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.
12. Energy conservation measures like installation solar panels for lighting the area outside the building should be integrated part of the project design.
13. The applicant should comply with conditions of Environmental Clearance granted by MoEF, GOI vide No 21-848/2007-IA-III dated 08.04.2008.
14. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant;
15. The capital investment of the project is Rs. 61/- crores.

To  
M/s. Aditya Construction,  
'Garden City', at S. No. 109, 110, Warje, Pune.

For and on behalf of the  
Maharashtra Pollution Control Board

Sd/-  
(Sanjay Khandare)  
Member Secretary

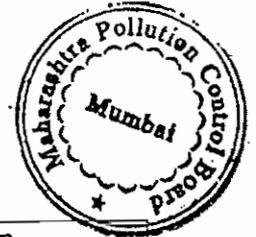
  
(V. B Waghjate)  
Regional Officer (P&P)

Copy forwarded with compliments to  
The Collector, Pune  
Copy to  
Regional Officer, Pune, MPCB,  
Sub Regional officer, Pune- I, MPCB,  
Chief Accounts Officer, Mumbai, MPCB,  
Received consent fee of

| Amount     | DD No. | Date       | Drawn on                |
|------------|--------|------------|-------------------------|
| Rs 75000/- | 024817 | 09.04.2008 | Peoples Co-Op Bank Ltd. |

Cess Branch, MPCB, Mumbai.

5. Master file.



## Annexure- II

Phone : 2412 2771  
 Fax : 2412 1066  
 Website : <http://mpob.maharashtra.gov.in>  
 E-mail : [mpob@vsnl.net](mailto:mpob@vsnl.net)



Regional Office  
 2nd, 3rd & 4th floor  
 One, Oneplanet,  
 Near Sion Circle, Sion (E),  
 Mumbai - 400 022.

**Infrastructure Project/LSI.**

Consent No. BO/RO (P&P)/EIC No. PN-5502-10/O/CC-166 Date: 13/05/2010

Consent to Operate is granted to **M/s. Aditya Constructions**  
 "Aditya Garden City" S. No. 109 & 110,  
 Warje, 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) 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 Operate is valid up to 31.03.2012.**

For Residential project named as M/s. Aditya Constructions, "Aditya Garden City" S. No. 109 & 110, Warje, Pune, on total plot area of 131300 Sq mtrs and total Built up area of 75021.37 Sq mtrs including utilities of Residential project and services as per Occupancy certificate of local body.

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

(i) The quantity of sewage effluent from above construction project shall not exceed 569 M<sup>3</sup>/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 | 8.5 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.   |
| (5) | Residual Chlorine | Not to exceed | 01         | mg/l. |
| (6) | Detergent         | Not to exceed | 01         | mg/l. |
| (7) | Floating matters  | Not to exceed | 10         | 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 utilized on land for gardening/Municipal sewer. In no case, effluent shall find its way to any water body directly/indirectly at any time.

(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 Solid Waste      | 1.30 MT/Day | Composting | Own site |
| 2  | Non Biodegradable Solid Waste  | 1.24 MT/Day |            | PMC site |

3. **Other Conditions: -**

1. There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.



*ms*

2. Extraction of Groundwater for the complex shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable;
3. 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.
4. In order to ensure that the water from this residential complex 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. This management shall be such as also to help in excluding the external pollutants degrading the internal environment of residential complex.
5. The Applicant shall segregate of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting with leak proof & leachate collection arrangements with the approval of local body and the inorganic material shall be disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. The applicant shall ensure that the said activity shall not generate any smell nuisance to near by locality. 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 land fill shall be as per the Municipal Solid Waste (M&H) Rules, 2000
6. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.
7. Green belt shall be developed on open space.

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**

- |              |      |
|--------------|------|
| a) Domestic  | 1006 |
| b) Gardening | 225  |

The Applicant shall regularly submit to the Board, the returns of water consumption in the prescribed form and pay the Cess as specified under Section 3 of the said Act.

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

- (i) The Applicant may install 09 nos. of diesel generating sets (DG Sets), of capacity 9 x 230 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 <sup>3</sup> |
| ii) | SO <sub>2</sub> (DG set) | Not to Exceed | 08  | Kg/day             |

- (ii) **The Applicant shall observe the following fuel patterns**

| No. | Type of Fuel | Quantity     |
|-----|--------------|--------------|
| 1   | Diesel       | 384 Ltrs/Day |

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

| No. | Chimney attached to DG | Height above roof of Bldg |
|-----|------------------------|---------------------------|
| 1   | DG set 9 x 230 KVA     | 3 mtrs each               |

- (iv) **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.



*[Handwritten signature]*

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

6. **CONDITIONS UNDER Hazardous Waste (Management & Handling) & AMENDMENT RULES 2008**

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

| Sr | Item No. of Process generating HW as per Schedule-I | Type of Waste | Quantity  | Disposal                     |
|----|---|---------------|-----------|------------------------------|
| 1) | 5.1   | Spent Oil     | 125 lit/M | MPCB authorized re processor |

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

7. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant;
8. The applicant shall comply with the conditions of Environmental Clearance granted by MoEF, GOI vide No. 21-848/2007.IA.III, dated 08.04.2008
9. The applicant shall make an application for renewal of the consent at least 60 days before the expiry to the consent.
10. The capital investment for part of the project is Rs. 61/- Crores.

To  
**M/s. Aditya Constructions**  
 "Aditya Garden City" S. No. 109 & 110,  
 Warje, Pune

For and on behalf of the  
 Maharashtra Pollution Control Board

Sd/-  
**(Mahesh Pathak)**  
 Member Secretary



*(Signature)*  
**(V. B. Waghjale)**  
 Regional Officer (P&P)

Copy to

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

Received consent fee of

| Amount      | DD No. | Date       | Drawn on                 |
|-------------|--------|------------|--------------------------|
| Rs. 75000/- | 028266 | 02.02.2010 | Pune Peoples Co. Op Bank |

4. Cess Branch, MPCB, Mumbai.

5. Master file.

# MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 020 - 25811627  
 Fax: 020 -25811029  
 Website: <http://mpcb.gov.in>  
 Email: [ropune@mpcb.gov.in](mailto:ropune@mpcb.gov.in)



Jog Center, 3rd floor,  
 Mumbai Pune Road,  
 Wakdewadi, Pune - 411003.

