

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE
APPEAL NO. 32 OF 2020**

Tanaji Balasaheb GambhireAppellant

Versus

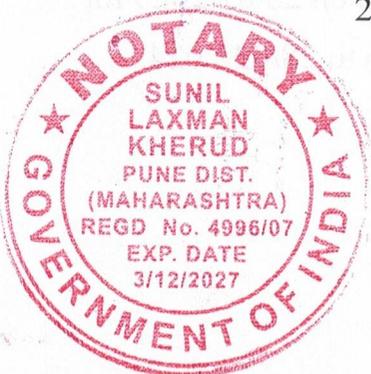
**The Chief Secretary, Govt.
of Maharashtra & Ors.** Respondents

**AFFIDAVIT IN REPLY ON BEHALF OF MAHARASHTRA
POLLUTION CONTROL BOARD i.e. RESPONDENT NO. 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 2nd Floor, Jog Centre, Wakdewadi, Pune – 411003, do hereby state on solemn affirmation as under –

(1) I say and submit that the present Appeal is filed by the Appellant against the Environmental Clearance (EC) dated 25/03/2020 granted by the State Environment Impact Assessment Authority (SEIAA), Maharashtra for construction of project “Gangadham Towers” at S. No. 578/2, Bibwewadi, Tal. -Haveli, Dist.- Pune by M/s Goel Ganga India Pvt Ltd. – Project Proponent (PP).

(2) I say and submit that in compliance of the Order dated 24/05/2021 passed by this Hon'ble NGT, the Respondent-



Board has submitted the Joint Committee Report dated 30/11/2021, which was taken on record by this Hon'ble NGT.

(3) I am filing this affidavit in compliance of the Order dated 31/07/2025 passed by this Hon'ble NGT.

(4) I say and submit that the State Level Environment Impact Assessment Authority (SEIAA) has granted an Environment Clearance dated 18/08/2022 to M/s. Goel Ganga India Private limited (Project Proponent-PP) for TPA – 20798 sq. mtrs. and total BUA is 1,41,754.14 sq. mtrs. A copy of the Environment Clearance dated 18/08/2022 is enclosed herewith and marked as an **Annexure –I**.

(5) I say and submit that the Respondent- Board has granted Consent to Establish for expansion in Residential and Commercial project dated 31/01/2023 to M/s Goel Ganga India Pvt Ltd, (Project Proponent-PP) for TPA- 20798 sq. mtrs. & BUA- 141754.14 sq. mtrs, for a period up to Commissioning of the project or 5 Years whichever is earlier. A copy of the Consent to Establish dated 31/01/2023 is enclosed herewith and marked as an **Annexure –II**.

(6) I say and submit that details of the part Consent To Operate obtained for total plot area 20789 sq. mtrs. are as below-

I. Consent To Operate (Part- I) granted on 26/07/2023 for BUA 5506.25 sq.mtrs. was valid up to 28/02/2024.



II. Renewal of Consent To Operate (Part-I) granted on 07/03/2025 for BUA 5506.25 sq.mtrs. is valid upto 28/02/2029.

III. Consent To Operate (Part- II) granted on 22/01/2024 for BUA 85426.27 sq.mtrs. is valid up to 31/12/2025.

IV. Consent To Operate (Part- III) granted on 07/03/2025 for BUA 141754.14 sq. mtrs. is valid up to 28/02/2027.

(7) I say and submit that in order to verify the present status, the officials of the Respondent- Board at Pune visited the said project on 01/10/2025 and observed as follows: -

I. Project consist of total 5 buildings with 02 halls & 01 club house. Construction work of building A & B is completed possession given, people residing 02 halls located at ground floor are completed. Club house work completed. Building-C Construction work in progress. EWS Building D construction completed building is ready possession not given. Building-E construction work stated up to plinth remaining work in progress.

