

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

ORIGINAL APPLICATION No. 51 OF 2025 (WZ)

Mr. Kalpesh Chandrakant Yadav Applicant

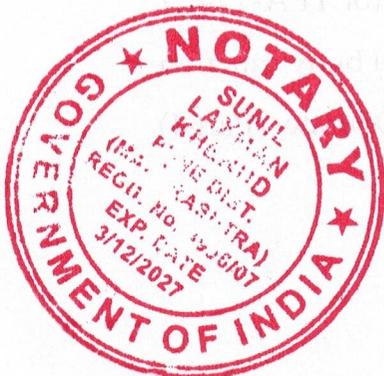
Versus

Union of India & Ors. Respondents

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

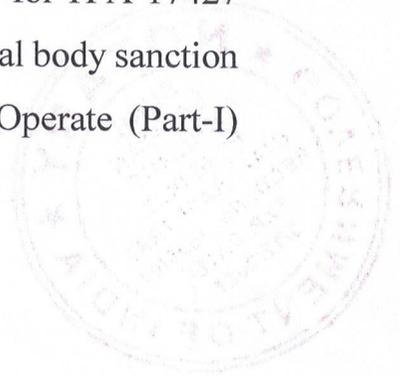
I, Kartikeya Langote, aged adult years, occupation – Service, the Sub Regional Officer of the Maharashtra Pollution Control Board at Pune I Region, having office address at 2rd Floor, Jog Centre, Wakdewadi, Pune – 411003, do hereby state on solemn affirmation as under –

- (1) I say and submit that the present Application is filed by the Applicant seeking directions to quash and set aside the Environment Clearance dated 30.04.2021, Consent to Establish dated 18/05/2021 and part Consent to Operate dated 28/05/2024 granted to the Respondent No. 17 PP-M/s. Venkatesh Landmark through Rahul Kondiba Satav for the Residential and Commercial Development project situated at



Survey No. 214/1/1 and 214/1/4 Village-Lohegaon, Taluka-Haveli, District-Pune.

- (2) I say and submit that the State Level Environment Impact Assessment Authority (SEIAA) has granted an Environment Clearance to M/s.Venkatesh Landmark through Mr. Rahul Kondiba Satav and Others (Project Proponent-PP) on 30/04/2021 for TPA – 17427 sq. mtrs. and total BUA is 63823.93 sq.mtrs. A copy of the Environment Clearance dated 30/04/2021 is enclosed herewith and marked as an **Annexure –I.**
- (3) I say and submit that the Respondent-MPC Board has granted Consent to Establish to M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav and Others (Project Proponent-PP) on 18/05/2021, for a period up to Commissioning of project or up to 5 years, whichever is earlier for TPA-17427 sq.mtrs. & BUA- 63823.93 sq.mtrs. A copy of the Consent to Establish dated 18/05/2021 is enclosed herewith and marked as an **Annexure –II.**
- (4) I say and submit that the Respondent-MPCB has granted a Consent to Operate (Part-I) to M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav and Others (Project Proponent-PP) on 28/05/2024, subject to certain terms & conditions, which was valid up to 30/04/2025 for TPA-17427 sq.mtrs. & BUA- 47615.53 sq.mtrs. as per local body sanction dtd. 31/8/2020. A copy of the Consent to Operate (Part-I)



dated 28/05/2024 is enclosed herewith and marked as an **Annexure –III.**

(5) I say and submit that in order to verify the complaint received from Shri Kalpesh Yadav dated 09/09/2024, the Official of the Respondent-MPCB at Pune visited the site in question and observed the various non-compliances and on the basis of non-compliances, the Respondent-MPCB has issued the Proposed Directions to M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav and Others vide letters dated 16/10/2024 & 6/11/2024. Copies of the Proposed Directions dated 16/10/2024 & 6/11/2024 are enclosed herewith and marked as an **Annexure –IV Collectively.**

(6) I say and submit that the Project Proponent has failed to comply with the consent conditions and conditions of Environment Clearance. Therefore, the Respondent-MPCB has issued the Directions for Stop Work to M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav and Others vide letter dated 18/12/2024. A copy of the Directions for Stop Work dated 18/12/2024 is enclosed herewith and marked as an **Annexure –V.**

(7) I say and submit that on the basis of submissions made by the Project Proponent, the Respondent-MPCB has issued Revocation of the Stop Work Directions to M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav and Others vide letter dated 07/01/2025, subject to condition to comply with



all the condition prescribed in the Consent to Operate, Environment Clearance and Boards earlier Directions and also submit Bank Guarantee of Rs. 10 lakhs towards ensure the above directions. A copy of the Revocation of the Stop Work dated 07/01/2025 is enclosed herewith and marked as an **Annexure –VI**.

(8) I say and submit that in order to verify the present status, the officials of the Respondent- MPC Board at Pune visited the said project on 27/06/2025 and observed as follows :-

- I. PP has completed construction work of building B,C,D,E up to - B1+B2+LP+UG+9th floor and MHADA building-P+UG+7th floor, people found residing. Club House-G+1st construction work completed. Temporary sales office provided at site.
- II. PP has completed part excavation work of building A & F. During the visit no construction activity found in operation at site.
- III. PP has provided Sewage Treatment Plant of capacity 200 CMD for the treatment of domestic effluent having MBBR technology. During visit STP found in operation. Treated water used for flushing & gardening purpose. STP treated water collected for analysis purpose having pH 7 & 8.
- IV. PP has provided Organic Waste Convertor of capacity 800 kg/day for the treatment of wet waste generated from project. During visit OWC found in operation.



V. Natural nalla found existence between building B and amenity space of the project. A copy of the Visit Report along with Photographs dated 27/06/2025 is enclosed herewith and marked as an **Annexure –VII.**

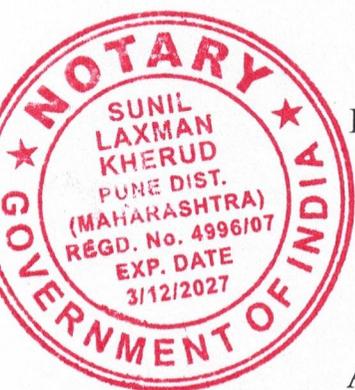
(9) I say and submit that the Respondent Boad has issued Stop Work Directions to the PP on 4/7/2025 for not complying with the Consent Conditions, not obtaining revised Environment Clearance as per sanctioned plan of Pune Municipal Corporation. A copy of the Stop Work Directions dated 4/7/2025 is enclosed herewith and marked as an **Annexure-VIII.**

(10) Hence this Affidavit.