Infrastructure/RED/L.S.I

No:- Format1.0/RO/UAN No.0000220020/CR/2410003035

Date: 30/10/2024

To,  
 M/s. Aditya Constructions, "APEX  
 COMMITTEE - ADITYA GARDEN CITY",  
 S. No. 109/110, Warje, Ta. Haveli, Dist.  
 Pune.



## Sub: Grant of Renewal of Consent to Operate Part-I and Part-II for operation of STP and OWC of construction project.

Your application NO. MPCB-CONSENT-0000220020

For: grant of Consent to Renewal 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:

- The Consent to Renewal is granted for a period up to 31.08.2029**
- The capital investment of the project is Rs.1.3603 Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Renewal is valid for building and construction project named as M/s. APEX COMMITTEE - ADITYA GARDEN CITY, S.No.109/110,,S.No.109/110, WARJE, Tal Haveli, Dist Pune on Total Plot Area of 131300 SqMtrs for construction BUA of 98784.93 SqMtrs out of Total Construction BUA of 108115.40 SqMtrs as per EC granted dated 07/05/2019 including utilities and services**

| Sr.No | Permission Obtained                        | Plot Area (SqMtr) | BUA (SqMtr) |
|-------|--|-------------------|-------------|
| 1     | Environmental Cleanace Dtd. 08/04/2008     | 131300.00         | 75021.37    |
| 2     | Consent to Establish Dtd. 22/07/2008       | 131300.00         | 75021.37    |
| 3     | Consent to Operate Part-I Dtd. 31/05/2016  | 131300.00         | 75021.37    |
| 4     | Environmental Cleanace Dtd. 07/05/2019     | 131300.00         | 108115.40   |
| 5     | Consent to Operate Part-II Dtd. 08/11/2023 | 131300.00         | 23763.56    |

#### 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                | 0                   | NA   |
| 2.    | Domestic effluent | 352.42             | As per Schedule - I | The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body |

5. **Conditions under Air (P& CP) Act, 1981 for air emissions:**

| Stack No.  | Description of stack / source | Number of Stack | Standards to be achieved |
|------------|-------------------------------|-----------------|--------------------------|
| S-1 TO S-5 | DG SETS                       | 100             | As per Schedule -II      |
| S-6        | DG SET                        | 160             | As per Schedule -II      |

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

| Sr No | Type Of Waste | Quantity & UoM | Treatment   | Disposal               |
|-------|---------------|----------------|-------------|------------------------|
| 1     | WET WASTE     | 1724.5 Kg/Day  | OWC         | USED AS MANURE         |
| 2     | DRY WASTE     | 1063.2 Kg/Day  | SEGREGATION | HANDOVER TO LOCAL BODY |
| 3     | STP SLUDGE    | 11 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 | 30       | Ltr/A | NIL       | SALE TO AUTHORISED 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 provide adequate capacity of sewage treatment plant so as to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.
  11. 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.
  12. The online monitoring system installed for the parameters Flow, BOD, TSS at the outlet of STP and shall be connected to MPCB Server.
- The industry shall create an Environment Cell by appointing an Environmental Engineer / Expert for looking after day-to-day activities related to Environment / Pollution control.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.



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Signed by: **Jagannath Salunkhe**  
Regional Officer  
For and on behalf of,  
**Maharashtra Pollution Control Board**  
ropune@mpcb.gov.in  
2024-10-30 17:32:29 IST

Received Consent fee of -

| <b>Sr.No</b> | <b>Amount(Rs.)</b> | <b>Transaction/DR.No.</b> | <b>Date</b> | <b>Transaction Type</b> |
|--------------|--------------------|---------------------------|-------------|-------------------------|
| 1            | 75000.00           | MPCB-DR-28993             | 31/08/2024  | RTGS                    |
| 2            | 227589.00          | TXN2410004817             | 30/10/2024  | Online Payment          |

**Copy to:**

1. Sub-Regional Officer, MPCB, Pune I  
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai



**SCHEDULE-I****Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have provided MBBR- Moving Bed Bioreactor Technology based Sewage Treatment Plants (STPs) of combined capacity **725 CMD for treatment of domestic effluent of 352.42 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.

| <b>Sr.No</b> | <b>Parameters</b> | <b>Limiting concentration not to exceed in mg/l, except for pH</b> |
|--------------|-------------------|--|
| 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.**

| <b>Sr. No.</b> | <b>Purpose for water consumed</b>  | <b>Water consumption quantity (CMD)</b> |
|----------------|--|---|
| 1.             | Industrial Cooling, spraying in mine pits or boiler feed                                       | 0.00                                    |
| 2.             | Domestic purpose   | 725.00                                  |
| 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.             | Grandening/Other consumption   | 0                                       |

- 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 TO S-5 | DG SETS | Acoustic Enclosure Stack     | 3.00                 | DIESEL<br>387<br>Ltr/Hr | -                     | SO <sub>2</sub> | 12<br>Kg/Day |
| S-6        | DG SET  | Acoustic Enclosure Stack     | 3.00                 | DIESEL<br>35<br>Ltr/Hr  | -                     | SO <sub>2</sub> | 20<br>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 <sup>3</sup> |
|-------------------------|---------------|------------------------|

- 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:**

| <b>Sr. No.</b> | <b>Consent(C2E/C2O/C2R)</b> | <b>Amt of BG Imposed</b> | <b>Submission Period</b> | <b>Purpose of BG</b>   | <b>Compliance Period</b> | <b>Validity Date</b> |
|----------------|-----------------------------|--------------------------|--------------------------|--|--------------------------|----------------------|
| 1              | Consent to Operate          | 100000                   | Within 15 Days           | Towards operation and maintainance of STP and OWC so as to achieve consented standards | Continuous               | 31/12/2029           |

\*\* 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**

| <b>Srno.</b> | <b>Consent (C2E/C2O/C2R)</b> | <b>Amount of BG imposed</b> | <b>Submission Period</b> | <b>Purpose of BG</b> | <b>Amount of BG Forfeiture</b> | <b>Reason of BG Forfeiture</b> |
|--------------|------------------------------|-----------------------------|--------------------------|----------------------|--------------------------------|--------------------------------|
| NA           |                              |                             |                          |                      |                                |                                |

**BG Return details**

| <b>Srno.</b> | <b>Consent (C2E/C2O/C2R)</b> | <b>BG imposed</b> | <b>Purpose of BG</b> | <b>Amount of BG Returned</b> |
|--------------|------------------------------|-------------------|----------------------|------------------------------|
| 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.
- 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

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



Kalpataru Point, 2nd, 3rd  
 and 4th floor, Opp. Cine  
 Planet Cinema, Near Sion  
 Circle, Sion (E),  
 Mumbai-400022

Infrastructure/ORANGE/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000257244/CE/2511001316

Date: 19/11/2025

To,  
 "Aditya Garden City"  
 by M/s. Aditya Constructions  
 S. No. 109/110, Village - Warje,  
 Tal. Haveli, Dist. Pune



## Sub: Revalidation of Consent to Establish with Expansion for Building Construction Project Granted Under Orange Category.

