

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE
ORIGINAL APPLICATION No. 76 OF 2025 (WZ)**

Kalpesh Chandrakant Yadav Applicants

Versus

Union of India &Ors. Respondents

**AFFIDAVIT IN REPLY ON BEHALF OF THE
MAHARASHTRA POLLUTION CONTROL BOARD i.e.
RESPONDENT NO. 5 to 7**

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

- (1) I say and submit that the present Application is filed by the Applicant alleging that the Respondent No.10-M/s Grow India Realcon LLP (Project Proponent-PP) is carrying out illegal residential building construction project at Survey No.282/2, admeasuring 8080.00 sq. mtrs at village Maan, Taluka Mulshi District Pune, without obtaining prior Environmental Clearance(EC), Consent to Establish etc.

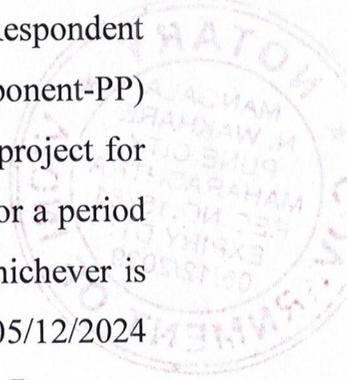
(2) I am filing this affidavit in compliance of the Order dated 19/09/2025 passed by this Hon'ble NGT.

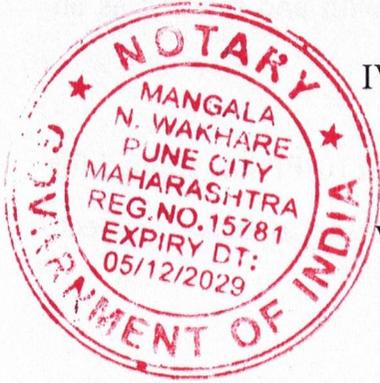
(3) I say and submit that the Respondent-Board has granted Consent to Establish dated 05/12/2024 to the Respondent No.10-M/s Grow India Realcon LLP, (Project Proponent-PP) for the aforesaid Proposed Building construction project for TPA- 8080 sq. mtrs. & BUA- 26460.48 sq.mtrs for a period upto commissioning of the project or 5 years, whichever is earlier. A copy of the Consent to Establish dated 05/12/2024 is enclosed herewith and marked as an **Annexure –I**.

(4) I say and submit that the State Level Environment Impact Assessment Authority (SEIAA) has granted an Environment Clearance dated 09/07/2025 to the Respondent No.10-M/s. Grow India Realcon LLP, (Project Proponent-PP) for TPA – 8080 sq. mtrs. and total BUA is 26460.48 sq.mtrs. for the aforesaid project. A copy of the Environment Clearance dated 09/07/2025 is enclosed herewith and marked as an **Annexure – II**.

(5) I say and submit that in order to verify the present status, the officials of the Respondent- MPC Board at Pune II visited the site of the aforesaid project on 07/11/2025 and observed as follows: -

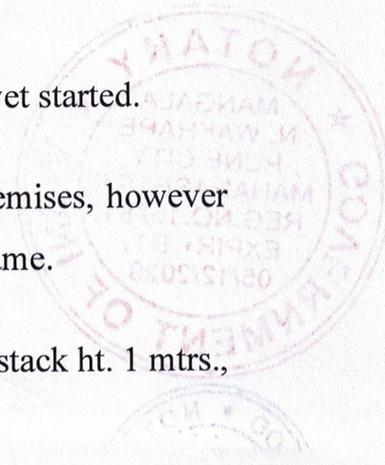
I. The Project Proponent constructed one building upto G+21, possession not yet given, finishing work is in progress. 01 Club House – G+1 found constructed, finishing work is in progress.