Solemnly affirmed on this 06th day of August, 2025 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

BEFORE ME

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

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

06 AUG 2025



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/149621/2020
 Environment & Climate
 Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.
 Date: 30.04.2021.

To
 M/s.Venkatesh Landmark
 (through Mr.Rahul Kondiba Satav),
 Survey No.214/1/1 and 214/1/4 Airport Road,
 Behind Symbiosis Law School,
 Viman Nagar, Lohegaon,
 Tal-Haveli, Dist-Pune

Subject : Environment Clearance for proposed Residential and Commercial Development at Survey No.214/1/1 and 214/1/4 Airport Road, Behind Symbiosis Law School, Viman Nagar, Lohegaon, Tal-Haveli, Dist-Pune by M/s.Venkatesh Landmark through Mr.Rahul Kondiba Satav

Reference : Application no. SIA/MH/MIS/149621/2020

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-3 in its 144th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 218th A meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Proposal Number	SIA/MH/MIS/149621/2020	
Name of Project	Residential and commercial development, M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav and Others	
Project category	8a (B2)	
Type of Institution	Private	
Project Proponent	Name	Residential and commercial development, M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav and others
	Regd. Office address	Survey No.214/1/1 and 214/1/4 Airport Road, Behind Symbiosis Law School, Viman Nagar, Lohegaon, Tal-Haveli, Dist-Pune 411014
Consultant	NABET Accredited EIA Consultant	
Applied for	New Greenfield Project	
Details of previous EC	NA	
Location of the project	Survey No.214/1/1 and 214/1/4 Airport road, Behind Symbiosis	

	Law school				
Latitude and Longitude	Latitude - 18°34'35.01"N, Longitude 73°54'46.53"E				
Total Plot Area (m2)	17,427.00				
Deductions (m2)	4,150.38				
Net Plot area (m2)	13,276.62				
Proposed FSI area (m2)	32,889.11				
Proposed non-FSI area (m2)	30,934.82				
Proposed TBUA (m2)	63,823.93				
TBUA (m2) approved by	63,823.93				
Planning Authority till date	Pune Municipal Corporation				
Ground coverage (m2) & %	4,326.70				
Total Project Cost (Rs.)	Rs. 62.00Cr				
Details of Building Configuration:				Reason for Modification / Change	
Previous EC / Existing Building		Proposed Configuration			
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
			WING - F (COMMERCIAL)	B1+B2+LP+UG+8 TH FLOOR	30.95
			WING - A	B1+B2+LP+UG+9 TH FLOOR	30.90
			WING - B	B1+B2+LP+UG+9 TH FLOOR	30.90
			WING - C	B1+B2+LP+UG+9 TH FLOOR	30.90
			WING - D	B1+B2+LP+UG+9 TH FLOOR	30.90
			WING - E	B1+B2+LP+UG+9 TH FLOOR	30.90
			WING - G (MHADA)	LP+UG+7TH FLOOR	24.00
			Club House	G + 1	
Total number of tenements		No of Tenements- 288 No. of shops - 54 + 2 Restaurant No of offices - 06			
Water Budget	Dry Season (CMD)		Wet Season (CMD)		
	Fresh Water	Residential 129 + Commercial 41	Fresh Water	Residential 129 + Commercial 41	
	Recycled (Gardening)	Residential 10 + Commercial 3	Recycled (Gardening)	0	
	Swimming Pool	0	Swimming Pool	0	
	Flushing	Residential 65 + Commercial 27	Flushing	Residential 65 + Commercial 27	
	Total	275	Total	262	
	Waste water generation	Residential - 194 Commercial - 68	Waste water generation	Residential - 194 Commercial - 68	
Water Storage Capacity for Firefighting / UGT	Fire UG tank - Residential - 250 Commercial - 200				

	Fire Overhead tank – Residential – 20 MHADA - 25 Commercial – 20			
Source of water	Local Body – Pune Municipal Corporation			
Rainwater Harvesting (RWH)	Level of the Ground water table:	Summer Season – 11.50 m. to 15.50 m. BGL. (13.50 M. BGL Average) Rainy Season – 5.50 m. to 8.00 m. BGL. (6.75 M. BGL Average) Winter Season – 8.50 m. to 11.75 m. BGL. (10.13 M. BGL Average)		
	Size and no of RWH tank(s) and Quantity:	NA		
	Quantity and size of recharge pits:	7 Nos. {a) 5 for Roof Top & b) 2 for Surface Run Off} a) 2.25 M. X 2.25 M. X 1.75 M. Depth with 45 to 60 m. Deep 6” Dia. Bore Well via 1 No. of de-siltation pits of 0.9 m. Dia. 1.0 m. Deep & 2.25 M. X 2.25 M. X 1.75 M. Depth with 45 to 60 m. Deep 6” Dia. Bore Well via 2 No. of de-siltation pits of 0.9 m. Dia. 1.0 m. Deep.		
	Details of UGT tanks if any:	Residential – 406 MHADA -38 Commercial – 262		
Sewage Wastewater	and CMD:	Sewage generation in Residential – 194 Commercial -- 68		
	STP technology:	MBBR		
	Capacity of STP (CMD):	Residential – 200 Commercial – 80		
Solid Management Construction Phase	Waste during	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	4	Collected by Ghantagadi
		Wet waste:	2	Collected by Ghantagadi
		Construction waste	Excavated material from proposed buildings.	Debris and excavated material will be reused within site; top soil will be used for landscaping.
Solid Waste Management Operation Phase	during	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	532	Handed over to authorized recyclers
		Wet waste:	669	Organic Waste Convertor
		Hazardous waste:	Negligible	Handed over to authorized recyclers
		Biomedical waste	NA	NA
		E-Waste	5.6	Handed over to Authorised Vendor
		STP Sludge (dry)	80 Kg/day	Will be used as manure
Green Belt	Total RG area (m ²):		Provided RG =1561.8	