Ref: Application for Consent to Establish vide UAN. MPCB-CONSENT-0000257244

Your application NO. MPCB-CONSENT-0000257244

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

- The Consent to Establish is granted for period upto Commissioning of the Project or 07/05/2029 (i.e. coterminous with the validity of Environmental Clearance) whichever is earlier**
- The capital investment of the project is Rs.24.51 Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Establish is valid for Building Construction Project named as "Aditya Garden City" by M/s. Aditya Constructions, S. No. 109/110, Village - Warje, Tal. Haveli, Dist. Pune on Total Plot Area of 131300 Sq Mtrs for construction BUA of 15,089.99 Sq Mtrs (balance BUA- 9330.50 Sq. Mtrs + Expansion BUA- 5758.52 Sq. Mtrs) including utilities and services**

| Sr.No | Permission Obtained                                      | Plot Area (SqMtr) | BUA (SqMtr) |
|-------|--|-------------------|-------------|
| 1     | Environmental Clearance dtd. 07/05/2019                  | 131300.00         | 108115.43   |
| 2     | Consent to Establish dtd. 13/11/2019                     | 131300.00         | 108115.40   |
| 3     | Renewal of Consent to Operate (P-I & II) dtd. 30/10/2024 | 131300.00         | 98784.93    |

- 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       |

| <b>Sr No</b> | <b>Description</b> | <b>Permitted</b> | <b>Standards to</b> | <b>Disposal</b>  |
|--------------|--------------------|------------------|---------------------|--|
| 2.           | Domestic effluent  | 60               | As per Schedule - I | The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body |

5. **Conditions under Air (P& CP) Act, 1981 for air emissions:**

| <b>Stack No.</b> | <b>Description of stack / source</b> | <b>Number of Stack</b> | <b>Standards to be achieved</b> |
|------------------|--------------------------------------|------------------------|---------------------------------|
| S-1              | DG Set (63 KVA)                      | 1                      | As per Schedule -II             |

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

| <b>Sr No</b> | <b>Type Of Waste</b> | <b>Quantity &amp; UoM</b> | <b>Treatment</b> | <b>Disposal</b>                |
|--------------|----------------------|---------------------------|------------------|--------------------------------|
| 1            | E-Waste              | 3480 Kg/Annum             | Segregation      | Hand over to Authorized vendor |
| 2            | Dry Waste            | 255 Kg/Day                | Segregation      | Hand over to Authorized vendor |
| 3            | Wet Waste            | 17.85 Kg/Day              | NA               | Use as Manure                  |
| 4            | STP Sludge           | 30 Kg/Day                 | NA               | Use as Manure                  |

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

| <b>Sr No</b> | <b>Category No.</b>   | <b>Quantity</b> | <b>UoM</b> | <b>Treatment</b> | <b>Disposal</b>        |
|--------------|-----------------------|-----------------|------------|------------------|------------------------|
| 1            | 5.1 Used or spent oil | 15              | Ltr/A      | NA               | Authorized 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. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
11. 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.
12. PP shall provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021
13. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
14. The Project Proponent shall comply with the Environmental Clearance obtained vide dtd. 07/05/2019 for construction project having total plot area of 131300 Sqm and total construction BUA of 108115.43 Sqm as per specific condition of EC.
15. PP shall obtain Environmental Clearance from competent authority for the proposed expansion activity. PP shall not take effective steps towards expansion construction without obtaining Environmental Clearance.
16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

- The industry shall create an Environment Cell by appointing an Environmental Engineer / Expert for looking after day-to-day activities related to Environment / Pollution control.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.



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Signed by: **Jagannath Salunkhe**  
Joint Director (WPC)  
For and on behalf of,  
**Maharashtra Pollution Control Board**  
jdwater@mpcb.gov.in  
2025-11-19 16:38:18 IST

#### Received Consent fee of -

| Sr.No | Amount(Rs.) | Transaction/DR.No. | Date       | Transaction Type |
|-------|-------------|--------------------|------------|------------------|
| 1     | 50000.00    | TXN2508002999      | 14/08/2025 | Online Payment   |
| 2     | 22521.00    | TXN2511002216      | 13/11/2025 | Online Payment   |

#### Copy to:

- Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune I  
- They are directed to ensure the compliance of the consent conditions.
- Chief Accounts Officer, MPCB, Sion, Mumbai

**SCHEDULE-I****Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **67 CMD for treatment of domestic effluent of 60 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.

| <b>Sr.No</b> | <b>Parameters</b> | <b>Limiting concentration not to exceed in mg/l, except for pH</b> |
|--------------|-------------------|--|
| 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.**

| <b>Sr. No.</b> | <b>Purpose for water consumed</b>  | <b>Water consumption quantity (CMD)</b> |
|----------------|--|---|
| 1.             | Industrial Cooling, spraying in mine pits or boiler feed                                       | 0.00                                    |
| 2.             | Domestic purpose   | 75.00                                   |
| 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.             | Grandening/Other consumption   | 0                                       |

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

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

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

| Stack No. | Source          | APC System provided/proposed | Stack Height(in mtr) | Type of Fuel        | Sulphur Content(in %) | Pollutant | Standard |
|-----------|-----------------|------------------------------|----------------------|---------------------|-----------------------|-----------|----------|
| S-1       | DG Set (63 KVA) | Stack                        | 3.50                 | HSD<br>10<br>Ltr/Hr | 1                     | SO2       | 6 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 <sup>3</sup> |
|-------------------------|---------------|------------------------|