- II. As per PMRDA sanction plan dtd. 28.02.2024, BUA - 26460.48 Sq.m.
- III. Provided primary, secondary & tertiary STP with ozonization system having capacity 160 CMD. The STP is not in operation due to no occupancy of flats.
- IV. Provided OWC having capacity 400 Kg/day for the treatment of wet waste.
- V. Labour camp is located inside the project premises (some labour camp area is removed), as per information given by PP wet & dry waste disposing to private party M/s Pawan Enterprises. Now provided septic tank for domestic wastewater, same is lifting regularly for further disposal.
- VI. Not yet provided 30 % electrical charging points, as project not yet completed.
- VII. The Green belt area development work is found in progress.
- VIII. Rainwater harvesting work has not yet started.
- IX. Having 02 bore wells in project premises, however not obtained CGWA NOC for the same.
- X. Having one 62.5 KVA DG set with stack ht. 1 mtrs., for the construction purpose.

BEFORE ME
MANGALA N. WAKHARE
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
5 / 12 / 2029



XI. As per Architect Certificate dtd. 06.05.2025, the project proponent has completed BUA - 23,394 sq.m. prior to obtaining Environmental Clearance. A copy of the Visit Report along with photographs dated 07/11/2025 is enclosed herewith and marked as an **Annexure-III.**

- (6) I say and submit that the Respondent No.10-PP has applied for Consent to Operate on 08/10/2025 for the aforesaid project, which is under process.
- (7) Hence this Affidavit.

Solemnly affirmed on this 21 day of November, 2025 at Pune.

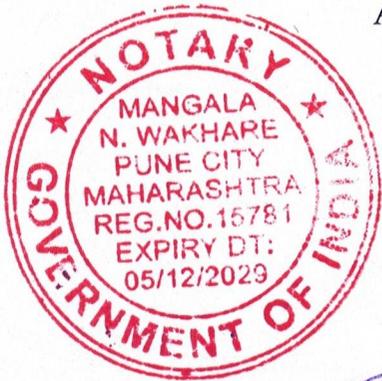
I know the affiant

For and on behalf of Maharashtra Pollution Control Board i.e. Respondent No. 5 to 7

ADVOCATE

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

Awatade



BEFORE ME
Mangala N. Wakhare
MANGALA N. WAKHARE
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
21 NOV 2025



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.0000214551/CE/2412000321

Date: 05/12/2024

To,
 M/s. Grow India Realcon LLP
 S. No. 282/2, Village- Maan,
 Tal. Mulshi, Dist. Pune



Sub: Consent to Establish for Proposed Building Construction Project under Red category.

Ref: Application for Consent to Establish vide UAN. MPCB-CONSENT-0000214551 dtd. 07/08/2024.

Your application NO. MPCB-CONSENT-0000214551

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

- The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
- The capital investment of the project is Rs.99.00 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for Proposed Building Construction Project named as M/s. Grow India Realcon LLP, S. No. 282/2, Village- Maan, Tal. Mulshi, Dist. Pune on Total Plot Area of 8080 Sq Mtrs for construction BUA of 26460.48 Sq Mtrs as per sanction plan approved by planning authority PMRDA including utilities and services**
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	151	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 (320 KVA)	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	249 Kg/Day	Segregation	Handed over to Authorized Vendor
2	Wet Waste	374 Kg/Day	OWC	Used as Manure
3	E Waste	3 Kg/Day	Segregation	Handed over to Authorized Vendor
4	Dry Sludge	3.7 Kg/Day	NA	Used as Manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
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 provide Organic Waste digester with composting facility or biodigester with composting facility.
11. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
12. The project proponent shall make provision of charging of electric vehicles in at least 30 % of total available parking area.
13. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
14. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
15. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

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



8ba72c76
ba4d749e
32e5ab08
b8f1da4d
5b664cbe
047fa401
cc5369c5
d8d3cdf4

Signed by: **Shankar Waghmare**

Joint Director (WPC)

For and on behalf of,

Maharashtra Pollution Control Board

jdwater@mpcb.gov.in

2024-12-05 11:13:30 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	125000.00	MPCB-DR-28394	07/08/2024	NEFT
2	83151.00	MPCB-DR-30350	25/11/2024	NEFT

