

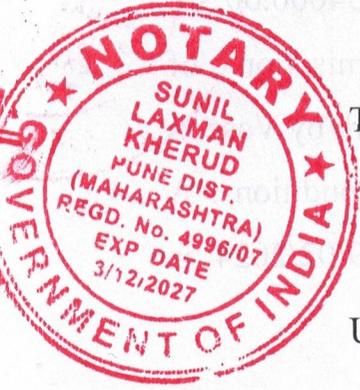
**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE**

Appeal No. 132 Of 2024 (WZ)

Tanaji Balasaheb Gambhire Applicants

Versus

Union of India & Ors. Respondents



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

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

- (1) I say and submit that the present Application is filed by the Applicant challenging impugned Environmental Clearance (EC) dated 09/02/2024 granted by the State Level Impact Assessment Authority (SEIAA) i.e. Respondent No.2 to M/s.Vascon Engineers Ltd. i.e. Respondent No.9 for construction of project “Windermere” situated at Final Plot No.331, Sangamwadi, T.P. Scheme, North Main Road, Koregaon Park, Pune-411 001.

(2) I say and submit that the State Level Environment Impact Assessment Authority (SEIAA) has granted an Environment Clearance to M/s. Vascon Engineers LTD on 09/02/2024 for TPA – 19,191.73 sq. mtrs. and total BUA is 54000.00 sq. mtrs. for proposed Expansion-Cum-Modernisation of Residential Construction project at Koregaon Park by Vascon Engineers Ltd. “subject to certain terms and conditions. A copy of the Environment Clearance dated 09/02/2024 is enclosed to the Appeal as an Annexure-A-1

(3) I say and submit that the Respondent-MPC Board has granted Consent to Establish to M/s. Vascon Engineers Ltd “Windermere” (Project Proponent-PP) on 09/03/2012, for a period up to Commissioning of the Project or 5 years whichever is earlier for TPA- 19,191.63 sq. mtrs. & BUA- [As per FSI] of 26875.99 sq. mtrs. & total Construction BUA of 42,700.21 sq. mtrs. subject to certain terms and conditions. A copy of the Consent to Establish dated 09/03/2012 is enclosed herewith and marked as an **Annexure –I**.

(4) I say and submit that the Respondent-MPC Board has granted revalidation and amalgamation of Consent to Establish for expansion in Orange/LSI category to M/s. Vascon Engineers Ltd (Project Proponent-PP) on 10/08/2025, for a period up to Commissioning of the unit or up to 13/09/2029, whichever is earlier for TPA- 19,191.63 sq. mtrs. & BUA- (As per previous CTE – 42526.36 + Expansion -11473.64) Total Area

54000 sq. mtrs., subject to certain terms and conditions. A copy of the Consent to Establish dated 10/08/2025 is enclosed herewith and marked as an **Annexure –II**.

(5) I say and submit that the Respondent-MPCB has granted Consent to Operate for Residential Construction Project namely “Windermere” to M/s Vascon Engineers Ltd. (PP) on 10/08/2025, subject to certain terms & conditions, which is valid up to 31/07/2029 for TPA- 19191.60 sq. mtrs. & BUA-Bungalow -1 - 1186.80 sq. mtrs. (i.e. for 01 no of bungalow) on the basis of sanction dated 09/02/2024 granted by the local body. A copy of the Consent to Operate dated 10/08/2025 is enclosed herewith and marked as an **Annexure –III**.

(6) I say and submit that in order to verify the present status, the officials of the Respondent- MPC Board at Pune-I visited the site of the aforesaid project on 05/09/2025 and observed as follows: -

- I. The said project was having total 3 Nos. Buildings, namely A, B & C. Out of which Building A & B construction was completed and PP has given possession to flat owners. Building A & B having configuration as B+LP+UP+13 Floors and Building C having configuration as B+LG+UG+14 Floors. During visit civil work activity was not found in operation of building C.
- II. PP has provided MBBR STP with a capacity of 60 CMD consisting of primary, secondary & tertiary treatment systems. Treated domestic effluent is used for flushing



purpose & gardening purpose. STP was found in operation.

III. Wet waste generation is 109.5 Kg/Day, PP has installed 125 Kg/Day capacity OWC for the treatment of wet waste and after treatment of wet waste, it is used as manure. During visit OWC was found in operation.

