

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE
APPEAL NO. 34 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 2rd 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 Environment Clearance (EC) dated 31/03/2020 granted by the State Environment Impact Assessment Authority (SEIAA), Maharashtra for construction project “Ganga Altus”., at S. No. 22/2 P, Plot B1, Kharadi, 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.

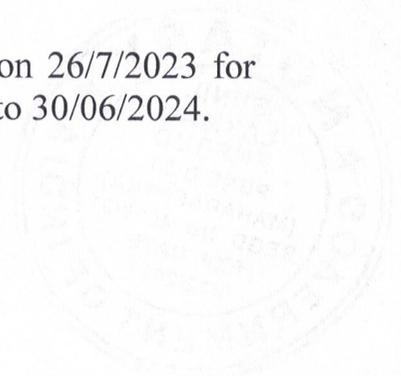
(3) I am filing this affidavit in compliance of the Order dated 31/07/2025 passed by this Hon'ble NGT.

(4) I say and submit that the State Level Environment Impact Assessment Authority (SEIAA) has granted an Environment Clearance dated 30/07/2022 to M/s. Goel Ganga India Private limited (Project Proponent-PP) for TPA – 13652.42 sq. mtrs. and total BUA is 67,298.78 sq.mtrs. for the aforesaid project. A copy of the Environment Clearance dated 30/07/2022 is enclosed herewith and marked as an **Annexure –I.**

(5) I say and submit that the Respondent- Board has granted Consent to Establish dated 02/01/2023 to M/s Goel Ganga India Pvt Ltd, (Project Proponent-PP) for expansion in residential and commercial construction project for TPA- 13652.42 sq. mtrs. & BUA- 67298.78 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 02/01/2023 is enclosed herewith and marked as an **Annexure –II.**

(6) I say and submit that the details of the Part Consent to Operate obtained for TPA 13652.42 sq. mtrs . are as below-

I. Consent to Operate (Part-1) granted on 26/7/2023 for BUA- 1104.11 sq.mtrs. was valid up to 30/06/2024.



- II. Renewal of Consent to Operate (Part I) granted on 21/10/2024 for BUA- 1104.11 sq.mtrs. is valid up to 30/06/2029.
- III. Consent to Operate (Part-II) granted on 06/11/2023 for BUA- 3600.89 sq.mtrs. was valid upto 31/10/2025.
- IV. Renewal of Consent to Operate (Part II) granted on 05/08/2025 for BUA- 3600.89 sq. mtrs. is valid upto 31/10/2031.
- V. Consent to Operate (Part-III) granted on 20/11/2023 for BUA- 38589.41 sq. mtrs. was valid upto 31/10/2025.
- VI. Renewal of Consent to Operate (Part III) granted on 05/08/2025 for BUA- 38589.41 sq. mtrs. is valid upto 31/10/2031.
- VII. Consent to Operate (Part-IV) granted on 09/02/2025 for BUA- 24004.53 sq.mtrs. is valid up to 31/01/2030.

(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. The total project is of 03 buildings Wing D, Wing E, Wing F and Club House.
- II. PP has completed construction work of D, E, & F and club house. PP has not handed over the possession of wing E.
- III. PP has obtained C to O for all buildings.
- IV. Project Proponent has provided two no. of STPs. STP of 265 CMD and 45 CMD. STP consisting of primary, secondary, and tertiary treatment



BEFORE ME

LAXMAN KHERUD
STATE GOVT. OF INDIA
REGD. NO. 4996/07
Env. & Registered No.

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Env. & Registered No.

1 NOV 2025

system. During visit STP found in operation. The treated effluent partly reuse for flushing purpose, gardening purpose and remaining discharge to PMC sewerage line.

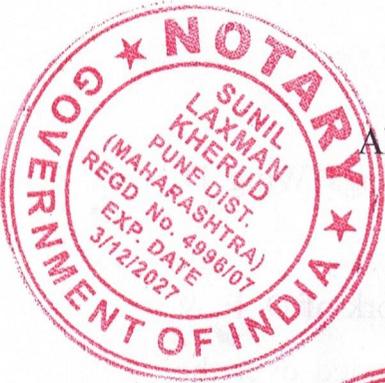
- V. PP has Provided Organic Waste Converter of capacity 1000 Kg/day provided for all buildings. A copy of the Visit Report dated 1/10/2025 along with photographs is enclosed herewith and marked as an **Annexure -III**.