Development	Existing trees on plot:		109 planted by the developer	
	Number of trees to be planted:		196	
	Number of trees to be cut:		0	
	Number of trees to be transplanted:		0	
Power requirement:	Source of power supply:		MSEDCL	
	During Construction Phase (Demand Load):		100 KW	
	During Operation phase (Connected load):		3412.85 KW	
	During Operation phase (Demand load):		2497.48 KVA	
	Transformer:		630 KVA - 4Nos	
	DG set:		Residential 160KVA, MHADA 20 KVA and Commercial 82.5KVA	
Fuel used:		HSD		
Details of Energy saving		Solar water heating – 13.02 % Solar PV system– 10.77 % Total Power saving including saving due to Water Heaters – 23.86 %		
Environmental Management plan during Construction phase	Type	Details	Cost	
	Capital	Air, water, land, biological environment and socioeconomic environment	11.01	
	O&M	Air, water and Noise Monitoring	1.08	
Environmental Management Budget plan during Operation phase	Component	Details	Capital (Rs.in Lacs)	O&M (Rs.in Lacs/Y)
	Storm water	-	-	-
	Sewage treatment	STP	27.5 + 12.5	14.48 + 5.23
	Water treatment	-	-	-
	RWH	RWH Pits	10	0.5
	Swimming Pool	-	-	-
	Solid Waste	OWC	15.50	3.63
	Hazardous waste	-	-	-
	E waste	Handed over to Authorized Vendor	-	-
	Green belt development	Gardening	10.86	2.00
	Energy saving	Other measures	-	-
		Renewable energy	57.8	2.89
	Environmental Monitoring	From MoEF&CC approved lab	-	8.44
	Disaster Management	-	123	7.95
Sewage Pumping Cost	-	-	-	
Parking details	Type	Required as per DCR	Actual Provided	Area per parking (m ²)
	4-Wheeler	700	700	12873.04
	2-Wheeler	1564	1564	
	Bicycles	692	692	

3. The proposal has been considered by SEIAA in its 218th A meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to obtain IOD / building plan approval from competent authority in concurrence with the remarks given by M/s PRIMO pertaining to nearby nalla.
2. PP to ensure adequate distance between trees like Kadamb instead of 3 m which is very less.
3. PP to submit IOD / Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under.

B. SEIAA Conditions-

1. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
2. 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.
3. SEIAA after deliberation decided to grant Environment Clearance for- FSI- 12047.60 m², Non-FSI-25714.86 m², Total BUA- 37762.46 m² (Restricted As per CC) (Plan approval- CC/461/20, dated- 31.08.2020)

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 off 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. 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.
- XVII. 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.
- XVIII. 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.
- XIX. 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.
- XX. 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 <http://parivesh.nic.in>
 - XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
 - XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
 - XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the

project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

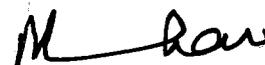
C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA. as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
 6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per

EIA Notification, 2006, amended time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

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



Manisha Patankar-Mhaiskar
(Member Secretary, SEIAA)

Copy to:

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

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000108344/CE - 2105000767

Date: 18.05.2021

To,

M/s Venkatesh Landmark through Mr.
 Rahul Kondiba Satav and Others
 Survey No.214/1/1 and 214/1/4 Airport
 road ,Behind Symbiosis Law school
 Vimannagar ,
 Lohegaon ,Tal-Haveli, Dist-Pune



Your Service is Our Duty

Sub: Consent to Establish for construction of Residential and commercial project granted under Red Category

Ref: 1. Application vide UAN No. 0108344 dt.10/10/2021

Your application NO. MPCB-CONSENT-0000108344

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

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.62 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish is valid for residential and commercial projects named as M/s Venkatesh Landmark through Mr. Rahul Kondiba Satav and Others, Survey No.214/1/1 and 214/1/4 Airport road ,Behind Symbiosis Law school Vimannagar , Lohegaon ,Tal-Haveli, Dist-Pune on Total Plot Area of 17427.00 SqMtrs for construction BUA of 63823.93 SqMtrs as per sanctioned approved by local body including utilities and services and commencement certificate issued by local body**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to Disposal
1.	Trade effluent	Nil	0 NA

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	262	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
1	DG set 160 KVA	1	As per Schedule -II
1	DG set 82.5 KVA	1	As per Schedule -II
1	DG set 20 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable Waste	669 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	used as manure
2	Non biodegradable Waste	532 Kg/Day	-	Segregate and Hand over to Local Body for recycling Used as manure
3	STP Sludge	80 Kg/Day	-	used as manure
4	E Waste	5.6 Kg/Day	Recyclers	sent to Authorized recyclers

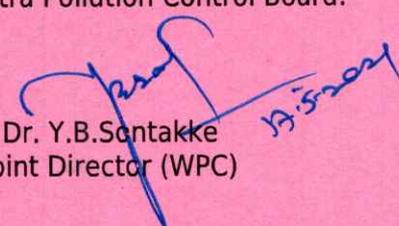
7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

- 8 This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- 9 This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- 10 Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL
- 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 PP shall install online monitoring system for BOD, TSS and flow at the outlet of STP with connectivity to MPCB Server.

- 13 Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016
- 14 Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
- 15 Project Proponent shall provide Organic waste digester with composting facility or Biogas digester with composting facility.
- 16 Project Proponent Shall not use groundwater till obtained permission from Central ground water Authority (CGWA).
- 17 Project Proponent shall take adequate measures to control dust emissions and noise level during construction phase.
- 18 Project proponent shall not take any effective steps towards implementation of projects prior to obtaining Environmental clearance from competent authority.
- 19 Project Proponent shall make provision of charging port for Electric vehicles at least 10 % of total available parking..

For and on behalf of the
Maharashtra Pollution Control Board.


Dr. Y.B.Sontakke
Joint Director (WPC)

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	100000.00	MPCB-DR-4386	15/02/2021	RTGS

Copy to:

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

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

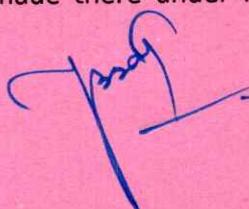
- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **280 CMD for treatment of domestic effluent of 262 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	275.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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



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

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

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1	DG Set 160 KVA DG set	Acoustic enclosure	3	Diesel	29.28 Ltr/Hr
S-2	DG Set 82.5 KVA	Acoustic enclosure	3	Diesel	15.04 Ltr/Hr
S-3	DG set 20 KVA	Acoustic enclosure	1	Diesel	4.08 Ltr/Hr

- 2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

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

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	10.0 Lakh	15 Days	compliance of consent conditions	commissioning of projects	Up to Commissioning of the project



Sr. No.	Consent (C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
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** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

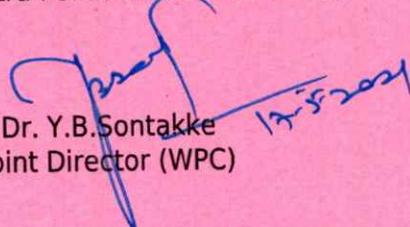
General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

5 Conditions for D.G. Set

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

For and on behalf of the
Maharashtra Pollution Control Board.