Copy to:

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



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

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **160 CMD for treatment of domestic effluent of 151 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	168.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	0

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

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

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
1	DG Set 320 KVA	Acoustic Enclosure	4.00	HSD 20 Ltr/Hr	1	SO ₂	30.72 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
-------------------------	---------------	------------------------

- 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	C2E	Rs. 10 Lakhs	15 Days	Compliance of Consent & EC Conditions.	Up to Commissioning of the Project	Up to Commissioning of the Project

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV**Conditions during construction phase**

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

General Conditions:

- 1 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.

This certificate is digitally & electronically signed.





सत्यमेव जयते

499

Annexure- II

File No: SIA/MH/INFRA2/468974/2024

Government of India

Ministry of Environment, Forest and Climate Change

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



Dated 09/07/2025



To,

Jaideep Modak
GROW INDIA REALCON LLP
Office no 102, 24 ICC Trade Tower, A-wing IST Floor, SB road, Pune , PUNE, PUNE,
MAHARASHTRA, 411016
welworthpurnam2024@gmail.com

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

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Residential project 'Welworth Purnam' at S. no. 282/2, Maan, Pune by Grow India Realcon LLP submitted to Ministry vide proposal number SIA/MH/INFRA2/468974/2024 dated 16/05/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3801MH5169667N
(ii) File No.	SIA/MH/INFRA2/468974/2024
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Residential project 'Welworth Purnam' at S. no. 282/2, Maan, Pune by Grow India Realcon LLP
(viii) Name of Company/Organization	GROW INDIA REALCON LLP
(ix) Location of Project (District, State)	PUNE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	no

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority (SEIAA) Appraisal Committee of SEIAA in the meeting held on 08/05/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on 08/05/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority (SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Jaideep Modak under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. This issues with the approval of the Competent Authority.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific

S. No	EC Conditions
1.1	<p>6. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.</p> <p>8. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.</p>

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/468974/2024
 Environment & Climate
 Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.

To
 M/s.Grow India Realcon LLP,
 S. no. 282/2, Maan, Pune.

Subject : Environmental Clearance for Residential project 'Welworth Purnam' at
 S. no. 282/2, Maan, Pune by M/s.Grow India Realcon LLP

Reference : Application no. SIA/MH/INFRA2/468974/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 193rd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 292nd (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 8th May, 2025.

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

1.	Proposal Number	SIA/MH/INFRA2/468974/2024	
2.	Name of Project	Residential project 'Welworth Purnam' at S. no. 282/2, Maan, Pune by Grow India Realcon LLP	
3.	Project category	8a B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Jaydeep Modak
		Regd. Office address	Office no 102, 24 ICC Trade Tower, A-wing IST floor, SB road, Pune
		Contact number	--
		e-mail	welworthpurnam2024@gmail.com
6.	Consultant	Vke: environmental	
7.	Applied for	New Environmental Clearance	
8.	Details of previous EC	NA	
9.	Location of the project	S. no. 282/2, Maan, Pune	
10.	Latitude and Longitude	Latitude: 18°35'36.85"N, Longitude: 73°42'10.00"E	
11.	Total Plot Area (m2)	8,080.00	
12.	Deductions (m2)	808.00	
13.	Net Plot area (m2)	7,272.00	
14.	Proposed FSI area (m2)	23,327.47	
15.	Proposed non-FSI area (m2)	3,299.87	
16.	Proposed TBUA (m2)	26,627.34	
17.	TBUA (m2) approved by Planning Authority till date	--	
18.	Ground coverage (m2) & %	1,116.29 m2 (15.3%)	
19.	Total Project Cost (Rs.)	99 Cr	
20.	CER as per MoEF & CC circular dated 01/05/2018	--	

