

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE
ORIGINAL APPLICATION NO.75 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**

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 am filing this Affidavit in Reply in compliance of the Order dated 11/11/2025 passed by this Hon'ble NGT.
- (2) I say and submit that the present Application is filed by the Applicant for carrying out construction of the project by the name "Clover Hills Plaza" located at Amenity Space 1, Survey No.27, H.No.2, 3, 4, 7, 6A/1, 8/1 and H.No.6A/2 6B, 8/2, out of H.No.5, Plot No.5+6+7+14+15+16+17 (P) of village Kondhwa, Taluka Haveli, District Pune by



Respondent No. 9 - M/s Clover Buildcorp, without obtaining prior Environmental Clearance (EC), Consent to Establish (CTE) and Consent to Operate (CTO).

(3) I say and submit that in order to verify the complaint received from the Applicant Shri Nagesh Dhamale dated 23/01/2025, the Officials of the Respondent Board at Pune-I visited the site of the Respondent No.9-Project Proponent(PP) on 31/01/2025 and observed following non-compliances:

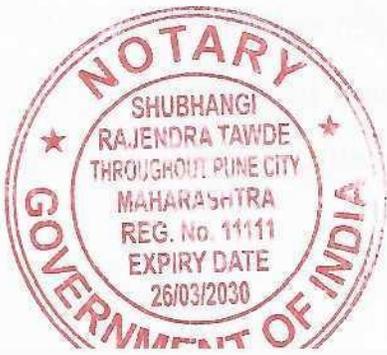
1. Respondent No.9-PP has not obtained Consent to Establish and Consent to Operate for construction activity
2. PP has not operated sewage treatment plant provided for the domestic wastewater treatment
3. PP has not operated OWC for the treatment of bio degradable waste.
4. PP has not yet obtained Environmental Clearance from the competent authority.
5. PP is using ground water through dug well without obtaining permission form the CGWA.
6. PP has not produced any document that is PMC sanction CC, IOP architect Certificate for BUA.

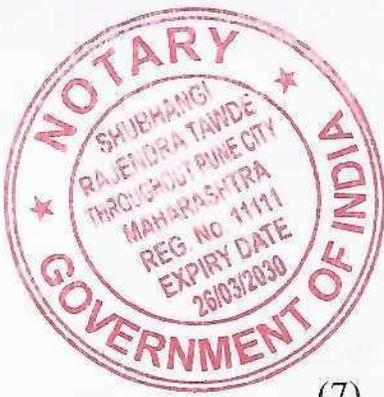
In view of the aforesaid non-compliances, the Respondent Board has issued Proposed Directions dated 27/03/2025 to Respondent No.9-PP. In response to the Proposed Directions dated 27/03/2025, the Respondent No.9-PP has submitted its reply dated 28/03/2025. Copies of the Proposed Directions dated 27/03/2025 and reply submitted by

Respondent No.9-PP dated 28/03/2025 are attached herewith as an **Annexure I & Annexure II respectively.**

- (4) I say and submit that in the interest of natural justice, the Respondent-MPCB has given an opportunity of personal hearing to Respondent No.9-PP on 04/04/2025 and accordingly, issued Stop Work Directions dated 08/05/2025. A copy of the Stop Work Directions dated 08/05/2025 is attached as an **Annexure-III.**
- (5) I say and submit that the Respondent No. 9-PP submitted its reply dated 20/05/2025 to the Stop Work Directions dtd.08/05/2025, stating that they have already stopped all work at site. A copy of the reply submitted by the Respondent No.9-PP dated 20/05/2025 is attached as an **Annexure IV.**
- (6) I say submit that the Respondent No.9-PP has applied for Consent to Establish to the Respondent-MPCB, which was placed before the Consent Committee Meeting held on 23/5/2025, wherein, it was observed that the Respondent No.9-PP has not obtained prior Environmental Clearance from the competent authority and commenced & partially completed construction without obtaining prior Consent to Establish and Consent to Operate from the Board and Respondent No.9-PP has also obtained multiple Part Occupancy Certificates and Commencement Certificates without Consents form the Board.