IV. PP has installed 1 No. DG Set having capacity 750 KVA with acoustic enclosure.

V. Dry waste generation is 68 Kg/Day, after segregation it is handed over to authorized vendor.

VI. As per revalidation of C to E dtd 13/09/2019, PP has submitted BG of Rs.10.0 lacs towards compliance of consent and EC conditions. BG valid up to 04/12/2025.

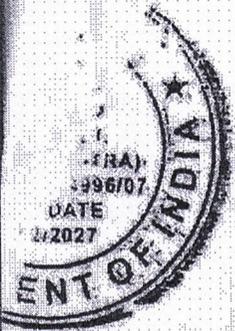
VII. As per C to O (Part-I) dtd 01/10/2019, PP has submitted BG of Rs.10.0 lacs towards compliance of consent and EC conditions. BG valid up to 04/12/2025.

VIII. As per EC Condition, PP has submitted the BG of Rs. 1,00,00,000/- towards effective implementation of remediation plan and Natural and Community Resource Augmentation plan within 6 months from grant of this Environmental Clearance, which is valid up to 28/05/2025.

IX. As per EC dated 09/02/2024, under specific condition of B (1), it is stated that PP to submit the BG of Rs.1,00,00,000/- towards effective implementation of remediation plan and Natural and Community Resource Augmentation plan. PP to implement remediation plan and natural and community resource augmentation plan within 06 months from the



grant of the said EC. During the visit, PP reported that they have submitted the letter to the Pune Municipal Corporation authority for implementation of Remediation Plan and Community Augmentation Plan, but till date no work is initiated. A copy of the said Visit Report along with Photographs dated 05/09/2025, are enclosed herewith and marked as Annexure-IV.



(7) Hence this Affidavit.

Solemnly affirmed on this 19th day of September, 2025 at Pune.

I know the affiant

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

Langote
19/9/25.

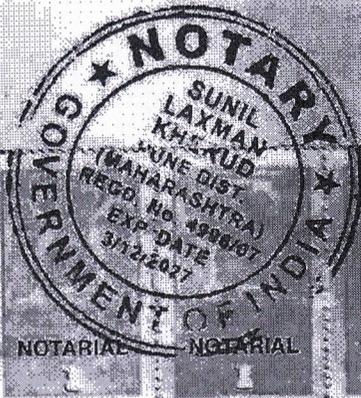
(Kartikeya Langote)
Sub-Regional Officer,
MPCB, Pune-I



BEFORE ME

SUNIL LAXMAN KHURUD
NOTARY GOVT. OF INDIA
Regd. No. 4996/07
KHERUD
LAXMAN KHURUD
GOVT. OF INDIA
KHERUD
KHERUD SOCIETY,
PUNE-411009

19 SEP 2025



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MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24020781 / 24010437

Fax : 24024068 / 24044532

Email : mpcb@vsnl.net

Visit At : <http://mpcb.gov.in>



Kalpataru Point, 2nd, 3rd & 4th Floor,
Opp. Cineplanet, Near Sion Circle,
Sion (E), Mumbai-400022.

EIC No: PN-11466-11

Infrastructure Project/LSI

Consent No. BO/RO(HQ)/Pune/CE/CC-42

Date: 09/03/2012

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 5 of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules 2008

.....
CONSENT is hereby granted to,

M/s. Vascon Engineers Ltd, "Windermere",
At F.P.No.331, Sangamwadi, T.P. Scheme, North main road,
Koregaon Park, Pune, Maharashtra.

Located in the area declared under the provisions of the Water Act, Air act and Authorization under the provisions of HW (M&H) Rules and amendments thereto subject to the provisions of the Act and the Rules and the Orders that may be made further and subject to the following terms and conditions:

1. **The Consent to Establish is granted for a period up to: Commissioning of the Project or 5 years whichever is earlier.**

For development of land / plot as new construction activities for residential cum commercial Project named as **M/s. Vascon Engineers Ltd, "Windermere",** At F.P.No.331, Sangamwadi, T.P. Scheme, North main road, Koregaon Park, Pune, Maharashtra **on total plot area of 19,191.63 sq.mtr, Proposed BUA [As per FSI] of 26,875.99 Sq.mtr & Total Construction BUA of 42,700.21 sq.mtr** including utilities of residential cum commercial Project as per construction commencement certificate issued by local body.

This project requires Environment Clearance under EIA Notification dt: 14/09/2006 of MoEF, GOI as amended on dt: 1/12/2009. Therefore the effective date of this consent to Establish shall be from the date of obtaining Environment Clearance from Competent authority by the project proponent.