21.	Details of Building Configuration:			Reason for Modification / Change: N.A.	
	Previous EC / Existing Building N.A.	Proposed Configuration			
		Building Name	Configuration		Height (m)
		Tower A	S + 21 floors		68.00
	Club house	G+1	7.5		
22.	Total number of tenements	Residential: Flats - 249 nos.			
	Total number of users	Total users: 1245 nos.			
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	112	Fresh Water	112
		Recycled water Flushing	56	Recycled water Flushing	56
		Recycled water Gardening	7	Recycled water Gardening	00
		Total Water Requirement	175	Total Water Requirement	168
		Wastewater generation	151	Wastewater generation	151
24.	Water Storage Capacity for Firefighting / UGT	UGT Fire tank- 100 KLD OHWT Fire Tank- 25 KLD			
25.	Source of water	Maan Grampanchayat			
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Post-Monsoon water depth: 4-5 m BGL Pre-Monsoon water depth: 11-12 m BGL		
		Size and no of RWH tank(s) and Quantity:	NA		
		Quantity and size of recharge pits:	Total no of Recharge Pit - 4 nos. Surface Runoff pits - 2 Rooftop Runoff pits - 2 Dimension: Surface: 2.0 x 2.0 x 1.90 m Terrace: 2.0 x 1.5 x 2 m		
		Details of UGT tanks if any:	298 KLD		
27.	Sewage and Wastewater	Sewage generation in CMD:	151		
		STP technology:	MBBR		
		Capacity of STP (CMD):	160		
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	7.5	Will be handed over to Authorized vendor	
		Wet waste:	5	Will be handed over to Authorized vendor	
		Construction waste	The construction waste generated during construction shall be segregated, reused on site and surplus shall be led to scrap dealers for recycling.		
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	249	Will be handed over to SWACH	
		Wet waste:	374	Will be operated in OWC	
		Hazardous waste:	NA	NA	
		Biomedical waste	NA	NA	
		E-Waste	3	Will be handed over to authorized vendor	
STP Sludge (dry)	3.7	Will be operated in OWC			
30.	Green Belt Development	Required open space (m ²):	808 m ²		
		Existing trees on plot:	66 nos.		
		Number of trees to be	51 nos.		

		retained			
		Number of trees to be cut:	15 nos.		
		Number of trees required:	101 nos.		
		Number of trees proposed:	156 nos.		
31.	Power requirement:	Source of power supply:	MSEDCL		
		During Construction Phase (Demand Load):	25 KW		
		DG set:	30 KVA		
		During Operation phase (Connected load):	1,658.52 KVA (1492.67 KW)		
		During Operation phase (Demand load):	699.06 KVA (629.16 KW)		
		Transformer:	1 x 630; 1 x 315 KVA		
		DG set:	1 x 320 KVA		
		Fuel used:	HSD		
32.	Details of Energy saving	5% of Demand load			
33.	Environmental Management plan budget during Construction phase	Type	Details	Annual Cost (Rs.)	One Time Cost (Rs.)
		Air Environment	Erosion control- Dust Suppression with Periodic Water Sprinkling	-	86,400.00
			Barricading	99,008.00	-
		Land	Cost of Topsoil Conservation, including removal of topsoil using Scrapper/JCB and Storage in designated area	33,500.00	-
			Establishment of Labour Colony and Toilets & Sanitation	3,87,500.00	-
		Health and Safety	Labour Colony Maintenance - Cleaning of Waste, Periodic disinfection by pest control measures & health checkup of labours	-	2,52,000.00
			Labour Colony Water Supply, including Establishment of Water storage tank and maintenance of area around it	-	58,500.00
			Labour Safety, including provision of safety equipment & tools such as belts, helmets, dust masks, noise muffs etc, as per requirements of Safety Laws pertaining to Construction Sites	-	3,00,000.00
		DG Set	Cost of Electricity Backup with DG sets	5,50,000.00	-
		Environmental	Environmental Office / Cell on Project Site	-	8,88,000.00
Environment Management	Environmental Monitoring	-	7,36,800.00		