In view of the aforesaid non-compliances, the Respondent-MPCB vide letter dated 27/06/2025 has refused





application for consent of the Respondent No.9-PP. A copy of the Refusal letter dated 27/06/2025 is attached as an **Annexure V**.

- (7) 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 07/01/2026 and observed as follows:
- I. This is commercial Construction project.
 - II. PP has completed construction of one building and found occupied.
 - III. During visit construction of remaining building not found in operation, plot is open and covered with MS sheet fencing.
 - IV. PP has provided Sewage Treatment Plant of capacity 150 CMD which is found in operation during visit, treated water used for gardening & flushing purpose. During visit STP treated sample collected having pH-6-7.
 - V. PP has provided Organic Waste Convertor (OWC) for treatment of wet waste found in operation during visit.
 - VI. PP has provided DG Set-3 no of 625 KVA capacity provided with acoustic enclosure.
 - VII. At the time of visit, it is observed that open well provided in the premises and the Project Proponent has informed that this well is made for rain water harvesting purpose.





VIII. PP has shown Architect Certificate mentioning Constructed Area on site- 57564.77 Sq mtr of building C1= 3 B +2 P+ 10 Floor. A copy of the Visit Report along with Photographs dated 07/01/2026 is attached as an **Annexure VI.**

(8) Hence this Affidavit.

Solemnly affirmed on this 08th day of January, 2026 at Pune.

I know the affiant

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

ADVOCATE

[Signature]
(Kartikya Langote)
Sub-Regional Officer,
MPCB, Pune-I

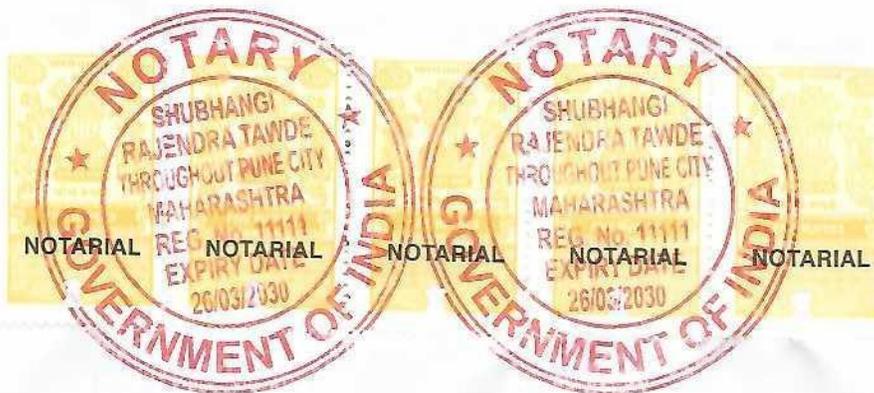
BEFORE ME

SRTawde

SHUBHANGI RAJENDRA TAWDE
NOTARY GOVT. OF INDIA
PUNE

NOTED & REGISTERED
AT SERIAL NO/DT...3/2026

8 JAN 2026



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

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



"Your Service is our Duty"

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

MPCB/ROP/PD/ 250327000A

Date: 27/03/2025

To,

**M/s. Clover Buildcorp- "Cover Hills Plaza",
S No. 27, H. No. 2,3,4,7, 6A/1,8/1 and
H. No. 6A/2, 6B,8/2 out of H. No. 5,
plot no. 5+6+7+14+15+16+17 (P) village Kondhwa
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) Complaint received from the Shri. Nagesh Dhamle vide letter
Dtd. 23/01/2025
2) Visit of the Board Official to your industry on 31/01/2025
3) Proposal submitted by SRO Pune-I vide no. MPCB-LEGAL-ACTIONS
- 070225040 Dtd. 20/03/2025

WHEREAS, it is obligatory on your part to obtain Consent to Establish and Consent to Operate from the Maharashtra Pollution Control Board under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under the provisions of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016, for your entire construction activity. It is also obligatory on your part to provide adequate pollution control devices.

AND WHEREAS, it is obligatory on your part to provide adequate pollution control devices.