2. **CONDITIONS UNDER WATER ACT:**

- (i) The daily quantity of sewage effluent from construction project shall not exceed **106.00 M³.**
- (ii) **Sewage Effluent Treatment:** The applicant shall provide comprehensive treatment system as is warranted with reference to influent quality and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards.



1	pH	Not to exceed	6.5 to 9.0
2	Suspended Solids	Not to exceed	100 mg/l.
3	BOD 3 Days 27 degree C	Not to exceed	100 mg/l.
4	Fecal Coliform	Not to exceed	500/100/1 mg/l.
5	Residual Chlorine	Not to exceed	01 mg/l.
6	Detergent	Not to exceed	01 mg/l.
7	Floating matters	Not to exceed	10 mg/l
8	COD	Not to exceed	50 mg/l

- (iii) **Sewage Effluent Disposal:** The treated domestic effluent shall be 80% recycled and reused for flushing, fire fighting and cooling of Air conditioners and remaining shall be discharged to Municipal sewer. In no case, effluent shall find its way to any water body directly/indirectly at any time.

[The project proponent authorities should opt environmental friendly technologies like ozonation, UV treatment etc by replacing chlorination]

- (iv) **Non-Hazardous Solid Wastes:**

Sr.No	Type of Segregated solid waste	Quantity /Day)	Treatment	Disposal
1.	Wet Garbage	200	Composting	Use as Manure
2.	STP Sludge	166		
2.	Dry Garbage	50	..	Landfill site

3. **Other Conditions (during Construction Phase):**

- All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), and special notification published for area wherever applicable and all the Environmental Statutes and Instruments.
- This Consent to Establish is issued only for New Construction/Developing Construction Project purposes.
- No quarrying activities shall be commenced in the area unless appropriate permissions are obtained for a limited quarrying material required for construction of local residential housing and traditional road maintenance work, provided that such quarrying is not done on Forest Lands and the material is not exported to the outside area.
- There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
- Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable.
- Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.
- In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body.
- The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handling over of complex for occupation.
- Applicant shall provide 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.



10. The Applicant shall draw plans for the segregation of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting (i.e vermi-composting facility within premises) with the approval of local body. The proper demarked area shall be identified for collection & storage of MSW properly which, shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered landfill shall be as per the Municipal Solid Waste (M&H) Rules, 2000
11. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.
12. The applicant/generator shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M & H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.
13. For disinfections of waste water ultra violet radiation shall be used in place of chlorination.
14. Vehicles hired for construction activities should be operated only during non peak hours.
15. Ready mixed concrete used in building construction should apply separately for consent from the Board.
16. applicant, during the construction stage shall provide
 - a. Septic tank and soak pit of adequate capacity for the domestic effluent generated due to workers residing at site.
 - b. Proper loading and unloading of construction material, excavated material and its proper disposal as per MSW (M&H) Rules 2000.
 - c. Cutting of trees is not permitted, however in unavoidable conditions necessary permission from the local body shall be obtained.
 - d. Green belt of 33% of the open space shall be developed.
17. E-Waste shall be disposed to authorized re processor.

4. The applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and amendment Rules, 2003 there under

The daily water consumption for the following categories is as under:

(i) Domestic	...	120.00 CMD
(ii) Water gets Polluted & Pollutants are Biodegradable CMD
(iii) Water gets Polluted, Pollutants are not Biodegradable & Toxic CMD
(iv) Industrial Cooling, spraying CMD

The applicant shall regularly submit to the Board the returns of water consumption in the prescribed form and pay the Cess as specified under Section 3 of the said Act.

5. CONDITIONS UNDER AIR (Prevention & Control of Pollution) ACT, 1981:

- (i) The Applicant may install 2-no of diesel generating sets (DG Sets) of capacity 500 KVA and shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards:

a. Standards for Emissions of Air Pollutants:

(i) SPM/TPM	Not to exceed	150 mg/Nm ³
(ii) SO ₂ (DG Set)	Not to exceed	40 Kg/day.