34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital Cost (Rs.)	O&M (Rs. /Y)
		Sewage treatment	STP with MBBR technology	43,65,000	10,80,000
		Solid Waste	OWC	13,50,000	2,84,400
		RWH	Recharge Pits	3,00,000	40,000
		Green belt development	Development & maintenance of green area	6,22,836	4,44,000
		Energy saving	1. For Solar PV Panel 2. For Solar Hot Water	37,71,342	1,36,805
		DG Set Installation		39,04,000	
		Environmental Monitoring	-		3,19,200
		Disaster Management	Lightening Arrester	1,04,100	20,820
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m ²)
		4-Wheeler	131	267	3204
		2-Wheeler	261	261	522
36.	Details of Court cases / litigations w.r.t. the project and project location if any.			No court case, as informed by Project Proponent	

3. Proposal has been considered by SEIAA in its 292nd (Day-2) meeting held on 8th May, 2025 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
2. PP to prepare and implement plan to make proposed project a plastic free zone.
3. PP to submit measure taken / proposed to maintain adequate light and ventilation in ducts.
4. PP to submit structural stability certificate.
5. PP to envisage provision of grass pavers in parking area.
6. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.

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

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 808 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.
5. SEIAA after deliberation decided to grant EC for- FSI- 23,327.47 m², Non FSI- 3,133.01 m², total BUA 26,460.48 m². (Plan approval No. BMU/CR/No/2112/23-24 dated 28.02.2024) (Restricted as per approval).

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and

Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, 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 from time to time.
 8. The above stipulations would be enforced among others under the Water (Prevention and

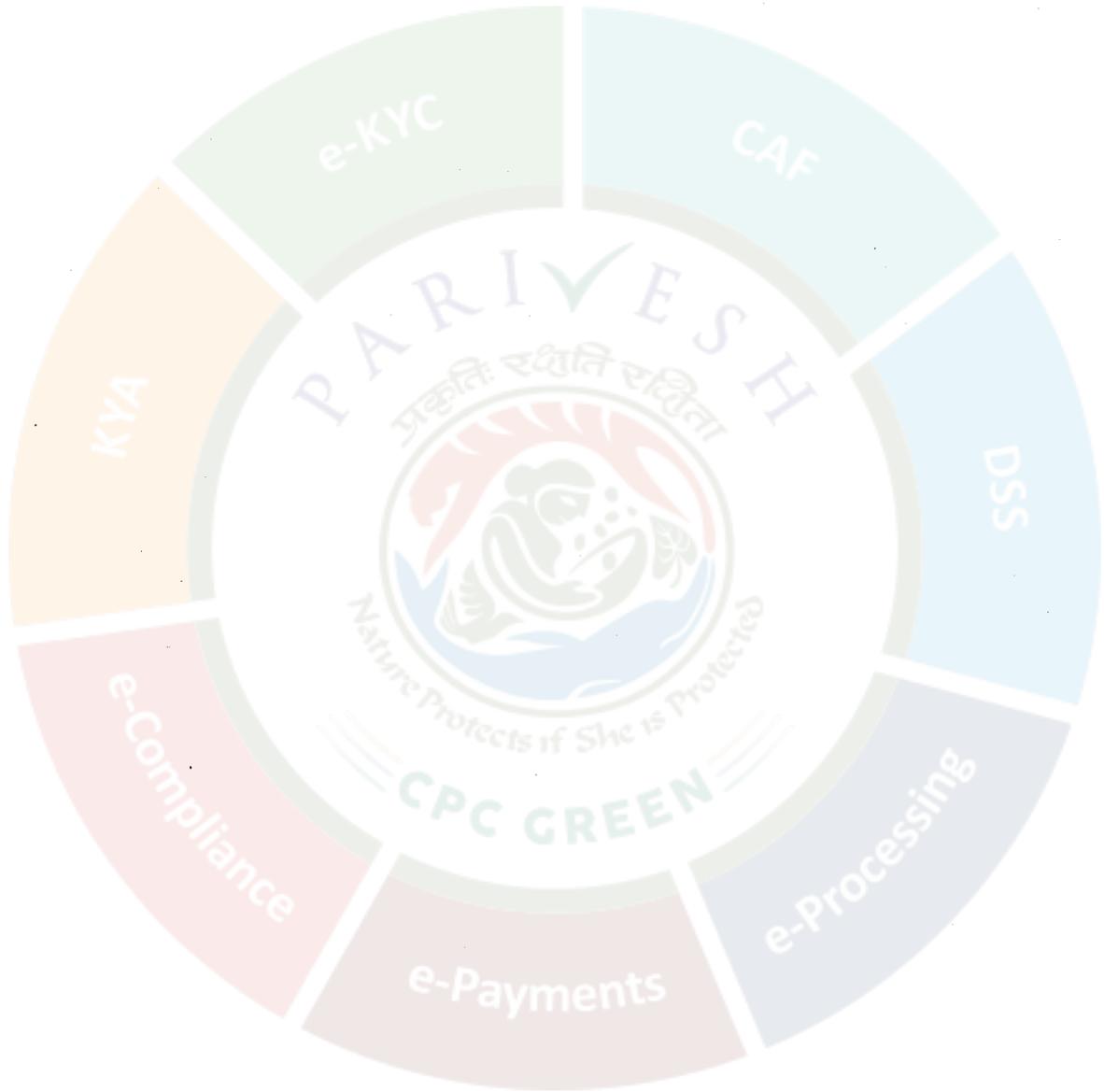
Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 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.