AND WHEREAS, In receipt of the Complaint the officials of the visited to your industry and accordingly Sub Regional Officer, Pune-I submitted the legal action proposal vide reference (3) above and therein following non-compliances reported,

- 1) You have not obtained consent to establish and consent to operate for your construction activity.
- 2) You have not operated sewage treatment plant provided for the domestic wastewater treatment.
- 3) You have not operated OWC for the treatment of bio degradable waste.
- 4) You have not yet obtained Environmental Clearance from the Competent Authority of the Board.
- 5) You are using ground water through dug well without obtaining permission from the CGWA.
- 6) You have not produced any documents i.e. PMC Sanction CC, IOD, architect certificate for BUA etc for inspection

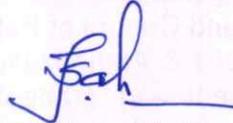
AND WHEREAS it has been observed that you have carried out your manufacturing activities without obtaining consent from the Board and also failed to provide adequate pollution control devices and discharging air emissions and thereby causing water and air pollution into the environment.

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

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

You are hereby given an opportunity to respond within 07 days from issuance of these directions and also directed to remain **present for personal hearing scheduled on 04/04/2025 @ 10:00 AM** in the office of Regional Officer, M. P. C. Board, Jog centre, 3rd floor, wakadewadi, Pune-03 failing which, MPCB will initiate legal action against your unit without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board



(J. S. Salunkhe)

**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 please.

Date: 28.3.2025

To,
Regional Officer (RO)
Maharashtra Pollution Control Board,
Jog Centre, 3rd Floor,
Wakdewadi,
Old-Pune Mumbai Road,
Pune-411003

Subject: Reply to MPCB directions issued under section 33A of Water (Prevention & Control of Pollution) Act, 1974 and 31A of Air (Prevention & Control of Pollution) Act, 1974 for "Clover Hill Plaza" project by M/s. Clover Buildcorp

Ref No.: 1. MPCB directions vide No. MPCB/ROP/PD/2503270004 dated 27.03.2025 (**Enclosure 1**)
2. Notice by SRO Pune-I vide no. MPCB-LEGAL-ACTIONS – 070225040 dated 20.03.2025.
3. MPCB site visit report on 31.01.2025.

Respected Sir/Madam,

With reference to above subject & reference regarding MPCB directions issued vide dated 27.03.2025 under section 33A of Water (Prevention & Control of Pollution) Act, 1974 and 31A of Air (Prevention & Control of Pollution) Act, 1974 for "Clover Hill Plaza" project located at S.No. 27, H.No. 2, 3, 4, 7, 6A/1, 8/1, out of H.No. 5, plot No. 5+6+7+14+15+16+17 (P) village Kondhwa, Tal.Haveli, Dist.Pune by M/s. Clover Buildcorp, we would herewith be making submission & points wise reply on points raised in the directions issued on 27.03.2025.

During the site visit by MPCB officials dated 31.01.2025, we have shown the environmental infrastructure in the working conditions. This is to inform that we have not received any correspondence/ any site report/notice in physical & electronic form from MPCB SRO Pune-I vide no. MPCB-LEGAL-ACTIONS 070225040 dated 20/03/2025 & MPCB directly released directions vide No. MPCB/ROP/PD/2503270004 dated 27.03.2025 which was sent to us by mail on 27.03.2025 itself and before we could submit our reply/clarifications to this directions, news was published in Pune Mirror dated 28.03.2025. (**Enclosure 2**) **without verifying the facts of the matter.**

We are herewith submitting reply to points of non-compliance reported as follows:



Sr. No.	Points	Reply
1	You have not obtained consent to establish & consent to operate for your construction activity.	<ul style="list-style-type: none"> • This is to inform, we have self-notified (suomoto) under MoEF&CC open window dated 14/03/2017 for self-declaration of EC violation cases on 12/07/2017 vide Proposal No. SEIAA-STATEMENT-0000001213. Thereafter, the proposal obtained Term of Reference (ToR) in 84th SEAC-III meeting vide letter no. SEAC-MINUTES-0000003614 dated 28.3.2019 which was valid till 28.3.22 considering 3 years validity as per OM dated 8.6.2022 for conducting Environment Impact Assessment (EIA) studies + 1 year as per MoEFCC Notification dated 18.1.2021 in view of outbreak of Corona Virus. • However, the proposal could not be proceeded further due to financial instability of company & further waiting for clarification regarding scrutiny of violation cases of environment clearance as the SoP was challenged in the Madurai Bench of the High Court of Madras in the matter W.P.(MD) No. 11757 of 2021 titled Fatima Vs Union of India and was interim stayed vide order dated 15th July 2021. • Accordingly, Current application has been carried on 5.9.2023 to obtain Terms of Reference (ToR) under violation category vide application no. SIA/MH/INFRA2/443047/2023. Proposal was discussed in 182nd SEAC-III held on 12.10.2023 & Further 202nd SEIAA meeting held on 13.12.2024, ToR Has been Granted for the said Project. However, Stay imposed by Hon'ble Supreme Court with reference to SOP dated 7.7.2024 & OM dated 28.1.2022. Due to this stay order, the proposal is unable to move forward and get the EC. As the EC was not obtained, we have not approached to get Consent to establish & Consent to Operate. • As per recent OM vide F. No. IA3-3/7/2024-IA.III(Part-I) dated 26.03.2025, the application will be proceeded for Environment Clearance. After, EC approval we will apply to obtain consent approvals for the said project. (Refer Enclosure 3).
2	You have not operated sewage treatment plant provided for domestic wastewater treatment.	We have provided sewage treatment plant of 150 CMD, which is currently operational for C1 building. (Refer Enclosure 4)

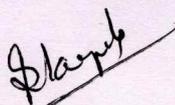
3	You have not operated Organic for bio degradable waste.	We have provided Organic Waste Converter Unit of 300 Kg/day capacity, which is currently operational for C1 building. (Refer Enclosure 5)
4	You have not yet obtained Environment Clearance from the competent authority of board.	The reply is covered in reply Point No. 1.
5	You are using ground water through dug well without obtaining permission from the CGWA.	No abstraction of ground water proposed, Thus, CGWA permission is not applicable for the said project. Existing 1 Recharge Dug-Well (Dia. 7.5m * Depth. 11m) on-site will be used for Rain-water Harvesting Purpose for ground water recharge.
6	You have not produced any document i.e. PMC sanction CC, IOD, architect certificate for BUA etc for inspection	We have obtained PMC sanctions & architect certificate regarding BUA and is attached as Enclosure 6.

For the said proposal ToR is granted as per 202nd SEIAA meeting held on 13.12.2024 for application no. SIA/MH/INFRA2/443047/2023. However, Stay imposed by Hon'ble Supreme Court with reference to SOP dated 7.7.2024 & OM dated 28.1.2022. Due to this stay order, the proposal is unable to move forward and get the EC. Until the EC is granted, we cannot approach MPCB to get Consent to establish. As per recent OM vide F. No. IA3-3/7/2024-IA.III(Part-I) dated 26.03.2025, the application will be proceeded to obtain EC.

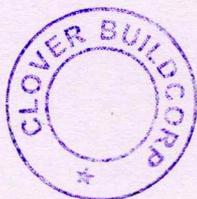
It has been noted that various other project proposals of violation category applied on PARIVESH Portal for Environment Clearance are also under scrutiny & currently on-hold. However, our proposal is defamed through direct press news release regarding the same & without giving us chance to submit reply to MPCB directions.

We, M/s. Clover Buildcorp has obtained required permissions for each of our projects & will continue to take required necessary permissions in future as well. Also, for the said project we are in processto obtain required permission for the said project. Kindly note & consider the same.