II. PP has provided Sewage treatment plant of capacity 210 CMD. STP consist of primary, Secondary & tertiary system, treated water used for gardening and flushing and excess to PMC sewer line. PP has provided separate STP for EWS building due to no occupancy STP not in operation.



MAHARASHTRA STATE BAR COUNCIL
MUMBAI
UNIL LAXMAN KHERUD
PUNE DIST.
(MAHARASHTRA)
J No. 4996/07
EXP. DATE
31/12/2027

11 NOV 2025

III. Organic Waste Converter of capacity 600 kg /day provided for treatment of Wet waste found in operation during visit. A copy of the Visit Report along with photographs dated 01/10/2025 is enclosed herewith and marked as an **Annexure –III**.

(8)Hence this Affidavit.

Solemnly affirmed on this 11th day of November, 2025 at Pune.

I know the affiant

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

ADVOCATE

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



BEFORE ME

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



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

11 NOV 2025

ENVIRONMENTAL
CLEARANCE

Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), Maharashtra)

To,

The Director
 GOEL GANGA INDIA PRIVATE LIMITED
 3rd floor San Mahu Complex, Bund Garden Road, Opp. Poona club camp
 Pune 411001 -411001

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/257406/2022 dated 21 Feb 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC22B038MH153163
2. File No.	SIA/MH/MIS/257406/2022
3. Project Type	Expansion
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Gangadham Towers by M/s Goel Ganga India Pvt. Ltd
7. Name of Company/Organization	GOEL GANGA INDIA PRIVATE LIMITED
8. Location of Project	Maharashtra
9. TOR Date	N/A

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 18/08/2022

(e-signed)
 Manisha Patankar Mhaiskar
 Member Secretary
 SEIAA - (Maharashtra)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.

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 and Virtuous Environmental Single-Window Hub)*



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA /MH/MIS/257406/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s Goel Ganga India Pvt. Ltd.
through Shri. Atul Goel
S. No. 578/2, Bibvewadi,
Tal. - Haveli, Dist.- Pune.

Subject : Environmental Clearance for “Ganga Dham Towers” Project at S. No. 578/2, Bibvewadi, Tal. - Haveli, Dist.- Pune by M/s Goel Ganga India Pvt. Ltd. through Shri. Atul Goel

Reference : Application no. SIA /MH/MIS/257406/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 146th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 247th (Day-2) 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/257406/2022	
Name of Project	“Ganga Dham Towers” Project by M/s Goel Ganga India Pvt. Ltd. through Shri. Atul Goel	
Project category	8a (B2)	
Type of Institution	Private	
Project Proponent	Name	Shri. Atul Goel
	Regd. Office address	3 rd Floor, Sanmahu Complex, Bund Garden Road, Pune, Maharashtra
	Contact number	020 26140254
	e-mail	director@goelganga.com
Consultant	Sustainera Solutions Pvt. Ltd.	
Applied for	Expansion in Existing EC	
Details of previous EC	vide letter No.: SEIAA-EC-0000002231 dated 25 th March, 2020	
Location of the project	S. No. 578/2, Bibvewadi, Tal. - Haveli, Dist.- Pune	
Latitude and Longitude	Latitude: 18°28'41.02"N	
	Longitude: 73°52'20.96"E	
Total Plot Area (m ²)	20,798.00	
Deductions (m ²)	1,977.94	
Net Plot area (m ²)	18,820.06	