Jayashree Bhoj
(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, PMRDA
7. Regional Officer, Maharashtra Pollution Control Board, Pune.



MAHARASHTRA POLLUTION CONTROL BOARD
SUB-REGIONAL OFFICER PUNE 2

Phone No. 25811 222
Fax No. 25811 029
Email ID – sropune2@mpcb.gov.in



Jog Center, 3rd floor
Wakadewadi Mumbai-Pune,
Road Pune – 411003

-: Visit Report :-

Dtd. 07.11.2025

Name & address of Project : M/s. Grow India Realcon LLP.
S. No. 282/2, Village- Maan,
Tal. Mulshi, Dist. Pune

Mail ID : welworthpurnam2024@gmail.com

Consent person : Appasaheb Salunke (Project Head)

Contact no. : 8888015229

Observations:

Visit is carried out in compliance of Hon'ble NGT order dtd. 19.09.2025 in the matter of O.A. no. 76 of 2025 (WZ) Kalpesh Chandrakant Yadav (Applicant) Versus Union of India & Ors. (Respondents) observations are as follows:

1. This is residential construction project.
2. Obtained C to E on 05/12/2024, C.I. - 99.0 Cr for Total Plot Area of 8080 Sq Mtrs for construction BUA of 26460.48 Sq Mtrs. In the same consent Bank Guarantee imposed of Rs. 10.0 lacs. BG submitted on 01.02.2025, valid upto 31.01.2028.
3. Environment Clearance obtained on 09.07.2025 for TPA - 8080 Sq.Mtrs & BUA - 26460.48 Sq.Mtrs.
4. The Project Proponent constructed one building upto G+21, possession not yet given, finishing work is in progress. 01 Club House – G+1 found constructed, finishing work is in progress.
5. As per PMRDA sanction plan dtd. 28.02.2024, BUA - 26460.48 Sq.m.
6. Provided primary, secondary & tertiary STP with ozonization system having capacity 160 CMD. The STP is not taken in operation, due to no occupancy of flats.
7. Provided OWC having capacity 400 Kg/day for the treatment of wet waste.
8. Labour camp is located inside the project premises (some labour camp area is removed), as per information given by PP wet & Dry waste disposing to Private party M/s Pawan

Enterprises. Now provided septic tank for domestic wastewater, same is lifting regularly for further disposal.