Thanking you,
Yours Faithfully,
For,
M/s. Clover Buildcorp



Authorized Signatory



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

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



"Your Service is our Duty"

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

MPCB/SO/ 2505080001

Date: 08/04/2025

To,
M/s. Clover Buildcorp., "Cover Hills Plaza",
S. No. 27, H. No. 2,3,4,7, 6A/1, 8/1 and H. No. 6A/2, 6B, 8/2 out of H. No. 5,
Plot No. 5+6+7+14+15+16+17(p), Village Kondhwa, 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) Hon'ble National Green Tribunal (PB), New Delhi passed an order in application no. 37/2012 filed by Wassan Singh V/s. State of Punjab; forwarded by CPCB vide letter Dtd. 04/7/2017, regarding sealing the unit's operating without consent from SPCBs / PCCs.
(2) Complaint received from Shri Nagesh Dhamale regarding vide letter Dtd. 23/01/2025.
(3) Visit of Board Official to your unit on 31/01/2025
(4) Proposed Directions issued by the Board vide on 27/03/2025
(5) Personal hearing extended on 04/04/2025.
(6) Legal Action Proposal submitted by SRO Pune-I vide no. MPCB-LEGAL-ACTION-070225040 and approved by HQ on 28/04/2025

WHEREAS, it is obligatory on your part to obtain Consent to Establish and Consent to Operate from the Maharashtra Pollution Control Board under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under the provisions of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016. It is also obligatory on your part to provide adequate pollution control devices.

AND WHEREAS, Hon'ble National Green Tribunal, New Delhi has passed the Order in the application No 37/2012 filed by Wassan Singh V/s State of Punjab regarding sealing the unit's operating without obtaining consent from SPCBs/PCC.

AND WHEREAS, complaint received from the from Shri Nagesh Dhamale regarding pollution nuisance vide letter Dtd. 28/04/2025.

AND WHEREAS, In receipt of the complaint, 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 (6) above with following non-compliances,

- 1) You have not obtained consent to establish and consent to operate for your construction activity.
- 2) You have not obtained environmental clearance from the competent authority for your building and contraction project.
- 3) You have completed the construction work having BUA 57564.77 Sq. Mtrs. out of total BUA 62244.80 Sq. Mtrs without obtaining prior consent to establish, consent to operate and environmental clearance.

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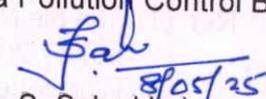
AND WHEREAS, the Board has already issued Proposed Directions to your construction project and conducted the personal hearing for above non-compliance. However, you have failed to comply with the same and not yet obtained consent from the Board and Environment Clearance from the competent authority.

AND WHEREAS, after examining the record of your case and the reports of the officers of the Board, it has been observed that you have carried out the construction without obtaining consent from the Board under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 and adequate pollution control devices and thereby causing water and air pollution into the environment.

NOW THEREFORE, in view of the above non-compliances, you are hereby directed to stop your ongoing, proposed construction activities forthwith and not to resume any 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.

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

For and on behalf of
Maharashtra Pollution Control Board


(J. S. Salunkhe)
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.

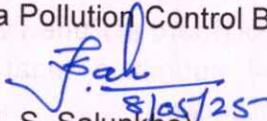
Copy forwarded with compliments for necessary action to:

1. Executive Engineer, MSEDCL Main Division Rastapeth Pune :- You are directed to disconnect the electric supply of above building and construction project, after receipt of this direction and communicate accordingly.
2. Executive Engineer, Pune Municipal Corporation, Pune :- You are directed to disconnect the water supply of above building and construction project, after receipt of this direction and communicate accordingly.

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

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

For and on behalf of
Maharashtra Pollution Control Board


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

Date: 20/05/2025

To,

1. Regional Officer,
Regional Office, Pune,
Jog Center Building, 3rd Floor Wakdewadi
Old Mumbai Pune Highway, Pune – 411003
2. Sub-Regional Officer,
Regional Office, Pune,
Jog Center Building, 3rd Floor Wakdewadi
Old Mumbai Pune Highway, Pune – 411003

[250520-73-0272]

Subject: Reply to Stop Work Directions dated 8th May, 2026 issued under section 33A of Water (Prevention & Control of Pollution) Act, 1974 and under section 31A of Air (Prevention & Control of Pollution) Act, 1974 for “Clover Hill Plaza” project by M/s. Clover Buildcorp