Proposed FSI area (m ²)	73,625.69					
Proposed non-FSI area (m ²)	68,128.45					
Proposed TBUA (m ²)	1,41,754.14					
TBUA (m ²) approved by	Sanction Plan Approved by PMC CC/0019/21 D.P.O/Zone No. 5 dated 05/04/2021					
Planning Authority till date	Pune Municipal Corporation (PMC)					
Ground coverage (m ²) & %	2,447.25 sq. m & 13%					
Total Project Cost (Rs.)	2,80,00,00,000.00 (280.00 Cr)					
CER as per MoEF& CC circular dated 01/05/2018	Brown Field Project (0.75% of Project cost is Rs.210 /- Lakh)					
Details of Building Configuration: <Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>					Reason for Modification / Change	
Previous EC / Existing Building			Proposed Configuration			
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
Bldg. A	B1 + B2 + P1 + P2 + Po + 26 F	99.90	Bldg. A	B1+B2+P1+P2+Podium +31	116.17	Vertical expansion by increasing 5 no. of floors
Bldg. B	B1 + B2 + P1 + P2 + Po + 26 F	99.90	Bldg. B	B1+B2+P1+P2+Podium +31	116.17	Vertical expansion by increasing 5 no. of floors
Bldg. C	B1 + B2 + P1 + P2 + Po + 26 F	99.90	Bldg. C	B1+B2+P1+P2+Podium +31	116.17	Vertical expansion by increasing 5 no. of floors
Bldg. D (EWS Bldg.)	Pk + 11 F	35.90	Bldg. D (EWS Bldg.)	P+12	39.00	Vertical expansion by

						increasing 1 no. of floor
Bldg. E (Commercial)	Pk + 11 F	35.97	Bldg. E (Commercial)	P+10	38.00	1 no of floor reduced
Meditation Hall 1	G	4.5	Meditation Hall 1	G	4.5	No change
Meditation Hall 2	G	4.5	Meditation Hall 2	G	4.5	No change
Club House	G + 1 F	7.6	Club House	G + 1	7.6	No change
Total number of tenements		Residential Flats -310 Nos (BLDG. A, B & C) EWS- 60 Nos. Commercial- 20 Nos				
Water Budget	Dry Season (CMD)		Wet Season (CMD)			
	Fresh Water	189	Fresh Water	189		
	Recycled (Gardening)	25	Recycled (Gardening)	NA		
	Swimming Pool	10 (From Tanker)	Swimming Pool	10 (From Tanker)		
	Flushing (Recycled)	87	Flushing (Recycled)	87		
	Total	311	Total	286		
	Waste water generation	205 (residential + commercial) & 35 (EWS) (Excess treated water to be disposed- 118)	Waste water generation	205 (residential + commercial) & 35 (EWS) (Excess treated water to be disposed- 143)		
Water Storage Capacity for Firefighting / UGT	Residential & Commercial: 300 KL EWS: 75 KL					
Source of water	Pune Municipal Corporation (PMC)					
Rainwater Harvesting (RWH)	Level of the Ground water table:		Post- Monsoon: 10 to 13 m below ground level.			
	Size and no of RWH tank(s) and Quantity:		NA			
	Quantity and size of recharge pits:		10 nos. of pits with recharge bore of 15 m depth Size: 1.2 x 1.2 x 2.5mdepth and recharge bore of 15 m depth.			

	Details of UGT tanks if any:		Residential & Commercial: Domestic UGT Capacity: 258 KLD Flushing tank Capacity: 98 KLD EWS: Domestic UGT Capacity: 40 KLD Flushing tank Capacity: 13 KLD
Sewage and Wastewater	Sewage generation in CMD:	1) Residential + Commercial: 205 2) EWS: 35	
	STP technology:	2 Nos. of STPs Residential + Commercial: RMBR EWS: MBBR	
	Capacity of STP (CMD):	2 Nos. of STPs Residential and Commercial: 210 KLD EWS: 36 KLD	
Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
	Dry waste:	20	Collected by Ghanta gadi
	Wet waste:	30	Collected by Ghanta gadi
	Construction waste	Excavated material from construction activity	Top soil will be used for landscaping. Debris and excavated material will be reused within site and part will be sent our other site.
Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
	Dry waste:	398 kg/day	Will be handed over to authorized agency
	Wet waste:	573 kg/day	Treated in OWC machine within site
	Hazardous waste:	NA	NA
	Biomedical waste	NA	NA
	E-Waste	3 Kg/day	Will be handed over to authorized agency
	STP Sludge (dry)	10 Kg/day	Used as Manure and rest will be handed over to nursery
Green Belt Development	Total RG area (m2):		1,882.00
	Existing trees on plot:		NA
	Number of trees to be planted:		250
	Number of trees to be cut:		NA
	Number of trees to be transplanted:		NA
Power requirement:	Source of power supply:		MSEDCL
	During Construction Phase (Demand Load):		40 KW