- 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:**

| <b>Sr. No.</b> | <b>Consent(C2E/C2O/C2R)</b> | <b>Amt of BG Imposed</b> | <b>Submission Period</b> | <b>Purpose of BG</b>                   | <b>Compliance Period</b> | <b>Validity Date</b>     |
|----------------|-----------------------------|--------------------------|--------------------------|--|--------------------------|--------------------------|
| 1              | C2E                         | Rs. 10.0 Lakhs           | 15 Days                  | Compliance of Consent & EC Conditions. | Commissioning of Project | Commissioning of 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**

| <b>Srno.</b> | <b>Consent (C2E/C2O/C2R)</b> | <b>Amount of BG imposed</b> | <b>Submission Period</b> | <b>Purpose of BG</b> | <b>Amount of BG Forfeiture</b> | <b>Reason of BG Forfeiture</b> |
|--------------|------------------------------|-----------------------------|--------------------------|----------------------|--------------------------------|--------------------------------|
| NA           |                              |                             |                          |                      |                                |                                |

**BG Return details**

| <b>Srno.</b> | <b>Consent (C2E/C2O/C2R)</b> | <b>BG imposed</b> | <b>Purpose of BG</b> | <b>Amount of BG Returned</b> |
|--------------|------------------------------|-------------------|----------------------|------------------------------|
| NA           |                              |                   |                      |                              |



**SCHEDULE-IV****Conditions during construction phase**

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

**General Conditions:**

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

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This certificate is digitally & electronically signed.

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सत्यमेव जयते

File No: SIA/MH/INFRA2/474517/2024

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA), MAHARASHTRA)

\*\*\*



Dated: 23/12/2025



To,

Mr. Sachin Lodha  
ADITYA CONSTRUCTION  
619, Sadashiv Peth, Maya Nagari, Bajirao Road, Pune. , Warje, PUNE, MAHARASHTRA, , 411058  
piyush1904@gmail.com

**Subject:** Grant of EC under the provision of the EIA Notification 2006-regarding.

**Sir/Madam,**

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Proposed Project "Aditya Garden City" at Warje, Pune by M/s Aditya Construction submitted to Ministry vide proposal number SIA/MH/INFRA2/474517/2024 dated 24/05/2024.

2. The particulars of the proposal are as below:

|  |   |
|--|---|
| (i) EC Identification No.                  | EC24C3801MH5137857N   |
| (ii) File No.                              | SIA/MH/INFRA2/474517/2024   |
| (iii) Clearance Type                       | EC  |
| (iv) Category                              | B2  |
| (v) Project/Activity Included Schedule No. | 8(a) Building / Construction  |
| (vii) Name of Project                      | Proposed Project "Aditya Garden City" at Warje, Pune by M/s Aditya Construction |
| (viii) Name of Company/Organization        | ADITYA CONSTRUCTION   |
| (ix) Location of Project (District, State) | PUNE, MAHARASHTRA   |
| (x) Issuing Authority                      | SEIAA   |
| (xi) Applicability of General Conditions   | no  |
| (xii) Applicability of Specific Conditions | no  |

**Plot/Survey Khasra Nos.:** S.No 109/110

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority(SEIAA) Appraisal

Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority (SEIAA) Appraisal Committee of SEIAA in the meeting held on 03/12/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on 03/12/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority (SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Mr. Sachin Lodha under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. This issues with the approval of the Competent Authority.

### Annexure 1

#### Specific EC Conditions for (Building / Construction)

##### 1. Specific

| S. No | EC Conditions   |
|-------|---|
| 1.1   | 5. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.<br>7. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021. |

### Annexure 2

#### Details of Products & By-products

| Name of the product /By-product | Product / By-product          | Existing | Proposed | Total | Unit | Mode of Transport / Transmission |
|---------------------------------|-------------------------------|----------|----------|-------|------|----------------------------------|
| Building Construction Project   | Building Construction Project | 0        | 0        | 0     | -    | -                                |

## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/474517/2024  
 Environment & Climate  
 Change Department  
 Room No. 217, 2<sup>nd</sup> Floor,  
 Mantralaya, Mumbai- 400032.

To  
 M/s Aditya Construction  
 Aditya Garden City" at Warje, Pune

Subject : Environmental Clearance for Proposed Project "Aditya Garden City" at Warje, Pune by M/s Aditya Construction

Reference : Application no. SIA/MH/INFRA2/474517/2024.

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-III in its 194<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 313<sup>th</sup> (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 03<sup>rd</sup> December, 2025.

2. Brief Information of the project submitted by you is as below: -

|     |  |  |  |
|-----|--|--|--|
| 1.  | Proposal Number                                    | SIA/MH/INFRA2/474517/2024  |  |
| 2.  | Name of Project                                    | Proposed Project "Aditya Garden City" at Warje, Pune by M/s Aditya Construction                            |  |
| 3.  | Project category                                   | Schedule 8(a) Category B2  |  |
| 4.  | Type of Institution                                | Private  |  |
| 5.  | Project Proponent                                  | Name   | Mr. Sachin Lodha, M/s Aditya Construction          |
|     |  | Regd. Office address   | 619, Mayanagri, Bajirao Road, Sadashiv Peth, Pune. |
| 6.  | Consultant   | ACO Name – Cognizance Research India Private Limited (CRIPL)<br>Email Id: - cripl.ec.maharashtra@gmail.com |  |
| 7.  | Applied for  | Expansion in Existing EC   |  |
| 8.  | Details of previous EC                             | vide number SEIAA-EC-0000001502 Dated 7/5/2019   |  |
| 9.  | Location of the project                            | S. No. 109/110, Village - Warje, Taluka - Haveli, District - Pune, State - Maharashtra 411058              |  |
| 10. | Latitude and Longitude                             | 18°29'22.07"N, 73°47'25.13"E   |  |
| 11. | Total Plot Area (m2)                               | 131300   |  |
| 12. | Deductions (m2)                                    | 64977.04   |  |
| 13. | Net Plot area (m2)                                 | 66322.96   |  |
| 14. | Proposed FSI area (m2)                             | 98835.83   |  |
| 15. | Proposed non-FSI area (m2)                         | 15039.09   |  |
| 16. | Proposed TBUA (m2)                                 | 113874.92  |  |
| 17. | TBUA (m2) approved by Planning Authority till date | Awaiting IOD   |  |