(ii) The following measures shall be taken:

- a. Adequate mitigation measures shall be taken to control emissions of SO₂, NO_x, SPM, and RSPM.
- b. Applicant shall achieve following Ambient Air Quality standards.
 1. SPM Not to Exceed (Annual Average) 140 µg/ m³
Not to Exceed (24 hours) 200 µg/ m³
 2. SO₂ Not to Exceed (Annual Average) 60 µg/ m³
Not to Exceed (24 hours) 80 µg/ m³
 3. NO_x Not to Exceed (Annual Average) 60 µg/ m³
Not to Exceed (24 hours) 80 µg/ m³
 4. RSPM Not to Exceed (Annual Average) 60 µg/ m³
Not to Exceed (24 hours) 100 µg/ m³

(iii) The applicant shall observe the following fuel pattern:-

Sr. No.	Type Of Fuel	Quantity
1.	Diesel	200 Ltrs/Hr

(iv) The applicant shall erect the chimney(s) of the following specifications:-

Sr. No.	Chimney Attached To	Height above the roof of building in which it is installed
1	D.G.Set (500 KVA x 2-nos)	5.0 Mtrs each

(v) Conditions for D.G. Set:

1. Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
2. 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.
3. The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 75 dB(A) during day time and 70 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
4. 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.
5. Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
6. 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.
7. D.G. Set shall be operated only in case of power failure.
8. The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

(vi) Other Conditions:

- a) The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.



- b) Water spraying shall be done on ground to avoid fugitive emissions.
 c) Construction material shall be carried in enclosed vehicles during construction activities.

(vii) Conditions for Utilities like Kitchen, Eating Places etc:

1. The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
2. The toilet shall be provided with exhaust system connected to chimney through ducting.
3. The air conditioner shall be vibration proof and the noise shall not exceed 68 dB (A).
4. 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 way that no nuisance is caused to neighbors.

(viii) The Applicant shall take adequate measures for control of noise levels from its own sources within the complex (residential cum Commercial) in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Daytime is reckoned as between 6 a.m. to 10 p.m. and Nighttime is reckoned between 10 p.m. to 6 a.m.

- (ix) Construction equipments generating noise of less than 65/90 db(A) are permitted.
 (x) No construction work is permitted during nighttime.

6. CONDITIONS UNDER HAZARDOUS WASTE (MANAGEMENT, HANDLING & TRANSBOUNDARY MOVEMENT) RULES, 2008:

(i) The Industry shall handle hazardous wastes as specified below.

Sr. No.	Type Of Waste	Quantity	UOM	Disposal
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The applicant shall not generate any type of Hazardous Waste.

7. The applicant shall certify that the bricks used in construction are manufactured using the ash from Thermal Power stations if it is within a radius of 100 km. from Thermal Power Plant and submit the names of bricks manufacturer. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.
8. **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**
9. The applicant shall adopt environment friendly technology in development of the project.
10. The applicant shall take the proper remediation measures to ensure that the ground water and soil contamination is prevented and follow due diligence at the construction stage.
11. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.
12. Energy conservation measures like installation of solar panels for lighting the area outside the building should be integrated part of the project design.



13. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant.
14. The applicant shall provide Environmental friendly road transportation by adopting mechanical type closed trucks for transportation of minerals & metals / construction debris with effect from 1/04/2012.
15. **The applicant should not take any effective steps for implementation of the project before obtaining Environment clearance as per EIA Notification, 2006.**
16. The applicant shall submit **Bank Guarantee of Rs. 5.0 Lakhs** towards the compliance of consent conditions at Regional Office, MPCB, Pune within 15-days.
17. The **Capital investment** of the project is **Rs. 98.69 Cr.**



(Handwritten signature)
 (Milind Mhaiskar)
 Member Secretary

To,
M/s. Vascon Engineers Ltd, "Windermere",
 At F.P.No.331, Sangamwadi, T.P. Scheme, North main road,
 Koregaon Park, Pune, Maharashtra.

Copy to-

1. Regional Officer, MPCB, Pune - He is directed to obtain necessary Bank Guarantee from the applicant and ensure compliance of consent conditions
2. Sub Regional officer, Pune-I, MPCB,
3. Chief Accounts Officer, Mumbai, MPCB,

Received consent fee of:-

Sr. No.	Amount	DD. No.	Date	Drawn On
1.	Rs. 75,000/-	017094	21/06/2011	Kotak Mahindra Bank
2.	Rs. 50,000/-	141679	05/01/2012	Kotak Mahindra Bank

4. Cess Branch, MPCB, Mumbai.
5. Master file.

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/ORANGE/L.S.I

No:- Format1.0/CC/UAN No.0000233243/CE/2508000950

Date: 10/08/2025

To,
 Vascon Engineers Ltd
 F.P. No.331, Sangamwadi T.P. scheme
 North main road, Koregaon Park, Pune