Dr. Y.B. Sontakke
Joint Director (WPC)

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000206259/CO/2405002351

Date: 28/05/2024

To,
 M/s. Venkatesh Landmark through Mr.
 Rahul Kondiba Satav and Others,
 Survey No.214/1/1 and 214/1/4, Behind
 Symbiosis Law school Vimannagar,
 Lohegaon, Tal. Haveli, Dist. Pune



Sub: Consent to Operate (Part-I) for Residential & Commercial Building Construction Project Granted Under Red Category.

- Ref:**
1. Your application for 1st Consent to Operate vide UAN. MPCB-CONSENT-0000206259 dtd. 15/04/2024.
 2. Consent to Establish dtd. 18/05/2021.

Your application NO. MPCB-CONSENT-0000206259

For: Grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The 1st Consent to Operate is granted for a period up to 30.04.2025**
2. **The capital investment of the project is Rs.52.3627 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate is valid for Residential & Commercial Building Construction Project named as M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav and Others, Survey No.214/1/1 and 214/1/4, Behind Symbiosis Law school Vimannagar, Lohegaon, Tal. Haveli, Dist. Pune on Total Plot Area of 17427.00 Sq Mtrs for construction BUA of 47615.53 Sq Mtrs as per local body sanction dtd. 31/08/2020 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish dtd. 18/05/2021	17427.00	63823.93
2	Environment Clearance dtd. 30/04/2021	17427.00	37762.46

4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA

<i>Sr No</i>	<i>Description</i>	<i>Permitted</i>	<i>Standards to</i>	<i>Disposal</i>
2.	Domestic effluent	144	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:**

<i>Stack No.</i>	<i>Description of stack / source</i>	<i>Number of Stack</i>	<i>Standards to be achieved</i>
1	DG Set (160 KVA)	1	As per Schedule -II
2	DG Set (35 KVA)	1	As per Schedule -II

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

<i>Sr No</i>	<i>Type Of Waste</i>	<i>Quantity & UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	Biodegradable Waste	399 Kg/Day	OWC	Use as Manure
2	Non-Biodegradable Waste	266 Kg/Day	Segregation	Hand Over to Authorized Vendor
3	E-waste	4.61 Kg/Day	Segregation	Sale to Authorized Party
4	STP sludge	50 Kg/Day	NA	Used as Mannure

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

<i>Sr No</i>	<i>Category No.</i>	<i>Quantity</i>	<i>UoM</i>	<i>Treatment</i>	<i>Disposal</i>
NA					

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 operate the Organic waste digester with composting facility or biodigester with composting facility effectively
11. The Project Proponent shall comply with the Environmental Clearance obtained vide dtd. 30/04/2021.
12. PP shall obtain amendment in Environmental Clearance from competent authority for Built-up Area 63823.93 Sq Mtrs. as per sanction plan dtd. 31/08/2020.
13. This Consent is issued for total BUA 47615.53 Sq Mtrs as per the sanction plan dtd. 31/08/2020 approved by local body.
14. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to O & Environmental Clearance.



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6e7ec141
74126fe5

Signed by: **Dr J. B. Sangewar**
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2024-05-28 12:23:18 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	100000.00	MPCB-DR-25912	16/04/2024	RTGS

Copy to:

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



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

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **200 CMD for treatment of domestic effluent of 144 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	180.00
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	10 for Gardening

- 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
1	DG Set 160 KVA	Acoustic Enclosure	3.00	HSD 46.6 Ltr/Hr	1	SO ₂	15.36 Kg/Day
1	DG Set 35 KVA	Acoustic Enclosure	3.00	HSD 10.8 Ltr/Hr	1	SO ₂	2.88 Kg/Day

- 2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

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

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2O	Rs. 10 Lakhs	15 Days	Compliance of Consent & EC Conditions.	30/04/2025	30/08/2025

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV**General Conditions:**

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

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



"Your Service is our Duty"

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

MPCB/ROP/PD/ 2A10160001

Date: 16/10/2024

To,
M/s. Venkatesh Landmark through
Mr. Rahul Kandiba Satav and Others,
Sr. No. 2/4/1/1 and 2/4/1/4, Behind Symbiosis Law School,
Vimannagar, Lohegaon, Tal. Haveli, Dist. Pune.

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

- Ref:**
- 1) Consent to Operate (Part-I) granted by the Board vide no. Format1.0/JD (WPC)/UAN No.0000206259/CO/2405002351, Dtd. 28/05/2024
 - 2) Complaint received from Shri Kalpesh Yadav, President Chava Pratishtan vide letter Dtd. 09/09/2024
 - 3) Visit of the Board Official to your industry on 20/09/2024
 - 4) Proposal submitted by SRO Pune-I vide no. MPCB-LEGAL-ACTIONS - 250924002 Dtd. 03/10/2024.

WHEREAS, the Maharashtra Pollution Control Board has granted Consent to Operate u/s 26 of the Water (Prevention and Control of Pollution) Act, 1974 and u/s 21 of the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under Rule 6 of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016, subject to certain terms and conditions.

AND WHEREAS, it is obligatory on your part to provide adequate pollution control devices and comply with the consent conditions so as to achieve the standards prescribed by the Board in its consent.

AND WHEREAS, Complaint received from Shri Tejas Yadav, President swaraj Rakshan Pratishtan vide letter Dtd. 30/08/2024 vide above reference (2) regarding violations of the consent conditions and environmental clearance conditions.

AND WHEREAS, the officials of the visited to your industry to check the compliance of consent condition on 20/09/2024 and accordingly Sub Regional Officer, Pune-I submitted the legal action proposal vide reference (4) above and therein following non-compliances reported,

- 1) You have not provided temporary sewage and municipal solid waste treatment facilities to the labour camp.
- 2) You have not obtained NOC / Permission form the Central Ground Water Authority for extraction of the Ground Water for your commercial hours.
- 3) You have not developed adequate green belt along with the periphery of the construction project.
- 4) You have carried out exceed construction than the granted environmental clearance.