(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-411000.

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/244565/2021 dated 13 Dec 2021. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC22B038MH159694
2. File No.	SIA/MH/MIS/244565/2021
3. Project Type	Expansion7
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Ganga Altus 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: 30/07/2022

(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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PARIVESH

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 and Virtuous Environmental Single-Window Hub)*



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/244565/2021
 Environment & Climate
 Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.

To
 M/s. Goel Ganga India Pvt. Ltd.,
 Sr No 22/2 P, Plot B1, Kharadi,
 Pune.

Subject : Environment Clearance for Proposed construction project Ganga Altus
 at Sr No 22/2 P, Plot B1, Kharadi, Pune State- Maharashtra by M/s. Goel
 Ganga India Pvt. Ltd.

Reference : Application no. SIA/MH/MIS/244565/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 144th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 246th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1	Proposal Number	SIA/MH/MIS/244565/2021	
2	Name of Project	Ganga Altus by Goel Ganga India Pvt Ltd	
3	Project category	8a (B2)	
4	Type of Institution	Private	
5	Project Proponent	Name	M/s Goel Ganga India Pvt Ltd
		Regd. Office address	3 rd floor, San Mahu Complex, Bund Garden Road, Camp, Pune
		Contact number	02026140254
		e-mail	director@goelganga.com,
6	Consultant	Sustainera Solutions Pvt. Ltd.	
7	Applied for	Expansion	
8	Details of previous EC	Previous EC is obtained vide letter no. SIA/MH/MIS/142595/2020 dated 31.03.2020	
9	Location of the project	Sr No 22/2 P, Plot B1, Kharadi, Pune State- Maharashtra	
10	Latitude and Longitude	Latitude - 18°32'33.83"N, Longitude - 73°56'11.82"E	
11	Total Plot Area (m ²)	13,652.42	
12	Deductions (m ²)	2,047.86	
13	Net Plot area (m ²)	11,604.56	
14	Proposed FSI area (m ²)	41,323.38	
15	Proposed non-FSI area (m ²)	25,975.40	
16	Proposed TBUA (m ²)	67,298.78	
17	TBUA (m ²) approved by	67,298.78	

	Planning Authority till date	Pune Municipal Corporation (PMC)				
18	Ground coverage (m ²) & %	5,128.08 (44.19%)				
19	Total Project Cost (Rs.)	Rs. 74.50 Cr				
20	CER as per MoEF &CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration	
		We will follow the conditions mentioned in OM vide no.F.No.22-65/2017-IA.III dated 20.10.2020				
			GRAND TOTAL			
21	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		
	Buildi ng Nam e	Configuration	Height (m)	Building Name	Configuration	Height (m)
	WingD	LG + GR + P1 + P2 + P3 + P4 + P5 + 24 Floors	95.7	Wing D	LG + GR + P1 + P2 + P3 + P5 + ST + 24 Floors	95.15
	Wing E	LG + GR + P1 + P2 + P3 + P4 + P5 + 24 Floors	95.7	Wing E	LG + GR + P1 + P2 + P3 + P5 + ST + 24 Floors	95.15
Wing F	LG + GR + 4	18.90	Wing F	GR + MEZZ/STILT + 3 Upper Floors	17.70	
Club House	G + 1	6.45	Club House	G+1	6.45	No Change

22	Total number of tenements	No of Tenements - 400 Shops = 29 + 21 offices			
23	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	198 Residential + Commercial + 16 = 214	Fresh Water	198 Residential + Commercial 16 = 214
		Recycled (Gardening)	20	Recycled (Gardening)	0
		Swimming Pool	0	Swimming Pool	0
		Flushing	90 Residential + Commercial 13 = 103	Flushing	90 Residential + Commercial 13 = 103
		Total	337	Total	317
	Waste water Generation	Residential 259 + Commercial - 26	Waste water generation	Residential 259 + Commercial - 26	
24	Water Storage Capacity for Firefighting / UGT	Domestic and Utility UG tank Capacity (cum): 297 m ³ D & E + 43.91 m ³ - F Wing = 340.91 m ³ Raw /Flushing tank Capacity(cum) - 148.5 + 21.95 = 170.45m ³ Fire UG tank Capacity (cum) - 300 m ³ Firefighting-Overhead water tank (CMD): D and E - 50 m ³ + 20 m ³ - F Wing			
25	Source of water	Local Body - Pune Municipal Corporation			
26	Rainwater Harvesting (RWH)	Level of the Ground water table:		8 - 9 m BGL in pre monsoon 7 - 8 m BGL post monsoon	
		Size and no of RWH tank(s) and Quantity:		NA	
		Quantity and size of recharge pits:		05, 1.8 m x 1.8 m x 2.5 m depth up to 60 m	
		Details of UGT tanks if any:		-	
27	Sewage and Wastewater	Sewage generation in CMD:	Residential - 259 Commercial - 26		
		STP technology:	MBBR		
		Capacity of STP (CMD):	2 No. of STP - capacity 265 KL (Residential) + 45 KL (Commercial)		
28	Solid Waste	Type	Quantity (kg/d)	Treatment / disposal	