Your Service is Our Duty

Sub: Revalidation and Amalgamation of Consent to Establish for Expansion - Orange/LSI Category

- Ref:**
1. Application submitted by SRO - Pune I vide No.MPCB-CONSENT-0000233243
 2. Consent to Establish - Format1.0/BO/JD(WPC)/UAN-069454/CE/CC-1909000373 dated 13/09/2019
 3. Consent to Operate - Format1.0/BO/JD(WPC)/UAN-061302/CC-1910000059 dated 01/10/2019
 4. Consent to Operate - Format1.0/CC/UAN No 0000091606/CR-2103001595 dated 25/03/2021
 5. Renewal of Consent to Operate - Format1.0/CC/UAN No.0000156894/CR/2309001768 dated 24/09/2023
 6. Environmental Clearance - SEAC-2010/CR.669/TC.2 dated 20/01/2012
 7. Environmental Clearance - EC24B038MH185370 dated 09/02/2024
 8. Minutes of 1st Consent Committee Meeting of 2025-26 dated 09/04/2025

Your application NO. MPCB-CONSENT-0000233243

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 revalidation of Consent to Establish with amalgamation of Consent to Establish for expansion in Orange/LSI category is hereby granted for a period up to the commissioning of the unit or up to 13/09/2029, whichever is earlier (co-terminous with the previous Consent to Establish dated 13/09/2019).**
2. **The capital investment of the project is Rs. Rs. 26.23 Cr (Remaining Capital Investment out of Rs. 192.99 Cr as per Consent to Establish dated 13/09/2019, after deducting Rs. 172.71 Cr for the completed project as per Consent to Operate dated 24/09/2023 and Rs. 5.95 Cr for expansion). Cr. (As per C.A Certificate submitted by industry).**

3. **The Expansion of Consent to Establish is valid for Construction Project named as M/s. Vascon Engineers Ltd., F.P. No331, Sangamwadi T.P. scheme North main road , Koregaon Park, Pune, on Total Plot Area of 19191.63 SqMtrs (construction BUA of As per previous CTE -42526.36 +Expansion-11473.64) Total Area 54000 SqMtrs as per EC granted dated 09/02/2024 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish dated 13/09/2019	19191.63	42526.36
2	Consent to Operate dated 01/10/2019	19191.63	31335.06
3	Consent to Operate dated 25/03/2021	19191.63	31335.06
4	Consent to Operate dated 24/09/2023	19191.63	31335.06
5	Environmental Clearance dated 20/01/2012	19191.63	42526.36
6	Environmental Clearance dated 09/02/2024	19191.63	54000.00

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
2.	Domestic effluent	48.6	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
S1 & S2	DG Set - 750 KVA (2 No.s)	2	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradeble	120 Kg/Day	Storage in covered shed and treatment in OWC	USED as MANURE FOR GARDENING
2	Non Biodegradeble	80 Kg/Day	Segregation and storage in covered shed.	Handed over to authorized vendor.

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.

11. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
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 comply with the Environmental Clearance obtained vide No EC24B038MH185370 dtd 09/02/2024 for construction project having total plot area of 19191.73 Sqm and total construction BUA of 54000.0 Sqm as per specific condition of EC.
15. For Any Future Expansion: PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
16. This Consent is issued as per the 1st Consent Committee Meeting 2025-26 dated 09/04/2025

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



Avinash



Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2025-08-10 12:38:15 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	50000.00	TXN2501005481	29/01/2025	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.
 - They are directed to obtain the renewed Bank Guarantee of Rs.10 Lakhs from the PP as per Schedule III.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

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

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **60 CMD for treatment of domestic effluent of 48.6 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	54.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	0

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

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

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S1 & S2	DG Set - 750 KVA (2 No.s)	Acoustic Enclosure	6.00	HSD 392 Kg/Hr	1	SO2	62.72 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
-------------------------	---------------	------------------------

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

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

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2E	Rs.10 Lakhs (Existing BG extended)	Submit renewed copy within 15 days	Towards compliance of EC and consent conditions	13/09/2029	13/09/2030

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

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

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
1	-	-	-	-	-	-

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
1	-	-	-	-



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

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



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

Infrastructure/ORANGE/L.S.I

No:- Format1.0/CC/UAN No.0000233394/CO/2508000935

Date: 10/08/2025

To,
 Vascon Engineers Ltd., Windermere
 F.P.331, Sangamwadi, T.P.Scheme, North
 Main Road, Koregaon Park ,Pune



Sub: 1st Consent to Operate for Residential Construction Project under Orange Category.