9. Not yet provided 30 % electrical charging points, as project not yet completed.
10. The Green belt area development work is found in progress.
11. Rainwater harvesting work has not yet started.
12. Having 02 bore wells in project premises, however not obtained CGWA NOC for the same.
13. Having one 62.5 KVA DG set with stack ht. 1 mtrs., for the construction purpose.
14. As per Architect Certificate dtd. 06.05.2025, the project proponent has completed BUA - 23,394 Sq.m. prior to obtaining Environmental Clearance.
15. Proposed Direction issued by Board on 15.05.2025 for violation of Consent to Establish conditions and construction carried out without obtaining Environment Clearance.



(Appasaheb Salunke)

Project Head,

Grow India Realcon LLP



(Sushma Kumbhar)

Field Officer

Sub Regional Office

Pune - II



(Navanath Awatade)

Sub Regional Officer

Pune- II

513
Photographs



514 Photographs



HPV3+86H, Hinjawadi Phase II, Hinjawadi Rajiv Gandhi Infotech Park,
Hinjawadi, Pimpri-Chinchwad, Maharashtra 411057, India 🇮🇳

Latitude
18.59330771°
Local 03:41:35 PM
GMT 10:11:35 AM

Longitude
73.70314869°
Altitude 633 meters
Friday, 07.11.2025



HPV3+86H, Hinjawadi Phase II, Hinjawadi Rajiv Gandhi Infotech Park,
Hinjawadi, Pimpri-Chinchwad, Maharashtra 411057, India 🇮🇳

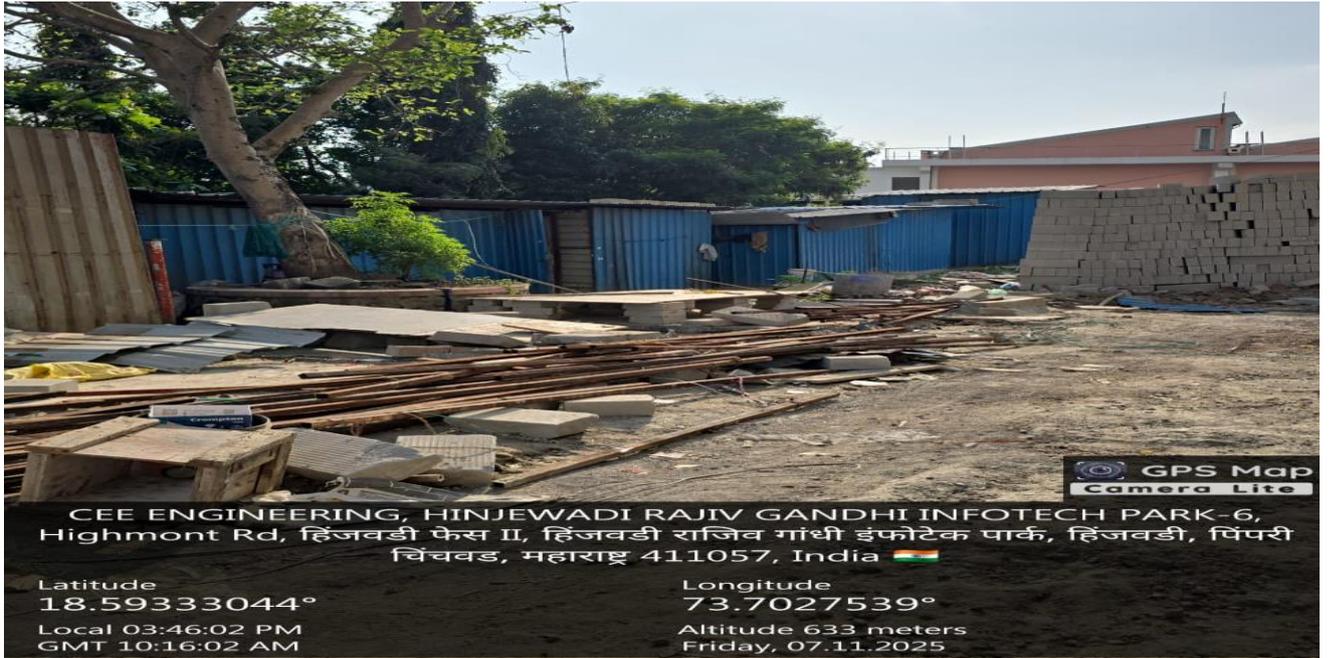
Latitude
18.59333242°
Local 03:41:07 PM
GMT 10:11:07 AM