	Management during Construction Phase	Dry waste:	14 kg/day	Collected by Ghantagadi
		Wet waste:	10 kg/day	Collected by Ghantagadi
		Construction waste	Excavation	Debris and excavated material reused within site and construction waste will be segregated and sold to recyclers
29	Solid Waste Management during Operation Phase	Type	Quantity (kg/day)	Treatment / disposal
		Dry waste:	Residential 400 kg/day Commercial + 98 kg/day	Handed over to authorized recyclers
		Wet waste:	Residential 600 kg/day Commercial + 65 kg/day	Organic Waste Converter
		Hazardous waste:	-	-
		Biomedical waste	-	-
		E-Waste	2975 Kg/year	Handed over to Authorized Vendor
		STP Sludge (dry)	36.2 Kg/day	Will be used as manure
30	Green Belt Development	Total RG area (m2):	1,365.24 m2	
		Existing trees on plot:	0	
		Number of trees to be planted:	176	
		Number of trees to be cut:	0	
		Number of trees to be transplanted:	0	
31	Power requirement:	Source of power supply:	MSEDCL	
		During Construction Phase (Demand Load):	145 KW	
		During Operation phase (Connected load):	3,436.18 KW	
		During Operation phase (Demand load):	1,475.95 KW	
		Transformer:	630 KVA -3 Nos	
		DG set:	400 KVA – 1NO + 380 KVA– 1 NO	
		Fuel used:	HSD	
32	Details of Energy saving	Total Energy Saving – 19.24 % Total Energy Saving through renewable energy – 0.71 %		
33	Environmental Management plan budget during Construction phase	Type	Details	Cost
		Capital	Air, water, land, biological environment and socioeconomic environment	14.75 Lakh
		O&M	Air, water and Noise Monitoring	1.92 Lakh/ annum

34	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.in Lacs)	O&M (Rs.in Lacs/Y)
		Storm water	laying of storm water line	-	-
		Sewage treatment	2 STPs	34 + 15	12 + 5
		Water treatment	-	-	-
		RWH	RWH Pits	10.50	0.31
		Swimming Pool	-	-	-
		Solid Waste	OWC	18.5	4.48
		Hazardous waste	-	-	-
		E waste	Handed over to Authorized Vendor	-	-
		Green belt development	Gardening	21.69	4.35
		Energy saving	Other measures	62.75	11.08
			Renewable energy		
		Environmental Monitoring	Environment Management	-	8.26
		Disaster Management	Construction Phase	54.1	6.55
Operation Phase	36.2		3.85		
Sewage Pumping Cost	-	4.5	0.5		
35	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)
		4-Wheeler	485	485	Area provided for parking is 19,100.35 m2
		2-Wheeler	1455	1455	
		Bicycles	-	-	
36	Details of Court cases /litigations w.r.t. the project and project location if any.	The National Green Tribunal Principal Bench, New Delhi Appeal No. 34/2020(WZ) (I.A. Nos. 66/2020 & No. 67/2020) As per the latest Order dated 04.05.2022 payment submitted to MPCB and case is disposed.			

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide 31.03.2020 for total BUA of 54822.15 m2. proposal has been considered by SEIAA in its 246th (Day-1) 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 certified Compliance report from Regional Office MoEFCC Nagpur.
2. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.

3. 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 strictly comply with the order of Hon'ble NGT in the Appeal no 34 of 2020. Maharashtra Pollution Control Board to monitor 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- 41,323.38 m², Non-FSI- 25,975.40 m², Total BUA- 67,298.78 m². (Plan approval No. DPO/CC/0007/22, Date-01.04.2022).