	During Operation phase (Connected load):		5557.30 KW	
	During Operation phase (Demand load):		2257.67 KW	
	Transformer:		630 X 4 KVA	
	DG set:		3 Nos. X 625 KVA 1 No X 40 KVA 1 No X 160 KVA	
	Fuel used:		HSD	
Details of Energy saving	Energy Conservation Measures in %: 18.86 % <ul style="list-style-type: none"> • Solar water heating • Solar PV system • Solar lights will be provided for common amenities like Street lighting & Garden lighting • LED based lighting will be done in the common areas, landscape areas, \ signage's, Entry gates and boundary compound walls etc. • Auto Timer Switches will be provided for Street lights, Garden lights, Parking & staircase Lights & Other Common Area Lights, for saving electrical energy. 			
Environmental Management plan budget during Construction phase	Type	Details	Cost (Rs. in Lakh)	
	Capital	Air, water, land, biological environment and socioeconomic environment	29.425	
	O&M	Air, water and Noise Monitoring	2.16	
Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs. in Lakh)	O&M (Rs. in Lakh /Y)
	Storm Water	--	--	--
	Sewage treatment	STP 1	57.72	13.11
		STP 2	9.75	5.5
	RWH	Recharge pits	22.00	0.66
	Solid Waste	OWC	16.40	3.17
	Swimming Pool	1 Swimming Pool	17.96	3.90
	Hazardous waste	--	--	--
	e-waste	Handed over to Authorized agency	--	--
	Green Belt Development	Landscape development	27.10	5.56
	Energy saving	Solar water heating	69.18	2.92
		Solar PV	20.00	2.52
Environmental Monitoring	EMP costing	MoEF&CC approved laboratory	4.48	

	Disaster Management	DMP Budgetary Allocation	70.5	5.6
Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m ²)
	4-Wheeler	740 NOS	814 Nos.	35 Sq. m for basement and 30 Sq. m for covered parking
	2-Wheeler	918 Nos.	1010 Nos.	
Details of Court cases / litigations w.r.t. the project and project location if any.	1.Special Civil Suit No. 828/2013 Sadashiv Shinde V/s. Goel Ganga Developers (India) Pvt. Ltd 2. First Civil Appeal No. 837/2013- Sadashiv Shinde V/s. Goel Ganga Developers (India) Pvt. Ltd. 3.Civil Misc. Appeal No. 911/2018 - Vispi B. Gandevia V/s. S.S. Enterprises and Others 4.Appeal for Order No. 710/2019 Vispi Bomi Gandevia V/s. M/s. S. S. Enterprises & others 5. Appeal No. 32/2020 (WZ) (I.A. Nos. 61/2020 & 62/2020) Tanaji B. Gambhire V/s. Chief Secretary Government of Maharashtra & Ors – Disposed off vide order dated 04.05.2022			

3. Proposal is an expansion of existing Construction project. PP has obtained earlier EC vide letter dated 25th March, 2020 for total built up area 1,24,864.65 m² (FSI: 50,641.85 m² Non-FSI: 74,222.80 m²). Proposal has been considered by SEIAA in its 247th (Day-2) 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 submit the typical floor plan.
2. PP to submit the section of overhead tank along with other details like capacity, size, dimension etc.
3. PP to reduce one floor or obtain revised MOD NOC for increase in height, if any.
4. PP to revalidate water NOC.
5. PP to submit revised Architect Certificate stating that the Construction carried out on site is in consonance of EC granted or otherwise.
6. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.
7. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. PP to comply with the Hon'ble NGT order dated 04.05.2022. PP to also complete the implementation of Environment restoration plan within 6 months. MPCB to co-ordinate implementation of Environment restoration plan which is to be implemented within 6 months as directed by Hon'ble NGT.