|     |  |   |                                |                       |            |                                    |
|-----|--|---|--------------------------------|-----------------------|------------|------------------------------------|
| 18. | Total Project Cost (Rs.)                       | Rs. 24.5 Crore  |                                |                       |            |                                    |
| 19. | CER as per MoEF & CC circular dated 01/05/2018 | CER as per prevailing OM  |                                |                       |            |                                    |
| 20. | Details of Building Configuration:             |   |                                |                       | Remark     |                                    |
|     | Building Configuration as per Previous EC      |   | Proposed Configuration         |                       |            |                                    |
|     | Building Name                                  | Configuration   | Building Name                  | Configuration         | Height (m) |                                    |
|     | Commercial Building (Existing)                 | Ground  | Commercial Building (Existing) | Ground                | 4.80       | CC Obtained                        |
|     | 1A (Existing)                                  | P + 7 Floors  | 1A (Existing)                  | P + 7 Floors          | 23.04      | CC Obtained                        |
|     | 2A - 2I (Existing)                             | P + 7 Floors  | 2A - 2I (Existing)             | P + 7 Floors          | 23.04      | CC Obtained                        |
|     | 3A - 3G (Existing)                             | P + 7 Floors  | 3A - 3G (Existing)             | P + 7 Floors          | 23.04      | CC Obtained                        |
|     | 2J - 2R (Existing)                             | P + 9 Floors  | 2J - 2R (Existing)             | P + 9 Floors          | 28.80      | CC Obtained                        |
|     | 3H - 3K (Existing)                             | P + 9 Floors  | 3H - 3K (Existing)             | P + 9 Floors          | 28.80      | CC Obtained                        |
|     | 3M (Existing)                                  | P + 9 Floors  | 3M (Existing)                  | P + 9 Floors          | 28.80      | CC Obtained                        |
|     | 3Q (Existing)                                  | P + 9 Floors  | 3Q (Existing)                  | P + 9 Floors          | 28.80      | CC Obtained                        |
|     | S (Existing)                                   | 2B + P + 12 Floors  | S (Existing)                   | 2B + P + 12 Floors    | 34.80      | CC Obtained                        |
|     | T (Existing)                                   | 2B + P + 12 Floors  | T (Existing)                   | 2B + P + 12 Floors    | 34.80      | CC Obtained                        |
|     | U (Existing)                                   | 2B + P + 12 Floors  | U (Existing)                   | 2B + P + 12 Floors    | 34.80      | CC Obtained                        |
|     | Club House (Existing)                          | G + 1   | Club House (Existing)          | G + 1                 | 6.0        | CC Obtained                        |
|     | -  | -   | A (Proposed)                   | B + Stilt + 10 Floors | 29.00      | Proposed Building.                 |
|     | -  | -   | B (Proposed)                   | G + 6 Floors          | 22.50      | No Construction initiated on Site. |
|     | -  | -   | Recreational Area              | G + 1 Floor           | 7.45       |                                    |
| 21. | Total number of tenements                      | 1308 Nos. Of Residential Tenements and Commercial Area of 2166.84 sqm |                                |                       |            |                                    |
| 22. | Water Budget                                   | Dry Season (CMD)  |                                | Wet Season (CMD)      |            |                                    |
|     |  | Fresh Water   | 623.06                         | Fresh Water           | 623.06     |                                    |
|     |  | Recycled  | 388.58                         | Recycled              | 312.38     |                                    |
|     |  | Swimming Pool   | 20                             | Swimming Pool         | 20         |                                    |
|     |  | Flushing  | 312.38                         | Flushing              | 312.38     |                                    |
|     |  | Total   | 1031.64                        | Total                 | 955.44     |                                    |
|     |  | Wastewater generation   | 768.05                         | Wastewater generation | 768.05     |                                    |

|      |  |   |   |   |
|------|--|---|---|---|
| 23.  | Water Storage Capacity for Firefighting/UGT      | Fire UGT- As per NOC  |   |   |
| 24.  | Source of water                                  | PMC   |   |   |
| 25.  | Rainwater Harvesting (RWH)                       | Level of the Ground water table   | Post monsoon: 10 to 15 M BGL<br>Pre monsoon: 15 to 20 M BGL |   |
|      |  | Size and no of RWH tank(s) and Quantity   | N.A.  |   |
|      |  | Quantity and size of recharge pits  | 22 Nos of Size 2m x 2m x 2m                                 |   |
|      |  | Details of UGT tanks if any   | Domestic  | 1323  |
|      |  |   | Flushing  | 600   |
| Fire | As per NOC                                       |   |   |   |
| 26.  | Sewage and Wastewater                            | Sewage generation in CMD  | 768.058   |   |
|      |  | STP technology  | MBBR  |   |
|      |  | Capacity of STP (CMD)   | 792   |   |
| 27.  | Solid Waste Management during Construction Phase | Type  | Quantity  | Treatment / disposal                          |
|      |  | Dry waste   | As per NBC  | Through authorized agency                     |
|      |  | Wet waste   | As per NBC  | Through authorized agency                     |
|      |  | Construction waste  | As per C & D rules  | Through authorized agency                     |
| 28.  | Solid Waste Management during Operation Phase    | Type  | Quantity (kg/d)   | Treatment / disposal                          |
|      |  | Dry waste   | 1217  | Handed over to Authorized Agency              |
|      |  | Wet waste   | 1900  | In-situ Composting                            |
|      |  | Hazardous waste   | Negligible  | Negligible                                    |
|      |  | Biomedical waste  | N.A.  | N.A.  |
|      |  | E-Waste   | 9.53  | Handed over to Authorized Dismantler/Recycler |
|      |  | STP Sludge (dry)  | 76.50   | In-situ Composting                            |
| 29.  | Green Belt Development                           | Total RG area (m2)  | 6632.29   |   |
|      |  | Number of trees required  | 829   |   |
| 30.  | Power requirement                                | Source of power supply  | MSEDCL  |   |
|      |  | During Construction Phase (Demand Load)   | 15 kW   |   |
|      |  | During Operation phase (Connected load)   | 7098 kW   |   |
|      |  | During Operation phase (Demand load)  | 2839.20 kVA   |   |
|      |  | Transformer   | 630 kVA X 9 Nos   |   |
|      |  | DG set  | 100 kVA X 5 Nos, 160 kVA X 1, 63 kVA X 1                    |   |
|      |  | Fuel used   | HSD   |   |
| 31.  | Details of Energy saving                         | <p>Most of the common area &amp; external lighting are proposed to work on high energy efficient lamps (LED) as specified in bureau of energy efficiency which again results in saving in general consumption</p> <p>Low loss Transformers due to which 6.22% losses are saved against conventional transformer.</p> <p>Power Capacitors are proposed for load power factor</p> |   |   |