Ref No.: Letter vide no. MPCB/SO/2505080001 dated 08.05.2025

Respected Sir,

With reference to above regarding Stop Work directions dated 08.05.2025 issued under section 33A of Water (Prevention & Control of Pollution) Act, 1974 and 31A of Air (Prevention & Control of Pollution) Act, 1974 for “Clover Hill Plaza” project located at S. No. 27, H. No. 2, 3, 4, 7, 6A/1, 8/1, out of H. No. 5, plot No. 5+6+7+14+15+16+17 (P) village Kondhwa Khurd, Tal. Haveli, Dist. Pune by M/s. Clover Buildcorp, we hereby request your goodselves to kindly consider the said order only for ‘C2’ building and grant relief to this stop work notice in respect of ‘C1’ building on humanitarian grounds as building ‘C1’ has received Occupancy Certificate from Pune Municipal Corporation 5-6 years back and the ‘C1’ building is occupied by Allottees of units comprised in the said building since then and they will face a lot of trouble and hardship if water and electricity is disconnect for ‘C1’ building.

Hence, we hereby request your goodselves to kindly grant relief for ‘C1’ building and issue stop work notice only for ‘C2’ building till further orders. We assure that we have already stopped all work at site and will abide by all rules and regulations.

Thanking you,
Yours Faithfully,

For,
M/s. Clover Buildcorp
Authorized Signatory

I
SR0-(I)
18
21/05/25



CLOVER BUILDERSTM
Simply years ahead

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
 Fax: 24023516
 Website: <http://mpcb.gov.in>
 Email: cac-cell@mpcb.gov.in



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

No. BO/MPCB/CC/Refusal/UAN
 No.0000243557/CE/2506002941

Date: 27/06/2025

To,
 M/s. Clover Buildcorp
 S.No. 27, H.No. 2,3,4,7,6A/1,8/1 and H. No.6A/2 6B,8/2,
 out of H.No. 5,Pune
 kondhwa,Pune-Pune



Sub: Refusal of Consent to Operate under Section 27 of the Water (Prevention & Control of Pollution) Act, 1974 and Section 21 (4) of the Air (Prevention & Control of Pollution) Act, 1981.

- Ref:**
1. Your application for grant of Consent to Establish (UAN No. MPCB-CONSENT-0000243557)
 2. Minutes of the 3rd Consent Committee Meeting of 2025-26 held on 23/05/2025.
 3. Board's Proposed Directions issued on 27/03/2025 and Stop Work Directions issued on 08/05/2025 under Section 33A of the Water Act, 1974 and Section 31A of the Air Act, 1981.

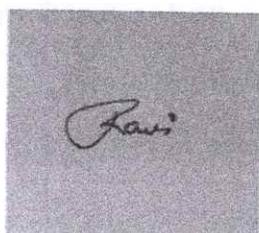
WHEREAS, this office is in receipt of your application for grant of Consent to Establish under section 25 of the Water (Prevention of Control of Pollution) Act, 1974 & under section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Hazardous & Other Wastes (Management & Transboundry Movement) Rules, 2016.

AND WHEREAS, the case was discussed in the 3rd Consent Committee Meeting dated 23/05/2025 and the Committee noted the following:

1. The PP has not obtained prior Environmental Clearance from the competent authority.
2. The PP has commenced and partially completed construction without obtaining prior Consent to Establish and Consent to Operate from the Board.
3. As per the site visit on 31/01/2025, one commercial building is already constructed and partially occupied, whereas the second building is yet to be constructed.
4. The constructed Built-Up Area is 57,564.77 sq.mtr. (as per Architect Certificate dated 04/10/2023), out of total proposed BUA of 62,244.80 sq.mtr.
5. The PP has also obtained multiple Part Occupancy Certificates and commencement certificates without requisite consents from the Board.

AND WHEREAS, the above activities are in clear violation of the provisions of the Water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981, and the Environment (Protection) Act, 1986., also you have failed to submit the reply to the letter even sufficient & reasonable opportunity given for the submission of same and in the absence of the desired information, the Board is unable to take decision about grant of consent.