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-73,625.69m², Non FSI-68,128.45m² and total BUA-1,41,754.14m². (Plan approval No. PMC CC/0019/21 D.P.O/Zone No. 5, dated 15.07.2021).

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. 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 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.

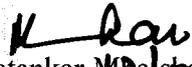
C) General EC Conditions:-

- 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 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.


Manisha Patankar-19/8/2022
(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.

Signature Not Verified

Digitally signed by Manisha
Patankar Mhaiska
Member Secretary

Date: 8/18/2022 6:10:02 AM

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/M.S.I

No:- Format1.0/CC/UAN No.0000143937/CE/2301002346

Date: 31/01/2023

To,
 M/s GOEL GANGA INDIA PVT LTD,
 GANGA DHAM TOWER, SR NO 578/2
 BIBVEWADI, Tal Haveli, Dist Pune



Your Service is Our Duty

Sub: Consent to Establish for expansion in Residential & Commercial Construction Project under Red Category

- Ref:**
1. Consent to Establish granted vide no. Format1.0/BO/JD(WPC)/UAN-091714/CE/CC-2102000388 dtd. 05.02.2021
 2. Minutes of 25th Consent Committing Meeting of 2022-23 held on 22.12.2022

Your application NO. MPCB-CONSENT-0000143937

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 period up to Commissioning of the project or Five Years whichever is earlier**
2. **The capital investment of the project is Rs.298.2417 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish with expansion is valid for Residential & Commercial Construction Project named as M/s GOEL GANGA INDIA PVT LTD, GANGA DHAM TOWER, SR NO 578/2 BIBVEWADI, Tal Haveli, Dist Pune on Total Plot Area of 20798.00 SqMtrs for proposed total construction BUA 141754.14 SqMtrs as per EC granted dated 18.02.2022 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 25.03.2020	20798.00	124864.65
2	Consent to Establish dtd 05.02.2021	20798.00	124864.65
3	Environmental Clearance dtd 18.08.2022	20798.00	141754.14

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	240	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S-3	DG Sets-3 Nos. X 625 KVA	03	As per Schedule -II
S-4	DG Set-40 kVA	01	As per Schedule -II
S-5	DG Set-160 kVA	01	As per Schedule -II
S-6 to S-8	DG Sets-3 Nos. X 125 KVA	03	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet Waste	573 Kg/Day	OWC with Composting/Bio digester with composting facility	As Manure
2	Dry Waste	398 Kg/Day	Segregation	To Local Body
3	STP Sludge	240 Kg/Day	Dewatering	As Manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	200	Ltr/A	Reprocessing	To Authorized Reprocesser

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. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
11. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
12. 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.
13. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
14. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

15. This consent is issued with overriding effect on earlier Consent to Establish granted vide no. Format1.0/BO/JD(WPC)/UAN-091714/ CE/CC-2102000388 dtd. 05.02.2021.
 16. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/257406/2022 dtd. 18.08.2022 for construction project having Total plot area 20798.00 Sq.mtr and Total Construction BUA 141754.14 Sq.mtr
 17. 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 as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