- Ref:**
1. Application submitted by SRO - Pune I vide No.MPCB-CONSENT-0000233394
 2. Consent to Establish - BO/RO(HQ)/Pune/CE/CC-42 dated 09/03/2012
 3. Revalidation Consent to Establish - Format1.0/BO/JD(WPC)/UAN-069454/CE/CC-1909000373 dated 13/09/2019
 4. Consent to Operate (Part I) - Format10/BO/JD(WPC)/UAN-061302/CC-1910000059 dated 01/10/2019
 5. Renewal of Consent to Operate - Format1.0/CC/UAN No.0000091606/CR2103001595 dated 25/03/2021
 6. Renewal of Consent to Operate - Format1.0/CC/UAN No.0000156894/CR/2309001768 dated 24/09/2023
 7. Environmental Clearance - SEAC-2010/CR.669/TC-2 dated 20/01/2012
 8. Environmental Clearance - EC24B038MH185370 dated 09/02/2024
 9. Minutes of the 1st Consent Committee meeting 2025-26 dated 09/04/2025

Your application NO. MPCB-CONSENT-0000233394

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

1. **The 1st Consent to Operate (Part 2) for 01 no. of bungalow is hereby granted for the period up to 31/07/2029.**
2. **The capital investment of the project is Rs.4.5 Cr. (As per C.A Certificate submitted by industry).**

3. **The 1st Consent to Operate (Part 2) is valid for Residential Construction Project named as Vascon Engineers Ltd, F.P.331, Sangamwadi , T.P.Scheme , North Main Road, Koregaon Park ,Pune, on Total Plot Area of 19191.60 SqMtrs for construction BUA of Bungalow 1 - 1186.80 SqMtrs (i.e. for 01 no. of bungalow) as per EC granted dated 09/02/2024 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish dated 09/03/2012	19191.63	42700.21
2	Consent to Establish dated 13/09/2019	19191.63	42526.36
3	Consent To Operate dated 01/10/2019	19191.63	31335.06
4	Consent To Operate dated 25/03/2021	19191.63	31335.06
5	Consent To Operate dated 24/09/2023	19191.63	31335.06
6	Environmental Clearance dated 20/01/2012	19191.63	42526.36
7	Environmental Clearance dated 09/02/2024	19191.63	54000.00

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
2.	Domestic effluent	0.6	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
S1 & S2	DG Set - 750 KVA (2 No.s)	2	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable	1.5 Kg/Day	Storage in covered shed and treatment in OWC	USED as MANURE FOR GARDENING
2	Non Biodegradable	1 Kg/Day	Segregation and storage in covered shed.	Handed over to authorized vendor.

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.

10. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
11. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
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 comply with the Environmental Clearance obtained vide No EC24B038MH185370 dtd 09/02/2024 for construction project having total plot area of 19191.63 Sqm and total construction BUA of 54000.0 Sqm as per specific condition of EC.
15. FOR ANY FUTURE EXPANSION: PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
16. This consent is issued as per the 1st Consent Committee Meeting 2025-26 dated 09/04/2025
17. This consent is issued after receipt of penal charges of Possession to bunglow given on 22/9/2021 without obtained CTO from Board to application date:- 28/1/2025=5*15000*1225/365=Rs.251712/-. Payment Received.

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



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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2025-08-10 11:21:09 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	60000.00	TXN2501005484	29/01/2025	Online Payment
2	251712.00	TXN2503002913	13/03/2025	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.
 - They are directed to obtain the renewed Bank Guarantee of Rs.10 Lakhs from the PP as per Schedule III.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

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

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **60 CMD for treatment of domestic effluent of 0.6 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	0.70
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	0

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

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

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S1 & S2	DG Set - 750 KVA (2 No.s)	Acoustic Enclosure	6.00	HSD 392 Kg/Hr	1	SO2	62.72 Kg/Day

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

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

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

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2O	Rs.10 Lakhs (Existing BG extended)	Submit renewed copy within 15 days	Towards Operation & Maintenance of Pollution Control Systems and compliance of consent conditions	31/07/2029	31/07/2029

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

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
1	-	-	-	-	-	-

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
1	-	-	-	-



SCHEDULE-IV**General Conditions:**

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.

- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD SUB-REGIONAL OFFICE PUNE -1

Phone: 020-25811694
Fax: 020-25811029
Visit us at www.mpcb.gov.in
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Jog Center Bldg.
2nd Floor, Wakdewadi,
Old Mumbai Pune Highway,
Pune 411003

No. MPCB/

Date:

“Your Service is our Duty ”



Visit Report

Name of Project: - M/s. Vascon Engineers Ltd, F.P. No.331, Sangamwadi T.P. scheme,
North main road, Koregaon Park, Pune.

Date of visit :- 05/09/2025.

Consent Status: - CO Part I was valid up to 31/01/2029.

Visited to said project Vascon Engineers Ltd F.P. No.331, Sangamwadi T.P. scheme North main road, Koregaon Park, Pune on 05/09/2025. During visit the following observations were made.

1. PP has obtained Consent to Establish on 09/03/2012 for residential cum commercial construction project Total Plot Area 19191.63 SQM and Total Built up area 42700.21 SQM. CE valid up to COU or 5 years whichever is earlier.
2. PP has obtained revalidation of Consent to Establish on 13/09/2019 for residential cum commercial construction project Total Plot Area 19191.63 SQM and Total Built up area 42526.36 SQM. CE valid up to COU or 5 years whichever is earlier.
3. PP obtained revalidation of Consent to Establish with Expansion on 10/08/2025 for residential & commercial construction project TPA 19191.63 SQM & TBUA 54000 SQM. CE valid up to COU or 5 years whichever is earlier.
4. PP obtained Consent to Operate Part I on 01/10/2019 for Total Plot Area 19191.63 SQM & construction completed BUA 31,335.06 SQM out of TBUA 42,526.36 SQM including utilities and services. As per commencement certificate issued by local body. which was valid up to 31/03/2020.
5. PP obtained renewal of CO Part on 25/03/2021 for Total Plot Area 19191.63 SQM & construction completed BUA 31,335.06 SQM out of TBUA 42,526.36 SQM as per EC granted dtd.20/01/2012, including utilities and services and Architect certificate submitted by Project Proponent. CO Part valid up to 31/12/2022.
6. PP obtained renewal of CO Part on 24/09/2023 for Total Plot Area 19191.63 SQM & construction completed BUA 31,335.06 SQM out of TBUA 42,526.36 SQM as per EC granted dtd.20/01/2012 including utilities and services. CO Part valid up to 31/12/2023.
7. PP obtained first CO Part 2 on 10/08/2025 for Total Plot area 19191.63 SQM and construction completed BUA 1186.80 SQM (i.e. for 01 no. of bungalow) as per EC granted dated 09/02/2024 including utilities and services. CO valid up to 31/07/2029.

8. PP obtained Environmental Clearance vide letter No. SEAC-2010/CR.669 /TC.2 dtd 20/01/2012 for residential & commercial building project TPA 19191.63 SQM and TBUA 42,526.36 Sq. m (excluding parking).
9. PP has obtained Environmental Clearance Expansion vide EC Identification No. EC24B038MH185370 dtd 09/02/2024 for residential & commercial building project TPA 1919.73 SQM and TBUA 54000 SQM.
10. The said project was having total 3 Nos. Buildings, namely A, B, & C. Out of which Building A & B construction was completed, and PP has given possession to flat owners. Building A & B having configuration as B+LP+UP+13 Floors and Building C having configuration as B+LG+UG+14 Floors. During visit civil work activity was not found in operation of building C.
11. PP has provided MBBR STP with a capacity of 60 CMD consisting of primary, secondary & tertiary treatment systems. Treated domestic effluent is used for flushing purpose & gardening purpose. STP was found in operation.
12. Wet waste generation is 109.5 Kg/Day PP has installed 125 Kg/Day capacity OWC for the treatment of wet waste and after treatment of wet waste it is used as manure. During visit OWC was found in operation.
13. Dry waste generation is 68 Kg/Day after segregation it is handed over to authorized vendor.
14. PP has installed 1 No. DG Set having capacity 750 KVA with acoustic enclosure.
15. As per revalidation of CE dtd 13/09/2019 PP has submitted BG of Rs. 10.0 lacs towards compliance of consent and EC conditions. BG valid up to 04/12/2025.
16. As per CO Part I dtd 01/10/2019 PP has submitted BG of Rs. 10.0 lacs towards compliance of consent and EC conditions. BG valid up to 04/12/2025.
17. As per EC Condition, PP has submitted the BG of Rs. 1,00,00,000/- towards effective implementation of remediation plan and Natural and Community Resource Augmentation plan within 6 months from grant of this Environmental Clearance which was valid up to 28/05/2025.
18. As per EC dated 09/02/2024, under specific condition of B (1) it is started that PP to submit the BG of Rs. 1,00,00,000/- towards effective implementation of remediation plan and Natural and Community Resource Augmentation plan. PP to implement remediation plan and natural and community resource augmentation plan within 06 months from the grant of this EC. During the visit, PP reported that they have submitted the letter to the Pune Municipal Corporation authority for implementation of Remediation Plan and Community Augmentation Plan, but till date no work is initiated.