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 Mhaiskar
(Member Secretary, SEIAA)
27/7/2022

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 Mhaiskar
Member Secretary

Date: 7/30/2022 12:53:32 PM

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/M.S.I

No:- Format1.0/JD (WPC)/UAN No.0000143931/CE/2301000215

Date: 02/01/2023

To,
 M/s GOEL GANGA INDIA PVT LTD,
 22/2 PLOT B1 K, KHARADI
 Tal Haveli, Dist Pune Pune



Your Service is Our Duty

Sub: Consent to Establish for expansion in residential and commercial construction project under Red Category

Ref: Consent to Establish vide no. Format1.0/BO/JD(WPC)/UAN
 No.091722/CE/CC-2012000098 dtd. 02.12.2020

Your application NO. MPCB-CONSENT-0000143931

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

- The Consent to Establish is granted for period up to Commissioning of the project or Five Years whichever is earlier**
- The capital investment of the project is Rs.74.5 Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Establish is valid for expansion in residential and commercial construction named as M/s GOEL GANGA INDIA PVT LTD, 22/2 PLOT B1 K, KHARADI Tal Haveli, Dist Pune Pune on Total Plot Area of 13652.42 SqMtrs for proposed total construction BUA of 67298.78 SqMtrs as per EC granted dated 30.07.2022 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish dtd 02.12.2020	13652.42	67703.05
2	Environmental Clearance dtd 31.03.2020	13652.42	54822.15
3	Environmental Clearance dtd 25.07.2022	13652.42	67298.78

- 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	285	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	DG Set-1250 kVA	01	As per Schedule -II
S-2	DG Set-400 kVA	01	As per Schedule -II
S-3	DG Set-380 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	WET WASTE	665 Kg/Day	OWC with Composting/Bio digester with composting facility	As Manure
2	DRY WASTE	498 Kg/Day	Segregation	To Local Body
3	STP Sludge	28 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	100	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. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/244565/2021 dtd. 30.07.2022 for construction project having total plot area 13652.42 Sq.Mtrs, & proposed total Construction BUA 67298.78 Sq.Mtrs, as per specific condition of EC.
16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.
17. This consent is issued with overriding effect on earlier Consent to Establish vide no. Format1.0/BO/JD(WPC)/UAN No.091722/CE/CC-2012000098 dtd. 02.12.2020.
18. This consent is issued without prejudice to an order passed in Civil Application No. 10854 before Hon'ble Supreme Court of India and OA No 34/2020 before Hon'ble Hon'ble NGT(WZ Pune).



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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
2023-01-02 18:41:41 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	100000.00	TXN2207003463	29/07/2022	Online Payment

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 310 CMD with MBBR technology for the treatment of 285 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	337.00
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	DG Set-1250 kVA	Acoustic Enclosure	30.00	HSD 244 Ltr/Hr	1	SO ₂	117.12 Kg/Day
S-2	DG Set-400 kVA	Acoustic Enclosure	4.00	HSD 80 Ltr/Hr	1	SO ₂	38.4 Kg/Day
S-3	DG Set-380 kVA	Acoustic Enclosure	3.50	HSD 76 Ltr/Hr	1	SO ₂	36.48 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.



MAHARASHTRA POLLUTION CONTROL BOARD
Sub-REGIONAL OFFICE PUNE 1

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Old Mumbai Pune Highway,
Pune 411003



"Your Service is our Duty"

Visit Report

Name & Address of :- M/s. GOEL GANGA INDIA PVT LTD,
GANGA ALTUS
Sr. No.22/2 PLOT B1, Kharadi,
Tal-Haveli, Dist-Pune.

Date of Visit :- 1/10/2025.

Observations :-

Visited to the project M/s. GOEL GANGA INDIA PVT LTD, GANGA ALTUS
Sr. No.22/2 PLOT B1, Kharadi, Tal-Haveli, Dist-Pune on 1/10/2025. During visit the
following observations were made-

1. Consent to Establish –

A) Board has granted C to E on 02.12.2020 for TPA- 13,652.42 sq. mtr. &
Proposed total construction BUA of 67,703.05 sq. mtr.