J.F.

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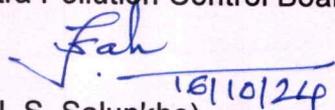
AND WHEREAS it has been observed that you have failed to comply with the conditions stipulated in the Consent granted by the Board and Conditions of Environmental Clearance and thereby discharging untreated / partially treated effluent and air emissions into the environment and thereby causing water and air pollution into the environment.

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

1. Why your existing bank guarantee shall not be forfeited ?
2. Why shall not initiate the further stringent legal action against your construction project. ?

You are hereby given an opportunity to **respond within 7 days** from issuance of these directions, failing which, MPCB will initiate legal action against your construction project without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board


(J. S. Salunkhe) 18/10/24
Regional Officer,
M. P. C. Board Pune

Copy Submitted for information to

1. Joint Director (APC), M.P.C. Board, Mumbai.
2. Law Officer, M.P.C. Board, Mumbai.

Copy to- The Sub-Regional Officer, M.P.C. Board, Pune-I :- You shall submit the compliance report of this directions within time and also submit the JVS results in tabular format.



	<p>502</p> <p>MAHARASHTRA POLLUTION CONTROL BOARD REGIONAL OFFICE, PUNE</p>  <p>“आपली सेवा आमचे कर्तव्य”</p>	
<p>Tel. No. 9423632901 SRO Off: 9422742901 E-mail: ropune@mpcb.gov.in Visit us at: www.mpcb.gov.in</p>		<p>Jog Center, Building, 3rd Flor, Wakadewadi, Mumbai-Pune Highway, Pune- 411003, Maharashtra</p>

No. MPCB/ROP/PD/ 2411060003

Date: 06/11/2024

To,
M/s. Venkatesh Landmark,
through Mr. Rahul Kandiba Satac and Others,
Sr. No. 214/1/1 and 214/1/4, Behind Symbiosis Law School,
Vimangagar, Lohegaon, Tal. Haveli, Dist. Pune.

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

- Ref :**
- 1) Consent to Establish granted by the Board vide letter Dtd. 18/05/2021
 - 2) Consent to Operate (Part-I) granted by the Board vide letter Dtd. 28/05/2024.
 - 3) Environmental Clearance granted by the SEIAA, MoEF & CC, GoM vide letter Dtd. 30/04/2021
 - 4) Complaint received from Shri. Kalpesh Yadav, President, Chhava Pratishtan, vide their letter Dtd. 09/09/2024
 - 5) Visit of the Board Official to the site on 20/09/2024
 - 6) Proposed Directions issued to the aforesaid project by the Board vide letter Dtd. 16/10/2024
 - 7) This office letters issued to The City Engineer, PMC, Pune & The Chief Garden Superintendent, PMC, Pune, vide dated 26/09/2024, 15/10/2024, 16/10/2024, 24/10/2024 & 28/10/2024.
 - 8) Hearing extended to complainant on 22/10/2024 regarding complaint.

WHEREAS, the Maharashtra Pollution Control Board has granted Consent to Operate u/s 26 of the Water (Prevention and Control of Pollution) Act, 1974 and u/s 21 of the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under Rule 6 of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016, subject to certain terms and conditions.

AND WHEREAS, it is obligatory on your part to provide adequate pollution control devices and comply with the consent conditions to achieve the standards prescribed by the Board at its consent.

AND WHEREAS, this office is in receipt of the complaint of Shri. Kalpesh Yadav, President, Chhava Pratishtan, vide their letter Dtd. 09/09/2024

AND WHEREAS, the Board officials has investigated the complaint matter and reported the non-compliances.



AND WHEREAS, accordingly the M.P.C. Board has issued Proposed Direction vide above reference letter no. 6.

AND WHEREAS, you have failed to submit the reply of the proposed direction to this office till date.

AND WHEREAS, the officials of the Board have visited your unit for checking compliance of consent conditions and conditions of Environmental Clearance as well as investigation of complaint matter and carried out the inspection of your industry on 20/09/2024 and accordingly Sub Regional Officer, Pune-I, has reported the various non compliances as under-

- 1) You have not provided temporary sewage and municipal solid waste treatment facilities to the labour camp.
- 2) You have not obtained NOC/permission from the Central Ground Water Authority for extraction of the ground water for your commercial purpose.
- 3) You have not developed adequate green belt along the periphery of the construction project.
- 4) You have carried out exceed construction than the granted environmental clearance.
- 5) You have obtained consent to establish for construction of residential and commercial building projects from the Board on 18/05/2021 for TPA 17427.00 Sq. Mtrs. And BUA 63823.93 Sq. Mtrs.
- 6) You have obtained Environmental Clearance granted by the SEIAA, MoEF & CC, GoM vide letter Dtd. 30/04/2021 for TPA 17427.00 Sq. Mtrs. And BUA 37762.46 Sq. Mtrs.
- 7) You have obtained consent to operate for construction of residential and commercial building project from the Board from the M. P. C. Board on 28/05/2024 for TPA 17427.00 Sq. Mtrs. And BUA 47615.53 Sq. Mtrs. Subject to:-
 - (a) The Project Proponent shall comply with the Environmental Clearance obtained vide dtd. 30/04/2021.
 - (b) PP shall obtain amendment in Environmental Clearance from competent authority for Built-up Area 63823.93 Sq Mtrs. as per sanction plan dtd. 31/08/2020.
 - (c) This Consent is issued for total BUA 47615.53 Sq. Mtrs. as per the sanction plan dtd. 31/08/2020 approved by local body.
 - (d) PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to O & Environmental Clearance.
- 8) You have obtained Environmental Clearance (EC) on 30/04/2021 as per the sanction plan vide CC/461/2020, Dtd. 31/08/2020, However, not obtained revised Environmental Clearance (EC) for the revised construction permission and completed and being completed construction activities as per Construction Development Dept. of PMC vide sanction plan no. CC/1118/20 Dtd. 11/11/2020 and CC/3709, Dtd. 24/02/2022.
- 9) You have not developed adequate green belt along with the periphery of the construction project as per the conditions of Environmental Clearance.
- 10) As per the complainant raised a question about the garden area you have not maintained Green Belt Total RG area (m²), Provided RG= 1561.8 Sq. Mtrs as per Environmental Clearance Dtd. 30/04/2021. Not reserved mother earth for the same.
- 11) You have not maintained heights of buildings as per the sanctioned plan and environmental clearance.