|     |  |   |   |                      |                                    |
|-----|--|---|---|----------------------|------------------------------------|
|     |  | correction and to maintain a healthy power situation. This also results in less demand load factor for the project.<br>Solar PV, Hot Water, Solar Street Lights, Energy Efficient Motors are proposed |   |                      |                                    |
| 32. | Environmental Management plan budget during Construction phase                     | No.   | Details   |                      | Cost (Lakh/Y)                      |
|     |  | 1   | Water for Construction, Labour & Dust Suppression |                      | 4.0                                |
|     |  | 2   | Site Sanitation & Health & Safety PPE Kits        |                      | 3.0                                |
|     |  | 3   | Environmental Monitoring                          |                      | 4.0                                |
|     |  | 4   | Disinfection & Health & Safety                    |                      | 3.0                                |
|     |  | 5   | Health Check up                                   |                      | 3.0                                |
| 33. | Environmental Management plan Budget during Operation phase                        | Component   | Details   | Capital (Rs.In Lacs) | O&M (Rs.In Lacs/Y)                 |
|     |  | Sewage treatment  | Wastewater Management                             | 48.50                | 26.74                              |
|     |  | RWH   | RWH Pits  | 0.40                 | 1.0                                |
|     |  | Solid Waste   | Organic Waste Composting                          | 24.58                | 8.54                               |
|     |  | Green belt development  | Tree Plantation                                   | 0.00                 | 4.50                               |
|     |  | Energy saving   | Energy Conservation                               | 45.73                | 22.48                              |
|     |  | Environmental Monitoring  | Pollution Control                                 | 0.0                  | 6.0                                |
|     |  | Disaster Management   | Fire & LA   | 290.25               | 14.51                              |
| 34. | Traffic Management   | Type  | Required as per DCR                               | Actual Provided      | Area per parking (m <sup>2</sup> ) |
|     |  | 4-Wheeler   | 688   | 688                  | 28572.74                           |
|     |  | 2-Wheeler   | 5059  | 5059                 |                                    |
| 35. | Details of Court cases / litigation w.r.t. the project and project location if any |   |   |                      | NIL                                |

The comparative statement of earlier EC and proposed amendment/ expansion as given by PP is as below,

|                       | As per EC Obtained 07/05/2019 | As per new EC Application | Remark  |
|-----------------------|-------------------------------|---------------------------|---|
| Total Plot Area (sqm) | 131300                        | 131300                    | No Change   |
| Deductions            | 71969.33                      | 64977.04                  | Transformer and Open Space considered in deductions in earlier IOD as per rule. |
| Net Plot Area         | 59330.67                      | 66322.96                  |   |
| Open Space Area       | 6632.29                       | 6632.29                   | No Change   |
| FSI Area              | 92347.4                       | 98835.83                  | Increase in FSI Area by 6488.43 Sqm and decrease in Non FSI                     |
| Non FSI Area          | 15768                         | 15039.09                  |   |

|                               |                    |                       |  |
|-------------------------------|--------------------|-----------------------|--|
| Total BUA                     | 108115.43          | 113874.92             | Area by 728.91 Sqm due to UDCPR.<br>Increase in Total BUA by 5759.49 Sqm                                 |
| No. of Buildings              | 37                 | 38                    | 1 Additional Building Proposed   |
| <b>Building Configuration</b> |                    |                       |  |
| Commercial Building           | Ground             | Ground                | No Change Proposed.<br>Completion Obtained and Occupancy Given.  |
| 1A                            | P + 7 Floors       | P + 7 Floors          |  |
| 2A - 2I                       | P + 7 Floors       | P + 7 Floors          |  |
| 3A - 3G                       | P + 7 Floors       | P + 7 Floors          |  |
| 2J - 2R                       | P + 9 Floors       | P + 9 Floors          |  |
| 3H - 3K                       | P + 9 Floors       | P + 9 Floors          |  |
| 3M                            | P + 9 Floors       | P + 9 Floors          |  |
| 3Q                            | P + 9 Floors       | P + 9 Floors          |  |
| S                             | 2B + P + 12 Floors | 2B + P + 12 Floors    |  |
| T                             | 2B + P + 12 Floors | 2B + P + 12 Floors    |  |
| U                             | 2B + P + 12 Floors | 2B + P + 12 Floors    |  |
| Club House                    | G + 1              | G + 1                 |  |
| A                             | P + 12             | B + Stilt + 10 Floors | No Construction initiated. 2 Residential Floors reduced  |
| B                             | -                  | G + 6 Floors          | Additional Commercial Building proposed  |
| Recreational Area             | -                  | G + 1 Floor           | Additional Recreational Area proposed  |
| Tenements                     | 1287               | 1308                  | Increase in No of Tenements by 21 due to additional building proposed.                                   |
| Fresh Water KLD               | 589.15             | 623.06                | Increase in Fresh Water demand by 33.91 KLD due to additional Residential Tenements and Commercial Users |
| UGT                           | 883.72             | 934.59                | UGT for existing buildings constructed on site. Proposed UGT for Wing A & B designed as per requirement. |
| Sewage Generation KLD         | 721.28             | 768                   | Increase in Sewage Generating by 46.72 KLD due to additional Residential Tenements and Commercial Users  |

|                             |          |             |  |
|-----------------------------|----------|-------------|--|
| STP Capacity CMD            | 725      | 792         | STP for existing buildings constructed on site. Proposed STP for Wing A & B designed as per requirement.     |
| Wet Waste Generation Kg/day | 1854.3   | 1900        | Increase in Wet waste generation by 45.7 Kg/day due to additional Residential Tenements and Commercial Users |
| OWC Capacity                | 2000     | 2050        | OWC for existing buildings erected on site. Proposed OWC for Wing A & B designed as per requirement.         |
| Connected Load              | 6488 kW  | 7098 kW     | Connected and Demand Load calculated as per requirement  |
| Demand Load                 | 5980 kVA | 2839.20 kVA |  |
| 2-Wheeler                   | 2420     | 5059        | Parking As per UDCPR   |
| 4-Wheeler                   | 665      | 688         |  |