(Sarjerao J. Bhoi)
F.O. SRO, Pune-1



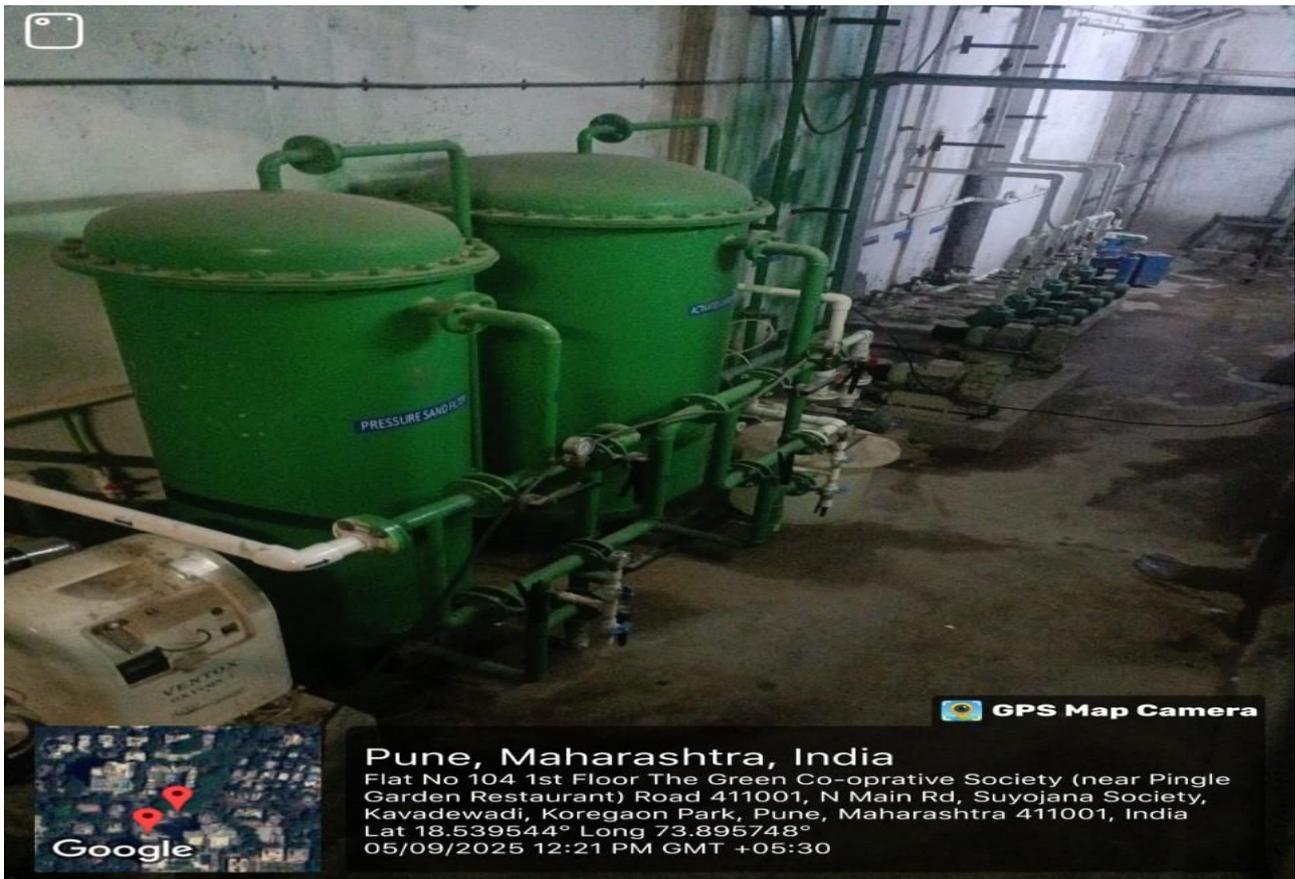
425
Photographs



426
Photographs



427
Photographs



428
Photographs