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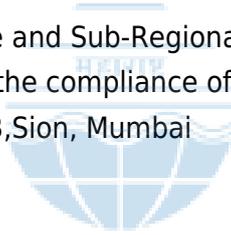
Signed by: Dr. Y.B.Sontakke
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2023-01-31 14:02:35 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	560000.00	MPCB-DR-13789	12/08/2022	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 Sewage Treatment Plant of designed capacity 246 CMD with MBBR technology for the treatment of 240 CMD of sewage.
- 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	311.00
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.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1, S-2, S-3	DG Sets-3 Nos. X 625 KVA	Acoustic Enclosure	5.00	HSD 125 Ltr/Hr	1	SO ₂	60 Kg/Day
S-4	DG Set-40 kVA	Acoustic Enclosure	3.00	HSD 10 Ltr/Hr	1	SO ₂	4.8 Kg/Day
S-5	DG Set-160 kVA	Acoustic Enclosure	3.00	HSD 32 Ltr/Hr	1	SO ₂	15.36 Kg/Day
S-6 to S-8	DG Sets-3 Nos. X 125 KVA	Acoustic Enclosure	3.00	HSD 25 Ltr/Hr	1	SO ₂	12 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 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/C20/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs 10 Lakhs	15 Days	Compliance of Consent Conditions & Environmental Clearance	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/C20/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/C20/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.



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MAHARASHTRA POLLUTION CONTROL BOARD
Sub-REGIONAL OFFICE, PUNE 1

Annexure - III

Phone: 020-25811694
Fax: 020-25811029
Visit us at www.mpcb.gov.in
E-mail: sropune1@mpcb.gov.in



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

“Your Service is our Duty”



Visit Report

Name & Address of :- M/s. Goel Ganga India Pvt. Ltd.
S. No. 578/2, Bibewadi,
Tal- Haveli, Dist -Pune.

Date of Visit :- 1/10/2025.

Observations :-

Visited to the project M/s. Goel Ganga India Pvt. Ltd. S. No. 578/2, Bibewadi, Tal-Haveli, Dist -Pune on 1/10/2025. During visit the following observations were made-

- 1) Consent to Establish:-
 - A) PP has obtained C to E on 05.02.2021 for TPA –20798 Sq.m & TBUA – 124864.65Sq.mtr.
 - B) PP has obtained C to E (E) on 31.01.2023 for TPA –20798 Sq.m & TBUA– 141754 Sq.m.
- 2) Environmental Clearance:
 - A) Old EC dtd. 25.03.2020 for TPA –20798 Sq.m & Approved TBUA - 124864.65 Sq.mtr.
 - B) Expansion EC on 18.08.2022 for TPA – 20789 Sq.m & TBUA – 141754.14 Sq.mtr.
- 3) Consent to Operate:
 - A) Renewal of Consent to Operate (Part I) for Residential and Commercial construction project granted on : 07/03/2025 for the period up to 28/02/2029. on Total Plot Area of 20798 SqMtrs for construction BUA of EWS - 3782.11 FSI +813.96 NON FSI =4596.07 + 128.30 +110 +186.42 +15+88.71+381.75+15 = 5506.25 SqMtrs out of Total Construction BUA of 141754.14 SqMtrs as per EC granted dated 18/08/2022 including utilities and service.
 - B) Consent to Operate(Part-II) for Construction project under Red Category granted on 22/01/2024 for period up to 31.12.2025 on Total Plot Area of 20798 SqMtrs for completed part-II total construction BUA of 85426.27 SqMtrs out of Total Construction BUA of 1,41,754.14 SqMtrs as per EC

granted dated 18.08.2022 including utilities and service. PP has applied for renewal of Consent same is in process with Board.