3. PP has obtained first EC vide Letter No. SEIAA-EC-0000001502 dated 07.05.2019 for total BUA of 108115.43m<sup>2</sup>. Proposal has been considered by SEIAA in its 313<sup>th</sup> (Day-2) meeting held on 03<sup>rd</sup> December, 2025 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**SEAC Conditions-**

1. PP to obtain CFO NoC and Garden NoC.
2. With reference to the directions given by Hon'ble National Green Tribunal, Central Zone Bench, Bhopal in Original Application No. 93/2024(CZ) vide order dt., 08.09.2024, PP and Consultant to jointly submit undertaking that the project site is **not** located in whole or in part within 5 km. of the protected area notified under the Wildlife (Protection) Act, 1972, critically polluted areas and severely polluted areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2) of the Environment (Protection) Act, and the inter-state boundaries.
3. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
4. PP to prepare and implement plan to make proposed project a plastic free zone.
5. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.

6. PP and the planning authority shall ensure that, the construction and demolition waste (C & D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.
7. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
8. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

**SEIAA Conditions-**

1. PP has provided mandatory RG area of 6632.29m<sup>2</sup> on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
6. SEIAA after deliberation decided to grant EC for-FSI 98835.83m<sup>2</sup>, Non FSI- 15039.09m<sup>2</sup>, total BUA 113874.92m<sup>2</sup>. (Plan approval No. Zone no. 3/5413, dated 17.12.2024)

**General Conditions:**

**a) Construction Phase: -**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all

proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

**B) Operation phase: -**

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).

- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at [parivesh.nic.in](http://parivesh.nic.in)
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

**C) General EC Conditions: -**

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both

in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
  - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
  - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
  5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
  6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
  7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
  8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules,

1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1<sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
Jayashree Bhoj (IAS)  
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Pune
6. Commissioner, Pune Municipal Corporation (PMC).
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

# MAHARASHTRA POLLUTION CONTROL BOARD

## SUB-REGIONAL OFFICE PUNE-I



Ph. 020-25811694  
Fax. 020-25811029

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

### Visit Report

**Name & Address of** :- M/s. ADITYA CONSTRUCTIONS  
S.NO.109/110, WARJE, Tal- Haveli, Dist- Pune.

**Date of Visit** :- 23/1/2026.

**Industry Officials** :- Shri. Piyush Singh- Project Incharge.  
E- mail- piyush1904@gmail.com  
Mobile No. 9850979550

**Observations** :-

The ORIGINAL APPLICATION NO.27 OF 2025 (WZ) Versus MoEF & CC & Ors against M/s. "Aditya Garden City" by M/s. Aditya Constructions S. No. 109/110, Village - Warje, 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 Environmental Clearance Dtd. 08/04/2008 for TPA- 131300.00 sqmtr & BUA- 75021.37 sqmtr. For 33 no of buildings with 1016 tenements i.e.17 building with P+7<sup>th</sup> floor & 16 building with P+9<sup>th</sup> floor.
- B) Project Proponent has obtained expansion in Environment Clearance on 07/05/2019 for TPA 131300 SQM and TBUA 108115.43 SQM.(IOD No. CC/2347/14 date-31/12/2014). Note on initiated work- EC Previously granted vide No. 21- 848/2007-1A. III dated 8th April 2008 for 75021.37 Sqm. The construction is completed & occupancy is given for BUA- 74911.97 Sqmtr.
- C) Project Proponent has obtained expansion in Environment Clearance on 23/12/2025 for TPA- 131300 SQM and TBUA -113874.92 SQM.(Plan approval No. zone no.3/5413 dtd. 17/12/2024).

**2) Consent to Establish: -**

- A) Consent to Establish granted on 22/7/2008 for a period upto commissioning of the project for TPA- 131300 sqmtr & BUA- 75021.37 sqmtr by imposing Bank Guarantee of Rs.10/- lakh toward compliance of EC and Consent conditions.
- B) Consent to Establish with expansion granted on 13/11/2019 for period upto commissioning of the project or of 5 years whichever is earlier on Total Plot Area of 131300 SqMtrs for proposed total construction BUA of 1,08,115.40 SqMtrs by imposing BG of Rs.10/- lakh towards compliance of EC & and Consent Conditions.
- C) Revalidation of Consent to Establish with Expansion for Building Construction Project Granted Under Orange Category granted on 19/11/2025 for period upto Commissioning of the Project or 07/05/2029 (i.e. coterminous with the validity of Environmental Clearance) whichever is earlier on Total Plot Area of 131300 Sq Mtrs for construction BUA of 15,089.99 Sq Mtrs (balance BUA- 9330.50 Sq. Mtrs + Expansion BUA- 5758.52 Sq. Mtrs) including utilities and services by imposing Bank Guarantee Rs. 10.0 Lakhs Compliance of Consent & EC Conditions.

**3) Consent to Operate: -**

- A) Project Proponent obtained Consent to Operate on 13/5/2010 was valid upto 31/3/2012 for TPA-131300 sqmtr & BUA- 75021.37 sqmtr.
- B) Project Proponent obtained Consent to Operate on 31/5/2016 was valid upto 31/1/2017 for TPA-131300 sqmtr & BUA- 75021.37 sqmtr.
- C) Consent to Operate Part- II granted on 8/11/2023 was valid upto 31/8/2024 for TPA- 131300 sqmtr & BUA- 23763.56 sqmtr out of Total construction BUA of 108115.40 sqmtr.
- D) Grant of Renewal of Consent to Operate to M/s. Aditya Constructions 'APEX COMMITTEE - ADITYA GARDEN CITY" granted on 30/10/2024 for a period up to 31/08/2029 on Total Plot Area of 131300 SqMtrs for construction BUA of 98784.93 SqMtrs out of Total Construction BUA of 108115.40 SqMtrs as per EC granted dated 07/05/2019 including utilities and services by imposing Bank Guarantee Rs. 100000 /- Towards operation and maintenance of STP and OWC so as to achieve consented standards.