Longitude
73.7031204°
Altitude 635 meters
Friday, 07.11.2025

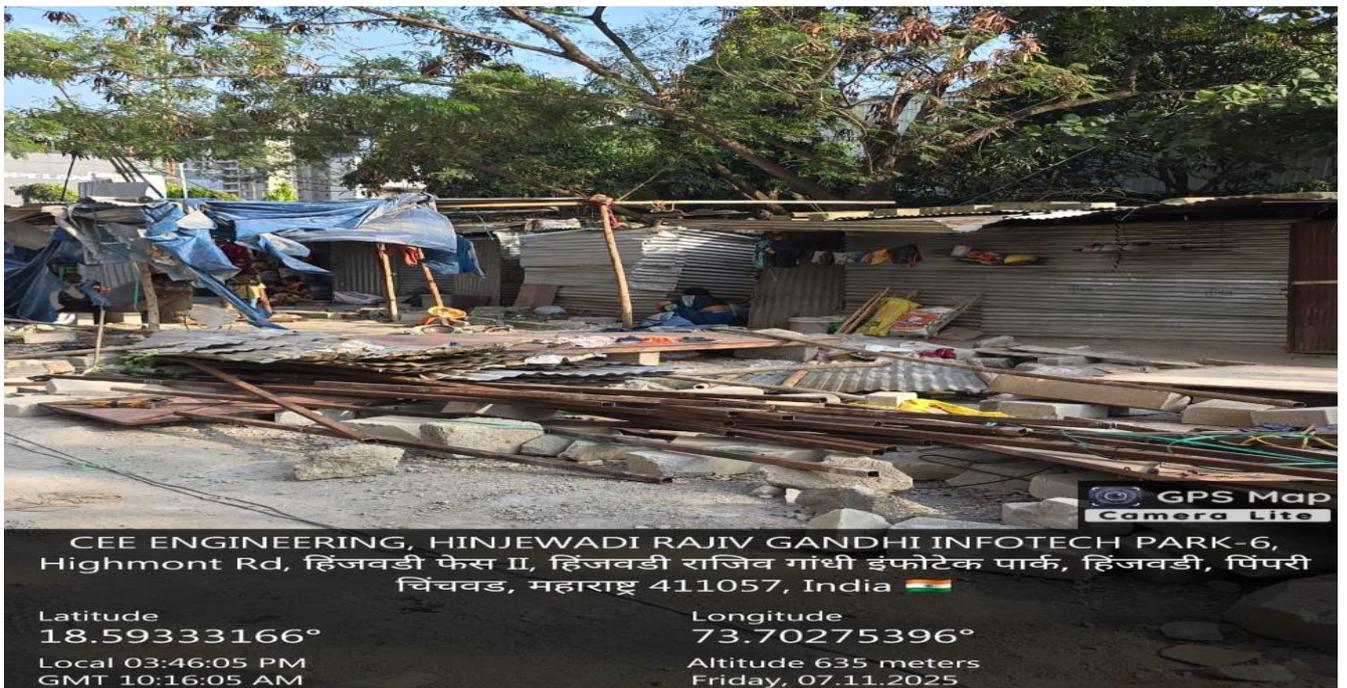
515
Photographs



516
Photographs



517
Photographs



518
Photographs



519
Photographs