- 12) You have made constructions on Natural Nalla making roads and construction in the bed of Nalla without taking the permission of Hon'ble District Collector, Pune and Irrigation Department.
- 13) You have not followed the guidelines of conditions during the construction phase as well as compliance of Construction & Demolition Rule, 2016.
- 14) You have not submitted the compliance report of specific condition A, B, & General conditions A, B & C as mentioned in the Environmental Clearance granted to you.
- 15) You have not submitted the compliance report of Consent & Environmental Clearance conditions to the Board office.

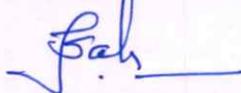
AND WHEREAS, from the record it has been observed that you have failed to comply with the conditions stipulated in the Consent granted by the Board as well as conditions of Environmental Clearance granted by the SEIAA, MoEF & CC, GoM and thereby causing pollution of the surrounding environment.

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

1. Why your consent shall not be revoked?
2. Why shall not recommend to revoke the Environmental Clearance to competent authority?
3. Why your existing Bank Guarantees shall not be forfeited?
4. Why shall not be issued closure/stoppage order? and directed to disconnect the electricity/water supply of the unit to competent authority?
5. Why further stringent actions shall not be initiated against your construction project?

You are hereby given an opportunity to respond within 7 days from the issuance of these directions, failing which MPCB will initiate further stringent legal action against your unit without giving any further notice in accordance with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which may please be noted.

For and on behalf of
Maharashtra Pollution Control Board



(J.S. Salunkhe)

Regional Officer, Pune.

Copy submitted for information to:

- 1) The Member Secretary, M.P.C. Board, Mumbai.
- 2) The Member Secretary, SEIAA, Environment & Climate Change Department, Mantralay, Mumbai.
- 3) The Joint Director (APC), M.P.C. Board, Mumbai.

Copy to:

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

- He is directed to serve the copy of direction to the PP & take follow-up and ensure the compliance of the aforesaid directions.

Copy:

Master File.



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

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



"Your Service is our Duty"

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

MPCB/ROP//CD/ 24/12180001

Date: 18/12/2024

To,
M/s. Venkatesh Landmark,
 Through Rahul Kondiba Satav and Others,
 Survey No. 214/1/1 and 214/1/4, Behind Symbiosis Law
 School, Vimangar, Lohegaon, Tal. Haveli, Dist. Pune

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

- Ref:**
- 1) Consent to Establish for Construction of Commercial Project granted vide letter Dtd. 18/05/2021.
 - 2) Consent to Operate (Part-I) granted by the Board vide letter Dtd. 28/05/2024.
 - 3) Environmental Clearance granted by the Board vide SEIAA, MoEF & CC, GoM vide letter Dtd. 30/04/2021.
 - 4) Complaint received from Shri. Kalpesh Yadav, President, Chhava Pratishtan, vide letter dtd 09/09/2024 regarding illegal construction activity.
 - 5) Proposed Directions vide no. MPCB/ROP/PD/2411060003, Dtd. 06/11/2024
 - 6) Reply to the Proposed Directions vide letter Dtd. 07/11/2024
 - 7) Visit of Board official to your construction site on 04/12/2024
 - 8) Proposal submitted by SRO, Pune-I vide no. MPCB-LEGAL-ACTIONS-250924002, Dtd. 05/12/2024 and approval received from Board's HQ on 16/12/2024.

WHEREAS, the Maharashtra Pollution Control Board has granted Consent to Operate granted by the Board for total BUA 47615.53 Sq. Mtrs. As per the sanction plan Dtd. 31/08/2020 u/s 26 of the Water (Prevention and Control of Pollution) Act, 1974 and u/s 21 of the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under Rule 6 of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016, vide reference (1) above, subject to certain terms and conditions.

AND WHEREAS, Board has granted Consent to Operate for construction of commercial project granted vide letter dtd. 28/05/2024 with condition no. (12) stated as "the PP shall obtain the environmental clearance from the competent authority for Built up area 63823.93 Sq. Mtrs as per the sanction plan Dtd. 31/8/2020."

AND WHEREAS, it is obligatory on your part to provide adequate pollution control systems and comply with the consent conditions so as to achieve the standards prescribed by the Board.

AND WHEREAS, the Board office received complaint vide letter dtd. 09/09/2024 regarding illegal construction activity as you have carried out construction without obtaining Environmental Clearance and Consent of the Board.

AND WHEREAS, Board has issued directions vide no. 2411060003, Dtd. 06/11/2024 with various non-compliances and directed to submit satisfactory reply with compliance report, However, you have not submitted satisfactory reply and compliance report of the same.

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AND WHEREAS, the Board official visited to the project on 04/12/2024 to verify the reply of the above proposed directions and accordingly, the Sub Regional Officer Pune-I submitted legal action proposal and wherein reported that,

- (1) You have not provided temporary sewage and municipal solid waste treatment facility for the labour camp.
- (2) You have not obtained NOC and Permission or Exemption certificate from the Central Ground Water Authority for extraction of ground water for your commercial activities.
- (3) You have not developed adequate green belt as per the conditions prescribed in the consent and environmental clearance.
- (4) You have carried out exceeded construction than the granted Environmental Clearance.
- (5) You have not obtained amended Environmental Clearance from the Competent Authority for Built-up area 63823.93 Sq. Mtrs as per the sanction plan Dtd. 31/08/2020, which is violations of the consent conditions.
- (6) You have carried out more construction than the consented BUA i.e. 47615.53 Sq. Mtrs.
- (7) You have not submitted affidavit in Board's prescribed format regarding Compliance of Consent to Operate and Environmental Clearance, which is violations of the consent conditions.
- (8) You have not obtained revised environmental clearance for revised sanction permission for the completed and being completed construction activities as per the PMC sanction Dtd. 11/11/2020 and 24/02/2022.
- (9) You have not developed adequate green belt on mother earth as per the conditions prescribed in consent to operate and environmental clearance.
- (10) You have carried out the construction on the Natural Nall without taking permission from the competent authority.
- (11) You have not submitted the compliance report of specific conditions A, B, C and General Conditions A, B, & C as mentioned in the Environmental Clearance granted to you.
- (12) You have not submitted the compliance report of the conditions prescribed in consent to establish and environmental clearance.
- (13) You have not maintained heights of the buildings as per the sanctioned plan and environmental clearance.
- (14) You have not submitted the compliance report for the Construction and Demolition waste as per the C & D Rule, 2016.