4) **Bank Guarantee :-**

A) Project Proponent has submitted BG as per Consent to Estbalish of Rs. 10/- Lakh valid upto 1/12/2027.

B) Project Proponent has submitted Bank Guarantee of Rs.10/- Lakh vide No. MPCB-BG-0000025294 BG No. 230390IBGP00411 was valid upto 14-06-2025, Board has returned BG on 31/1/2025.

5) Project Proponent has obtained Occupancy certificate from Pune Municipal Corporation details are as:-

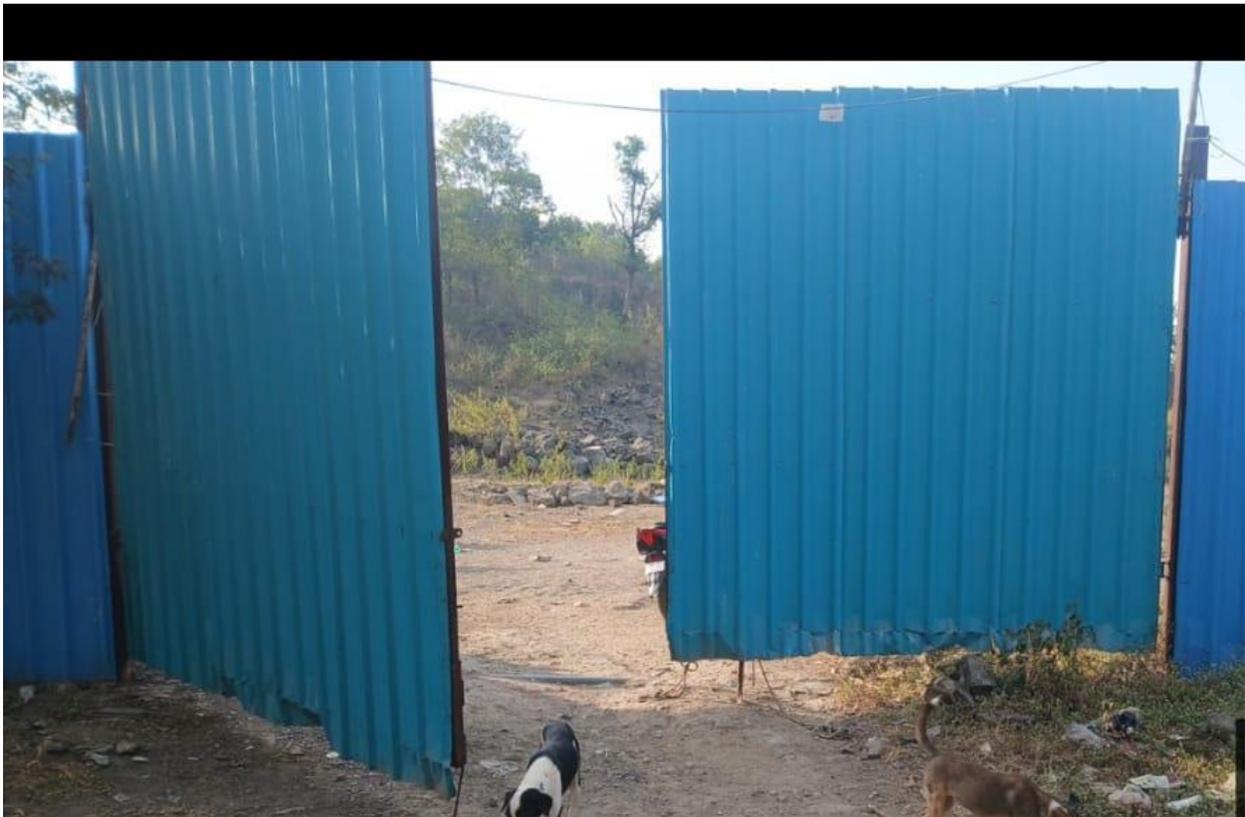
| Sr. No.                              | Building   | Building No. | OC date    |
|--------------------------------------|--|--------------|------------|
| 1                                    | Commercial Building & 1A, 2A, 2B, 2C, 2D, 3A, 3B, 3C, 3D | 10 building  | 11/7/2007  |
| 2                                    | 2E, 3E, 2G, 3G & 2H, 2I,2F,3F                            | 8 building   | 4/2/2008   |
| 3                                    | 2J & 3H  | 2 building   | 23/10/2008 |
| 4                                    | 3I,2K,2L & 3J  | 4 building   | 13/3/2009  |
| 5                                    | 2P,2Q, 2R,2N   | 4 building   | 20/3/2009  |
| 6                                    | 3K, 2M and 3M, 2O  | 4 building   | 26/3/2009  |
| 7                                    | 3Q   | 1 building   | 31/3/2009  |
| 8                                    | S, T, U  | 3 building   | 13/11/2023 |
| 9                                    | Club house   | 1 building   | 8/9/2008   |
| Total building 36 no & 1 club house. |  |              |            |

6) During visit it is observed that- Shri. Piyush Singh- Project Incharge available during visit. Proponent has completed and handed over 36 no building and all are found occupied. Provided one Club house with G+1<sup>st</sup> floor. At time of visit PP has shown proposed plot, which is open to sky, PP has provided fencing to the plot. Construction not started.

- 7) Project Proponent has provided Sewage Treatment Plant with MBBR technology having capacity 675 CMD. At the time of visit STP was found in operation, poor in condition and needs maintenance. Treated water utilized for flushing & gardening purposes.
- 8) Project Proponent has provided OWC capacity of 2000 Kg/day for treatment of biodegradable waste, at the time of visit OWC was found in operation, poor in condition and needs maintenance. Dry waste handed over to local body.
- 9) During visit PP has shown Architect Certificate dtd. 3/6/2025 mentioning existing constructed BUA- 98675.62 sqmtr.

Sutis  
(J.S. Sutis)  
field officer  
MPCB SRO Pune-I

Photographs



Photographs



Photographs



# Photographs



**Photographs**