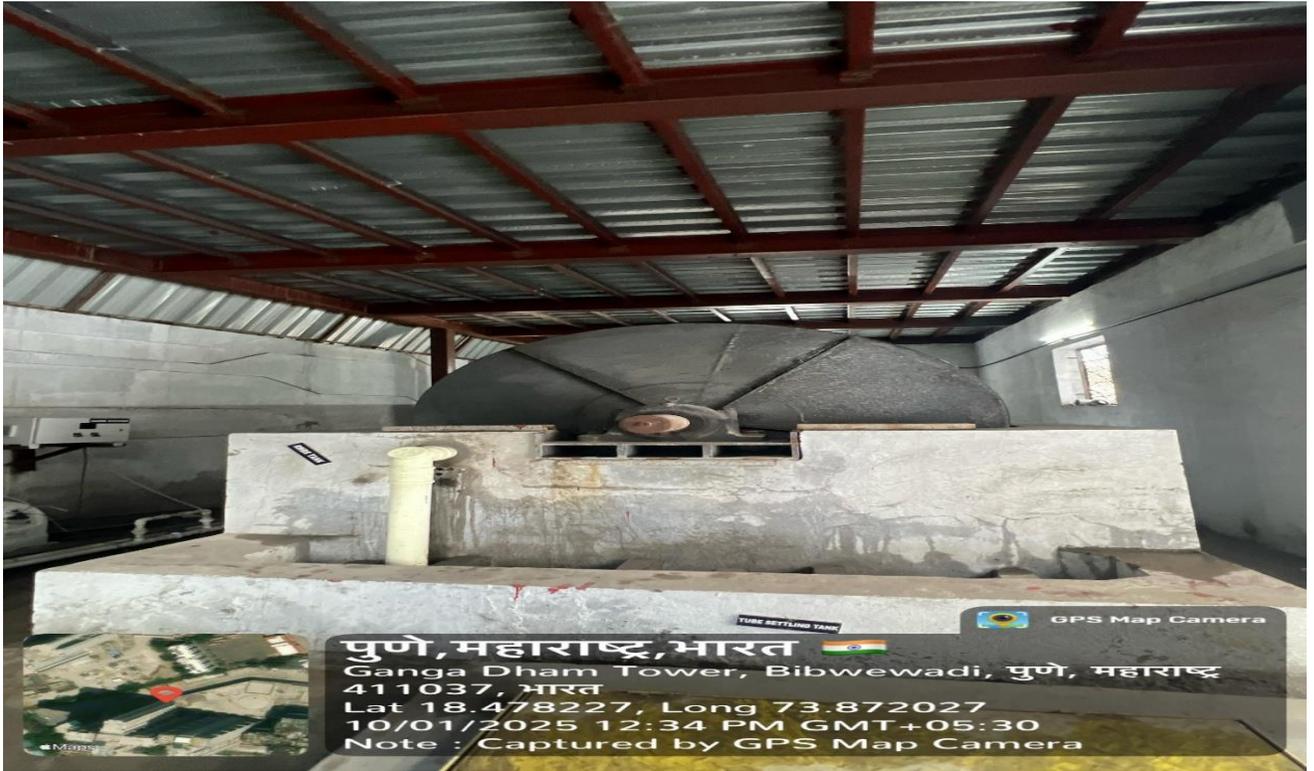
- C) 1st Consent to Operate (Part III) for residential & commercial granted on 07/03/2025 for a period up to 28/02/2027 on Total Plot Area of 20798 SqMtrs, MEDITATION hall - 176.28 SQM SqMtrs out of Total Construction BUA of 141754.14 SqMtrs as per EC granted dated including utilities and service.
- 4) During visit it is observed that- Project consist of total 5 buildings with 02 halls & 01 club house. Construction work of building A & B is completed possession given, people residing. 02 Halls located at Ground floor are completed. Club House work completed. Building C= construction work in progress. EWS Building D construction completed building is ready, possession not given. Building E construction work started upto plinth remaining work in progress.
- 5) Project Proponent has provided Sewage treatment Plant of capacity 210 CMD. STP consist of Primary, Secondary & Tertiary system, treated water used for gardening and flushing and excess to PMC sewer line. PP has provided separate STP for EWS building due to no occupancy STP not in operation.
- 6) Organic Waste Convertor of capacity 600 kg/day provided for treatment of wet waste found in operation during visit.
- 7) Bank Guarantee:-
- A) Project Proponent has submitted Bank Guarantee of Rs. 10/- Lakh as per Consent to Establish BG valid upto 13/6/2028.
- B) Project Proponent has submitted Bank Guarantee of Rs. 10/- Lakh as per Consent to Operate BG valid upto 12/9/2030.

Sutars
C. J. S. Sutar
fo MPCB
Pune-2

Photographs



Photographs



Photographs