AND WHEREAS, after going through the record of your case, reports and information of the Board officials and making necessary enquiries, I came to the conclusion that you are failed to comply with the consent conditions and conditions of the Environmental Clearance and thereby causing grave injury to the Environment in the least bothered way and violating different enactments.

NOW, THEREFORE, in exercise of powers conferred upon me by the Board u/s 33A of the Water (Prevention & Control of Pollution) Act, 1974 and u/s 31 A of the Air (Prevention & Control of Pollution) Act, 1981, I the undersigned Regional Officer at Pune **hereby direct you to stop the ongoing and further construction activities forthwith** and report the compliance accordingly. Failure of which the competent authorities will be initiate further legal action, which may please note.



For and on behalf of M.P.C. Board

J. Sah
18.12.24
Regional Officer,
MPCB, Pune

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Copy submitted for favor of information to:-

1. Member Secretary, MPCB, Mumbai.
2. Joint Director (WPC), MPCB, Mumbai.
3. Law Officer (P & L Div), MPCB, Mumbai .

Copy submitted for further necessary action please :-

1. The Commissioner, Pune Municipal Corporation, Pune.

Copy for necessary action please:-

- **City Engineer, Pune Municipal Corporation, Pune** :- You shall ensure to stop work of the construction project after the approval of the environmental clearance certificate dated 30/4/2021 all corrected building permits, sanctions building plans, garden NOC, fire NOC and Partial Completion Certificates approved by the Pune Municipal Corporation should be revoked.

Copy to Sub Regional Officer- Pune-I :- He is directed to serve the directions and report the compliance accordingly.



For and on behalf of M.P.C. Board

Fah
18.12.24
Regional Officer,
MPCB, Pune

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

Phone No. 020-25811694
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visit us : www.mpcb.gov.in



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

"Your Service is our Duty"

MPCB/RESTART/

2501070001

Date: 07/01/2025

To,

M/s. Venkatesh Landmark,
Through Rahul Kondiba Satav and Others,
Survey No. 214/1/1 and 214/1/4, Behind Symbiosis Law School,
Vimannagar, Lohegaon, Tal. Haveli, Dist. Pune.

Sub: - Revocation of the Stop Work Directions reg...

- Ref:-**
- 1) Consent to Establish for Construction of Commercial Project granted vide letter Dtd. 18/05/2021.
 - 2) Consent to Operate (Part-I) granted by the Board vide letter Dtd. 28/05/2024.
 - 3) Environmental Clearance granted by the Board vide SEIAA, MoEF & CC, GoM vide letter Dtd. 30/04/2021.
 - 4) Proposed Directions vide no. MPCB/ROP/PD/2411060003, Dtd. 06/11/2024
 - 5) Reply to the Proposed Directions vide letter Dtd. 07/11/2024
 - 6) Visit of Board official to your construction site on 04/12/2024
 - 7) Proposal submitted by SRO, Pune-I vide no. MPCB-LEGAL-ACTIONS-250924002, Dtd. 05/12/2024 and approval received from Board's HQ on 16/12/2024.
 - 8) Stop work directions issued by the Board vide no. MPCB/ROP/CD/2412180001, Dtd. 18/12/2024.
 - 9) Response or Reply to the Stop Work Directions submitted by the Project Proponent (PP).
 - 10) Approval received from the Board's HQ to revoke the stop work direction through legal module on 01/01/2025

This refers to the Stop Work Directions issued by the Board vide ref. No. (8) to your construction project and in response to the aforesaid directions you have submitted requisite documents and requested to give the stay on the stop work directions.

Considering your submission, the Board's Competent Authority directed to revoke the above stop work directions. Accordingly, the said stop work directions revoked herewith, subject to the following terms and conditions: -

- (1) You shall scrupulously comply with all the conditions prescribed in the Consent to Operate, Environmental Clearance and Board's Earlier Directions.
- (2) You shall submit the Bank Guarantee of Rs. 10,00,000/- (Ten Lakh Only) towards ensure the above directions. The Bank Guarantee shall submit in favor of Regional Officer, MPCB, Pune within 15 days.

In case of any non-compliance / violations of the consent conditions and environmental clearance conditions the Board has no option to take further appropriate legal action in your matter under under section 33A of Water (Prevention and control of Pollution) Act, 1974 and 31A of Air (Prevention and control of Pollution) Act, 1981.

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This is issued with the approval of the competent authorities of the Board.



For and on behalf of
Maharashtra Pollution Control Board

J.S. Salunkhe
07.01.25
(J. S. Salunkhe)
Regional Officer,
M. P. C. Board Pune

Copy submitted for information to:-

1. The Member Secretary, MPCB Mumbai.
2. The Joint Director (APC), MPCB, Mumbai.
3. The Law Officer (P&L Divn.), MPCB, Mumbai.

Copy submitted in favor of information :-

Hon'ble Municipal Commissioner, Pune Municipal Corporation, Pune.

Copy to:- For information and necessary action please.

1. City Engineer, Pune Municipal Corporation, Pune.
2. Executive Engineer, Pune Municipal Corporation, Pune.
3. Chief Officer, Fire Department, Pune Municipal Corporation, Pune.
4. Chief Officer, Garden Department, Pune Municipal Corporation, Pune.
5. Sub Regional Officer, M.P.C. Board, Pune-I.



For and on behalf of
Maharashtra Pollution Control Board

J.S. Salunkhe
07.01.25
(J. S. Salunkhe)
Regional Officer,
M. P. C. 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 Project :- M/s. Venkatesh Landmark through Rahul Kondiba Satav
Survey No. 214/1/1 and 214/1/4 Village-Lohegaon,
Taluka-Haveli, District-Pune.

Date of Visit :- 27/6/2025

Industry Officials :- Mr. Nitin Renuse (Liasoning head).

Observations :-

Before the Hon'ble National Green Tribunal Western Zone Bench, Pune Original Application no. 51 of 2025 (wz) filed by Mr. Kalpesh Chandrakant Yadav regarding seeking directions Quash and Set aside Consent granted by Board to M/s. Venkatesh Landmark through Rahul Kondiba Satav; accordingly as per instruction of Sub Regional Officer visited to the site.