In view of above, your application for grant of Consent to Establish is hereby refused under Section 27 of the Water (Prevention & Control of Pollution) Act, 1974 and Section 21 (4) of the Air (Prevention & Control of Pollution) Act, 1981 for the above non-compliances. If you are aggrieved by this order, you may prefer an appeal as per provision in the Water (P&CP) Act 1974 & the Air (P&CP) Act 1981 within 30 day's time from the date of receipt of this letter.



e8852e22
36d0809e
234546df
b2f42c2b
70e81236
495a4375
475de99c
ca0c7718

Signed by: Shri. Ravindra Andhale
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
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Copy to:

1. Regional Officer, MPCB-Pune- for information, please. He is directed to issue stop work Direction to the PP after one month with intimation to competent planning Authority & report to HQ.
2. Sub Regional Officer, MPCB-Pune II- for information. You shall communicate to the applicant and Initiate Legal Action against HCE including Proposal to Impose ECC through Legal Module.

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. Clover Buildcorp- "Clover Hills Plaza"
Sr. No. 27, H. No. 2,3,4,7, 6A/1,8/1 and H. No. 6A/2, 6B,8/2
out of H. No. 5, plot no. 5+6+7+14+15+16+17 (P)
village Kondhwa, Tal- Haveli, Dist-Pune.

Date of Visit :- 7/1/2026.

Industry Officials :- Shubhangi Harpale- Project Proponent
Mr. Nelson Dsouza - Property Manager
E- mail:- shubhangi@cloverbuilders.com
Mobile No. 9822391707

Observations :-

Before the National Green Tribunal Western Zone Bench, the Original Application no.75 of 2025 (WZ) with IA No.216/2025 filled by Shri.Nagesh Vinayak Dhamale applicant versus MOEF & CC & ORS respondents against M/s. Clover Buildcorp- "Clover Hills Plaza" Sr.No. 27, H. No. 2,3,4,7, 6A/1,8/1 and H. No. 6A/2, 6B,8/2 out of H. No. 5, plot no. 5+6+7+14+15+16+17 (P) village Kondhwa, Tal- Haveli, Dist-Pune.

- 1) **Environmental Clearance:** - PP has applied for Environmental Clearance under violation vide proposal No. SIA/MH/INFRAA2/44304/2023.Environmental Clearance yet not granted.
- 2) **Consent to Establish & Operate:** - Refusal of Consent to Operate under Section 27 of the Water (Prevention & Control of Pollution) Act, 1974 and Section 21 (4) of the Air (Prevention & Control of Pollution) Act, 1981 on 27/06/2025.
- 3) Project Proponent has not obtained Environmental Clearance from competent authority and Consent to Establish and Operate from the MPC Board.
- 4) Board has issued Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974 and 31A of Air (Prevention & Control of Pollution) Act. 1974 on 27/3/2025 & 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 on 8/5/2025.

With reference to above Hon'ble NGT order and as per directives of Sub-Regional Officer Pune-1 & Email received on 5/1/2026 from Project Proponent regarding clarification of Dug well, visit is carried out and during visit it is observed that:-

- A) This is commercial Construction project.
- B) Project Proponent has completed construction of one building and found occupied.
- C) During visit construction of remaining building not found in operation, plot is open and covered with MS sheet fencing.
- D) Project Proponent has provided Sewage Treatment Plant of capacity 150 CMD which is found in operation during visit, treated water used for gardening & flushing purpose.
- E) Project Proponent has provided Organic Waste Converter (OWC) for treatment of wet waste found in operation during visit.
- F) Project Proponent has provided DG Set-3 no of 625 KVA capacity provided with acoustic enclosure.
- G) At the time of visit it is observed that- open well provided in the premises and Project Proponent has informed that- this well is made for rainwater harvesting purpose.
- H) PP has shown Architect Certificate dtd.—mentioning Constructed Area on site- 57564.77 sqmtr of building C1= 3 B +2 P+ 10 Floor.



Jyoti S. Sutar
Field Officer, SRO Pune-1
MPC Board

Photographs



Photographs



Photographs



Photographs



Photographs



Photographs