B) Board has granted Consent to Establish for Expansion for residential &
commercial development construction on 2/1/2023 on Total Plot Area of
13,652.42 sq. mtr. and Total Construction BUA of 67,298.78 sq. mtr. as per EC
granted dated 30.07.2022.

2. Environmental Clearance –

A) PP has obtained 1st Environmental Clearance vide File no.
SIA/MH/MIS/142595/2020 dated 31.03.2020 for TPA- 13,652.42 sq. mtr. &
Proposed total BUA- 67,703.05 sq. mtr.

B) PP has obtained 2nd Environmental Clearance vide File No.
SIA/MH/MIS/244565/2021 dated for TPA- 13,652.42 sq. mtr. & Proposed
total construction BUA- 67,298.78 sq. mtr. to construct Wing
D=LG+GR+P1+P2+P3+P5+ST+24floors, WingE=LG+GR+P1+P2+P3+P5
+ST+24 floors, Wing F= GR+MEZZ/STILT+3 Upper floors, Clube House-
G+1.

3. Part Consent to Operate:-

A) PP has obtained Consent to Operate (Part-I) for "Shops" for residential and
commercial construction dated 26/7/2023 for TPA- 13,652.42 sq. mtrs. and

- for completed part-I total construction BUA of 1104.11 sq. mtrs. out of Total Construction BUA of 67,298.78 sq. mtrs. as per EC granted dated 30.07.2022. The consent was valid upto 30.06.2024.
- B) Renewal of Consent to Operate (Part-I) for granted on 21/10/2024 on Total Plot Area of 13652.42 SqMtrs for completed part-I total construction BUA of 1104.11 SqMtrs out of Total Construction BUA of 67298.78 SqMtrs as per EC granted dated 30.07.2022 including utilities and service valid upto 30/06/2029.
- C) PP has obtained Consent to Operate (Part-II) on 06.11.2023 on Total Plot Area of 13,652.42 sq. mtrs. for completed part-II construction BUA of 3600.89 sq. mtrs. out of Total Construction BUA of 67,298.78 sq. mtrs. as per EC granted dated 30.07.2022. The consent is valid upto 31.10.2025.
- D) Renewal of Consent to Operate (Part-II) granted on 05/08/2025 is granted for a period up to 31/10/2031 on Total Plot Area of 13652.42 Sq Mtrs for construction BUA of 3600.89 Sq. Mtrs out of Total Construction BUA of 67298.78 Sq Mtrs as per EC granted dated 30.07.2022 including utilities and service.
- E) PP has obtained Consent to Operate (Part-III) on 20/11/2023 on Total Plot Area of 13,652.42 sq. mtrs. for completed construction BUA of 38,589.41 sq. mtrs. out of Total Construction BUA of 67,298.78 sq. mtrs. as per EC granted dated 30.07.2022. The consent is valid upto 31/10/2025.
- F) Renewal of Consent to Operate (Part-III) Building Construction Project Granted Under Orange Category granted 05/08/2025 for a period up to 31/10/2031 on Total Plot Area of 13652.42 for construction BUA of 38589.41 Sq Mtrs out of Total Construction BUA of 67298.78 Sq Mtrs as per EC granted dated 30.07.2022 including utilities and service.
- G) 1st Consent to Operate (Part IV) granted on 09/02/2025 on Total Plot Area of 13652.42 SqMtrs and for completed construction BUA of 24004.53 SqMtrs out of Total Construction BUA of 67298.78 SqMtrs as per EC granted dated 30/07/2022 including utilities and services for a period up to 31/01/2030.
4. Present Status: - The total project is of 03 buildings Wing D, Wing E, Wing F and Clube House. PP has completed construction work of D, E, & F and club house. PP has not handed over the possession of wing E. PP has obtained C to O for all building. Project Proponent has provided two no. of STPs. STP of 265 CMD and 45 CMD. STP consisting of primary, secondary, and tertiary treatment system. During visit STP found in operation. The treated effluent partly reuse for flushing purpose, gardening purpose and remaining discharge to PMC sewerage line. Provided Organic Waste Converter of capacity 1000 Kg/day provided for all building.
5. Bank Guarantee: -
- A) C to E:- PP has submitted BG of Rs.10/- Lakh valid upto 13/6/2028.
- B) C to O:- PP has submitted BG of Rs.10/- Lakh valid upto 20/11/2028.

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Photographs



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