1) Consent and Environmental Clearance details:-

A) Board has granted Consent to Establish on 18/05/2021 for a period up to Commissioning of project or up to 5 years whichever is earlier for TPA-17427 sqmtr & BUA- 63823.93 sqmtr.

B) Board has granted Consent to part Operate on 28/05/2024, which was valid up to 30/04/2025 for TPA-17427sqmtr & BUA- 47615.53 sqmtr as per local body sanction dtd. 31/8/2020. Later PP has applied for renewal of Consent to operate which is in process with Board.

C) State Level Environment Impact Assessment Authority has granted a Environment Clearance to M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav and Others on 30/04/2021 for TPA – 17427 Sq. mt and total BUA is 63823.93 sq.mt(mentioned at page no.2) and at page no.5 Specific Conditions: B. SEIAA Conditions SEIAA after deliberation decided to grant Environment Clearance for- FSI- 12047.60 m2, Non-FSI-25714.86 m2, Total BUA- 37762.46

m2 (Restricted As per CC) (Plan approval CC/461/20, dated- 31.08.2020). Later PP has applied for corrigendum in EC vide no.SIA/MH/INFRA2/482616/2024, EC not yet granted.

2) During visit following observation made:-

- A) M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav and Others located at Survey No.214/1/1 and 214/1/4, Airport road, Behind Symbiosis Law school Vimannagar, Lohegaon, Tal-Haveli, Dist-Pune 411014.
- B) At time of visit it is observed that- PP has completed construction work of building B,C,D,E upto - B1+B2+LP+UG+9th floor and MHADA building-P+UG+7th floor, people found residing. Club house-G+1st construction work completed. Temporary sales office provided at site.
- C) PP has completed part excavation work of building A & F. During the visit no construction activity found in operation at site.
- D) PP has provided Sewage Treatment Plant of capacity 200 CMD for the treatment of Domestic effluent having MBBR technology. During visit STP found in operation. Treated water used for flushing & gardening purpose. STP treated water collected for analysis purpose having pH 7 & 8.
- E) PP has provided Organic Waste Convertor of capacity 800 kg/day for the treatment of wet waste generated from project. During visit OWC found in operation.
- F) Natural nalla found existence between building B and amenity space of the project.

OM

Mr. Nitin Renuse
(Liasoning head)

Sutar
(J.S.Sutar)

Field Officer, MPC Board, Pune-1



512
Photographs







515
Photographs



516
Photographs



517
Photographs





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

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

MPCB/SO/2507040001

Date: 04/7/2025

To,
**M/s. Venkatesh Landmark through Rahul Kondiba Satav and Other,
Survey No. 214/1/1 and 214/1/4, Behind Symbiosis Law School,
Vimannagar, Lohegaon, Tal. Haveli, Dist. Pune**

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

Ref: 1) Consent to Establish for Construction of Commercial Project granted vide letter Dtd. 18/05/2021.
2) Consent to Operate (Part-I) granted by the Board vide letter Dtd. 28/05/2024.
3) Environmental Clearance granted by the Board vide SEIAA, MoEF & CC, GoM vide letter Dtd. 30/04/2021.
4) Complaint received from Shri. Kalpesh Yadav, President, Chhava Pratishtan, vide letter dtd 09/09/2024 regarding illegal construction activity.
5) Proposed Directions vide no. MPCB/ROP/PD/2411060003, Dtd. 06/11/2024
6) Reply to the Proposed Directions vide letter Dtd. 07/11/2024
7) Visit of Board official to your construction site on 04/12/2024
8) Directions for the Stop Work issued vide no. MPCB/ROP/CD/2412180001, Dtd. 18/12/2024.
9) Reply submitted / uplod by you vide letter 06/01/2025.
10) Revocation of Stop Work Directions by the Board vide letter Dtd. 07/01/2025
11) Proposal submitted by SRO, Pune-I vide no. MPCB-LEGAL-ACTIONS-250924002, Dtd. 24/02/2025 and received approval from Board's HQ on 04/7/2025

WHEREAS, the Maharashtra Pollution Control Board has granted Consent to Establish and Operate u/s 25 and 26 respectively of the Water (Prevention and Control of Pollution) Act, 1974 and u/s 21 of the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under Rule 6 of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016, subject to certain terms and conditions.

AND WHEREAS, it is obligatory on your part to provide adequate pollution control devices and comply with the consent conditions so as to achieve the standards prescribed by the Board in its consent.

AND WHEREAS, the Official/s of the Maharashtra Pollution Control Board at Pune-I visited to your site and accordingly, Sub Regional Officer, MPC Board, Pune-I submitted legal action proposal vide reference (11) above with following non-compliances,

- 1) You have not yet obtained Revised Environmental Clearance for Revised Sanction Permission for completed and being completed construction activities as per the PMC sanction plan dtd. 11/11/2020 and 24/02/2022 from the competent authority.
- 2) You have applied for corrigendum in Environmental Clearance vide proposal no. SIA/MH/INFRA/2/482616/2024, dtd. 30/12/2024 but not yet obtained.
- 3) You have failed to comply with the EIA Notification, 2006.

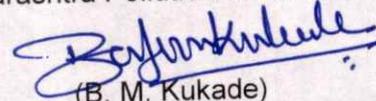
..2..

AND WHEREAS, considering the present failure towards complying with the Conditions Prescribed in the Consent, Environmental Clearance and Directions issued by the Board from time to time and thereby willfully violating the environmental norms.

NOW THEREFORE, in view of the above non-compliances, you are hereby directed to stop your ongoing construction and further construction activities forthwith and not to resume any construction activity without prior permission from the Board, failing which, the Board will have no option than to initiate appropriate legal action under the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and the Air (Prevention & Control of Pollution) Act, 1981. Failure of which the competent authorities will be directed to disconnect water and electricity supply of your activity, which may please note.

This is issued with the approval of the Competent Authority of the Board.

For and on behalf of
Maharashtra Pollution Control Board



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

Copy submitted for favor of information to:-
The Member Secretary, MPCB, Mumbai.

Copy forwarded to:-

1. Joint Director (APC), MPCB, Mumbai.
2. Law Officer (P & L Div), MPCB, Mumbai.

Copy to Sub Regional Officer, MPCB, Pune-I :-

You are directed to serve the stop work directions to addressee also submit acknowledgement copy to this office immediately & submit further compliance report of same.